

Retail/Office Space Available in Busy Sylmar Shopping Center

12737 Glenoaks Boulevard, Sylmar, CA 91342



CALEB MORRISON, CCIM (818) 697-9364

caleb@illicre.com · DRE#02137816

5945 Canoga Avenue · Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

FOLLOW US



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

Retail/Office Space Available in Busy Sylmar Shopping Center

12737 Glenoaks Boulevard, Sylmar, CA 91342

PROPERTY FEATURES

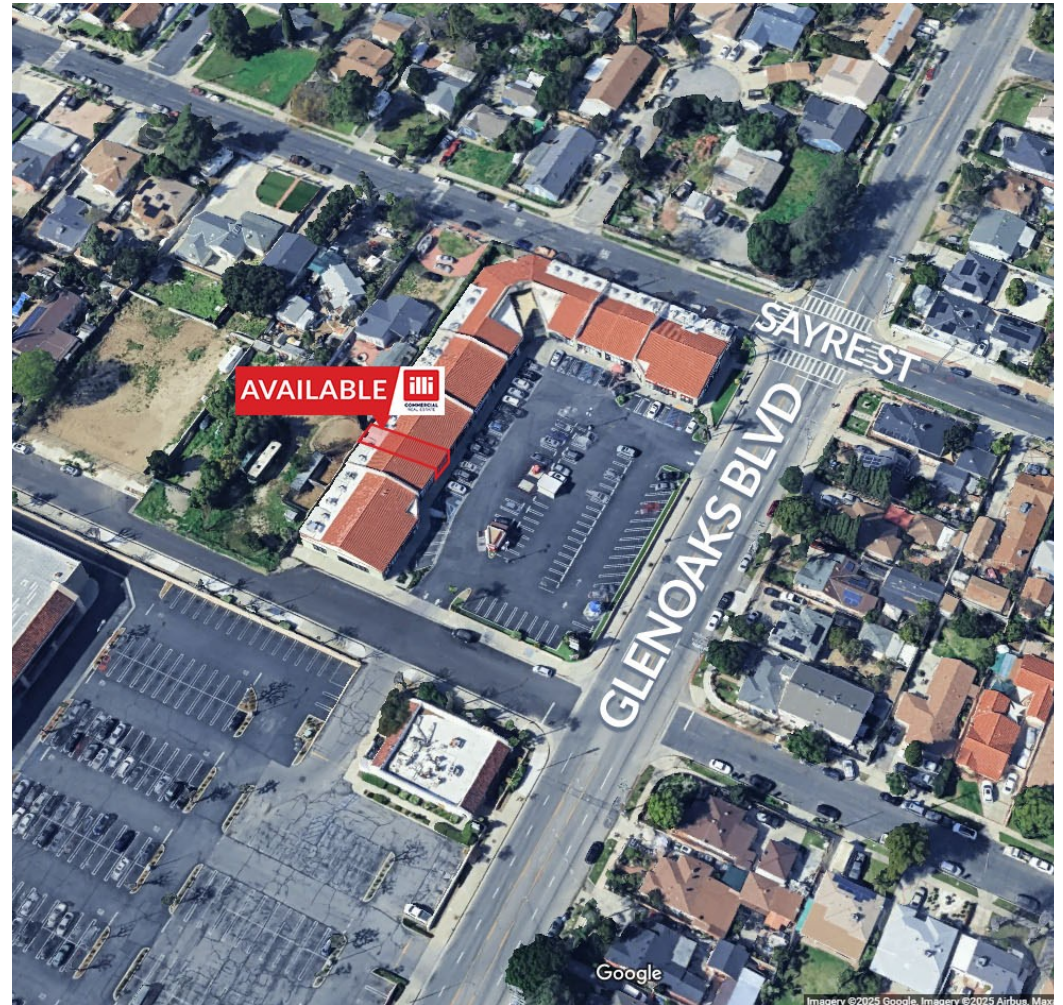
- Approx. 1,000 SF retail/office space available*
- Available pylon signage
- Ample parking
- Easy ingress and egress from center

*Space is currently occupied. Do not disturb current tenant

AREA AMENITIES

- Densely populated area
- Easy access from the 210, 405 & 5 freeways
- National retailers CVS and Food 4 Less across the street

DEMOS	1 MILE	3 MILE	5 MILE
Population	41,318	166,550	348,107
Avg. HH Income	\$81,430	\$89,300	\$94,242
Daytime Pop	32,544	132,538	278,874
Traffic Count	± 16,676 cars per day		



CALEB MORRISON, CCIM (818) 697-9364

caleb@illicre.com · DRE#02137816

5945 Canoga Avenue · Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

FOLLOW US



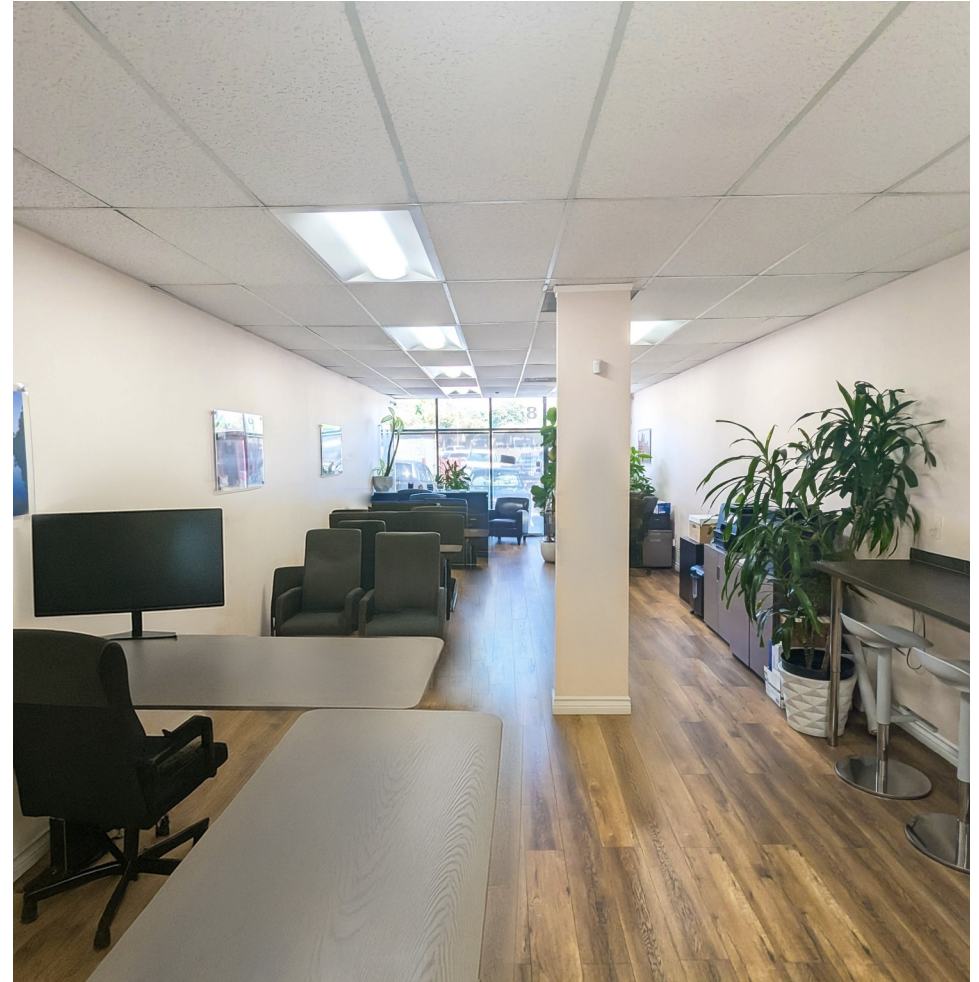
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

Retail/Office Space Available in Busy Sylmar Shopping Center

12737 Glenoaks Boulevard, Sylmar, CA 91342

SUITE 8 | ±1,000 SF*

***SPACE IS CURRENTLY OCCUPIED. DO NOT DISTURB TENANT.**



CALEB MORRISON, CCIM (818) 697-9364

caleb@illicre.com · DRE#02137816

5945 Canoga Avenue · Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

FOLLOW US



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

Retail/Office Space Available in Busy Sylmar Shopping Center

12737 Glenoaks Boulevard, Sylmar, CA 91342



***Space is currently occupied. Do not disturb current tenant**

Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



CALEB MORRISON, CCIM (818) 697-9364

caleb@illicre.com · DRE#02137816

5945 Canoga Avenue · Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

FOLLOW US



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

Retail/Office Space Available in Busy Sylmar Shopping Center

12737 Glenoaks Boulevard, Sylmar, CA 91342



CALEB MORRISON, CCIM (818) 697-9364

caleb@illicre.com · DRE#02137816

5945 Canoga Avenue · Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

FOLLOW US



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.