



FOR LEASE

3115 Foothill Blvd | Unit K

La Crescenta, CA 91214



real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



SUBJECT



3115



FOOTHILL BLVD

PROPERTY OVERVIEW



TYPE

Retail/Office



SIZE

950 SF



PRICE

\$2,800/mo + \$800/mo NNN



TERM

Negotiable



YEAR BUILT

1987



ZONING

LCC1



UNIT K



PROPERTY SHOWCASE



RETAIL STOREFRONT

Retail storefront opportunity ideal for retail, boutique, showroom, service, or specialty use



FLEXIBLE LAYOUT

Open layout allowing for a customized buildout



AMPLE ON-SITE PARKING

Ample customer parking available within the shopping center



HIGH CEILINGS

High ceilings provide an open and spacious feel

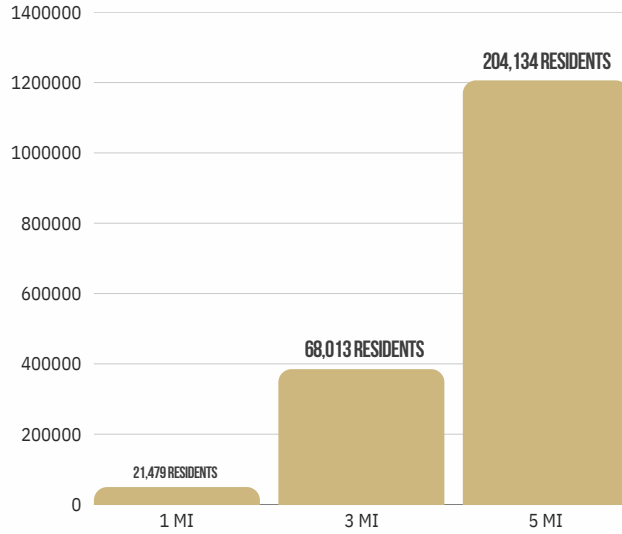


FOOTHILL FRONTAGE & VISIBILITY

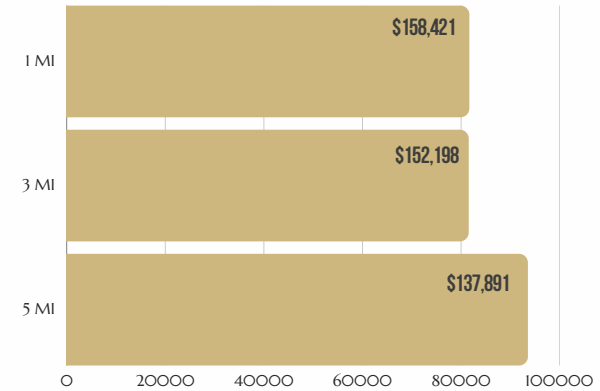
Positioned along highly traveled Foothill Boulevard with strong visibility

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Foothill Blvd	Cloud Ave	27,531 vehicles/day	.04miles
Foothill Blvd	Cloud Ave	27,153 vehicles/day	.04miles
Ramsdell Ave	Fairmount Ave	4,348 vehicles/day	.15miles
Ramsdell Ave	Fairmount Ave	4,395 vehicles/day	.15miles
Cloud Ave	Community Ave	1,833 vehicles/day	.15miles
Cloud Ave	Community Ave	1,855 vehicles/day	.15miles
Foothill Blvd	Ramsdell Ave	27,417 vehicles/day	.16miles
Foothill Blvd	Ramsdell Ave	27,007 vehicles/day	.16miles
Community Ave	Cloud Ave	1,314 vehicles/day	.16miles
Community Ave	Cloud Ave	1,300 vehicles/day	.17miles



POWERED BY






Specializing in Commercial Sales & Leases throughout Southern California



ARIE ROSE

Founder | DRE 02226762

-  424.421.4241
-  arie@roseandcogroup.com
-  roseandcogroup.com