

94,500 SF SUNLAND, CA

8040 Foothill Blvd, Sunland, CA 91040



Executive Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	25,477
STREET	Foothills Blvd

* Figures shown represent estimates

DEMOGRAPHICS - 2019

	1 MILE	3 MILE	5 MILE
Estimated Population	23,681	51,299	151,246
Average HH Income	\$88,089	\$89,779	\$103,347
Estimated Households	8,844	19,199	53,400



PROPERTY HIGHLIGHTS

- Located at the heart of Sunland. Close to Sunland Mall Shopping Center. Next to high traffic count Foothill Blvd.
- Approximately 8 years left on the current lease.
- Former K-Mart building with an 18-foot ceiling and backup generator. Nine 10-foot grade level rolling doors and Loading dock available in the rear.
- Ample on-site parking spaces available. Easy access to 210 Freeway.
- Neighbor Tenants include McDonald's, Taco Bell, El Pollo Loco, Starbucks, and Panda Express.

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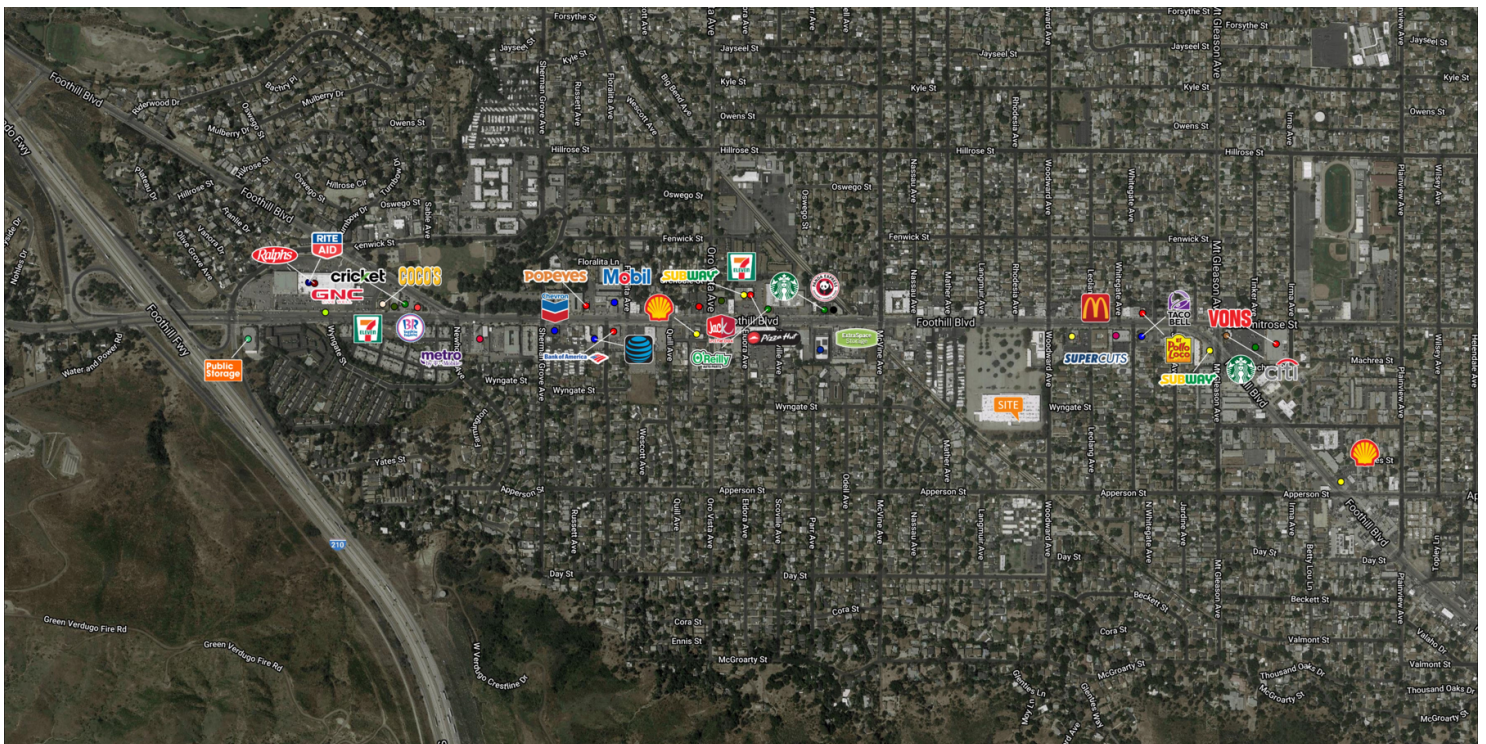
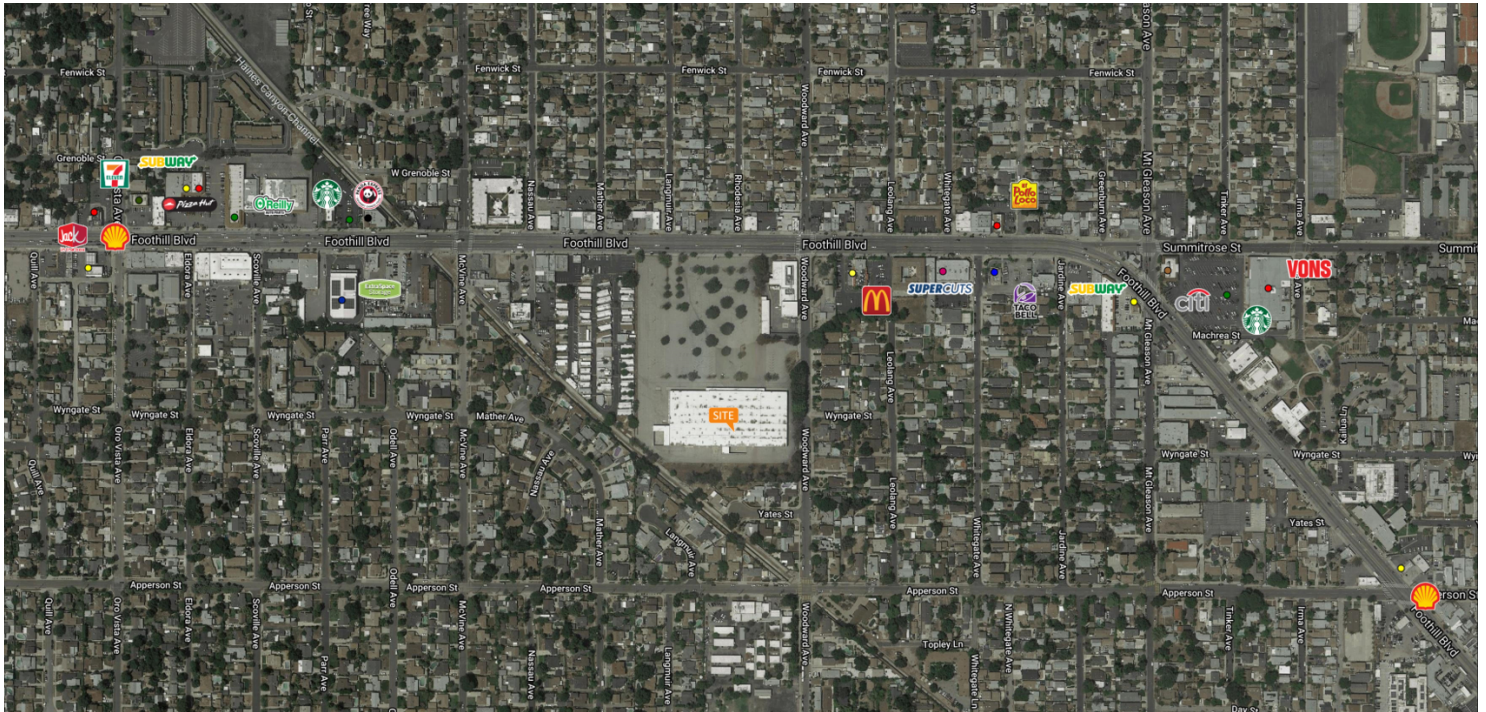
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Location Maps



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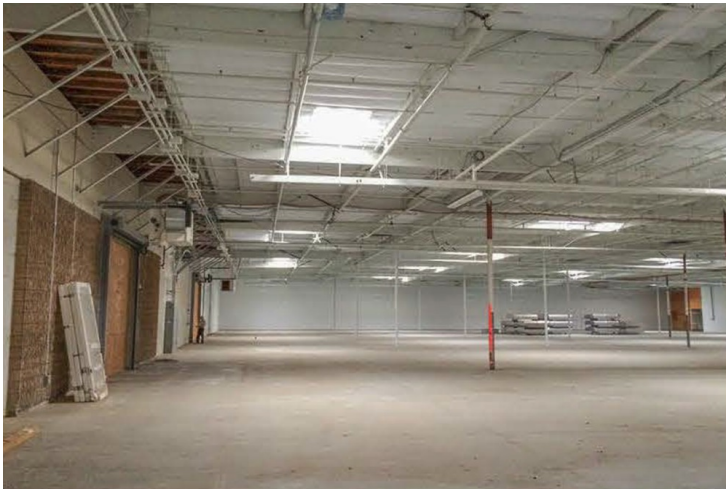
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Additional Photos



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