

SAN FERNANDO VALUE SQUARE

12902 FOOTHILL BLVD. | UNIT C | SYLMAR, CA, 91342

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



ONE OF THE MOST VISITED SHOPPING CENTERS IN SYLMAR* PER PLACER AI

EXCLUSIVELY LISTED BY:

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PROPERTY SUMMARY



ADDRESS

12902 Foothill Blvd.
Unit C
Sylmar, CA 91342



SPACE SIZE

1,000 SF



LEASE RATE

\$4.50/SF + NNN
(\$650/mo.)



CURRENT USE

Dessert/
Incidental Food
(La Michoacana)



PARKING

Ample shopping
center parking



SIGNAGE

Double sided
pylon signage

Highlights:

Prior Incidental Food/Desert space (Currently “La Michoacana”) that can be used for similar uses or a new use (to be verified with the city). Contact Broker for list of exclusive uses. Location is key with a high volume of daily traffic on Foothill (16,600 VPD). Easily accessible with ample shopping center parking. Pylon Signage on along Foothill Blvd. The premises includes a 3 compartment sink, hand wash sink, mop sink, bathroom, multiple floor drains, 11ft ceilings with double sided pylon signage. Contact broker for equipment list.



The shopping center is Anchored by:

- Office Depot
- Target SUPERSTORE
- Home Depot

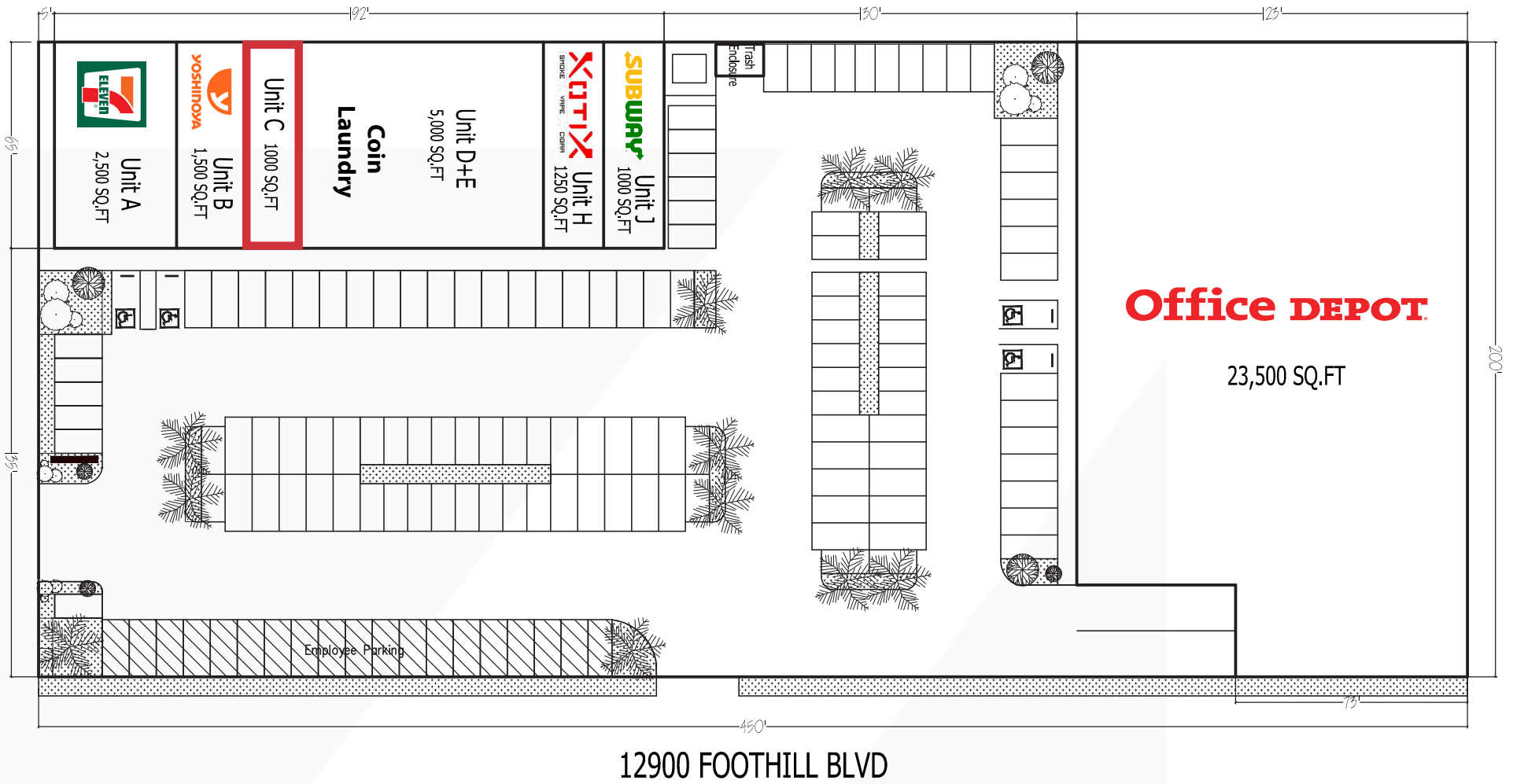
Traffic Counts:

Arroyo St NW - 128,123 VPD

210 Fwy - 132,530 VPD



EXHIBIT A



AERIAL
MAP



SHOPPING CENTER ANALYTICS PER PLACER AI

San Fernando Valley Square (This Center)	Visitors (Monthly)
Target	125k
Plaza Pacoima	80.3k
The Home Depot	119.5k
Northridge Fashion Center	60.4k
Sylmar Towne Center	59.5k
Taco Bell	17.6k
Starbucks	17k
KFC	12.1k
Subway	10.5k
Yoshinoya	9.8k

Sylmar Square (Competing Center)	Visitors (Monthly)
Vons	52.1k
Foothill Blvd Shopping	50.7k
Sylmar Towne Center	42.6k
Plaza Pacoima	41.2k
Sylmar Plaza	37k



TARGET

