



## RETAIL/OFFICE SPACES AVAILABLE IN BUSY SHOPPING CENTER

13205-13243 Gladstone Avenue, Sylmar, CA 91342



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RETAIL/OFFICE SPACES  
SYLMAR, CA

# PROPERTY FEATURES

13205-13243 Gladstone Avenue, Sylmar, CA 91342



## APPROX. 1,200-2,400 SF

RETAIL/OFFICE SPACES AVAILABLE

- ✓ Very busy shopping center
- ✓ National tenants include DD Discounts, Fitness 19, Dollar Tree, Denny's and more
- ✓ 537 shared parking spaces

## AREA AMENITIES

- ✓ National tenant anchored shopping center
- ✓ Adjacent to the 210 freeway
- ✓ Surrounding tenants include Starbucks, Vallarta Supermarkets, Buffalo Wild Wings, Foot Locker, Chase Bank, Vons, Verizon, Shakey's Pizza Parlor, AutoZone, and more
- ✓ Close proximity to Olive View UCLA Medical Center
- ✓ Near Los Angeles Mission College and El Cariso Golf Course

| — DEMOGRAPHICS                                                                                       | 1 MILE                                        | 3 MILE   | 5 MILE   |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------|----------|
|  Population     | 32,679                                        | 82,555   | 137,084  |
|  Avg. HH Income | \$94,064                                      | \$96,960 | \$93,493 |
|  Daytime Pop    | 29,101                                        | 74,644   | 122,140  |
|  Traffic Count  | ± 31,032 CPD ON<br>GLADSTONE AVE & HUBBARD ST |          |          |

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# SITE PLAN

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Measurements 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.



Google



**AERIAL MAP**



**COMMERCIAL**  
REAL ESTATE

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