

FOR LEASE

Grocery Anchored Neighborhood Center, Sunland / Tujunga

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



6535A & 6571 Foothill Blvd, Tujunga, CA

Property Highlights:

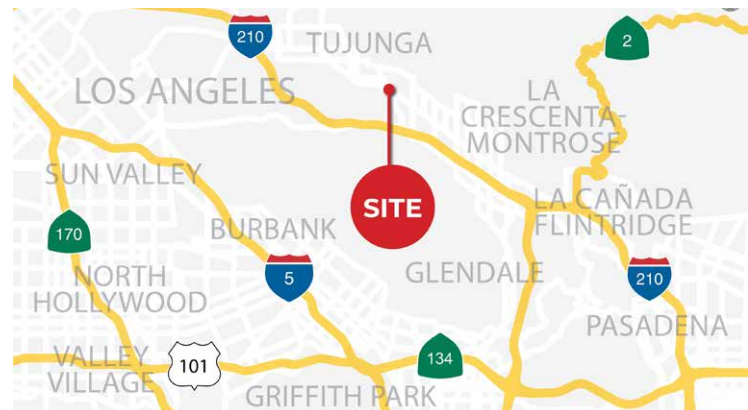
- Prominent End Caps of ±2,929 SF & ±5,116 SF
- Great Access & Visibility
- Pylon Signage Available
- Possible Facade Enhancement
- Co-Tenants Include Smart & Final, Goodwill, Corner Grill, Los Burritos & Foothill Dental
- Parking Ratio 3/1,000

DEMOGRAPHICS	1 MILES	2 MILES	3 MILES
TOTAL POPULATION	16,127	40,680	70,711
AVG. HH INCOME	\$119,311	\$123,900	\$136,632
NO. OF EMPLOYEES	3,522	8,211	15,316

FOR MORE INFORMATION:

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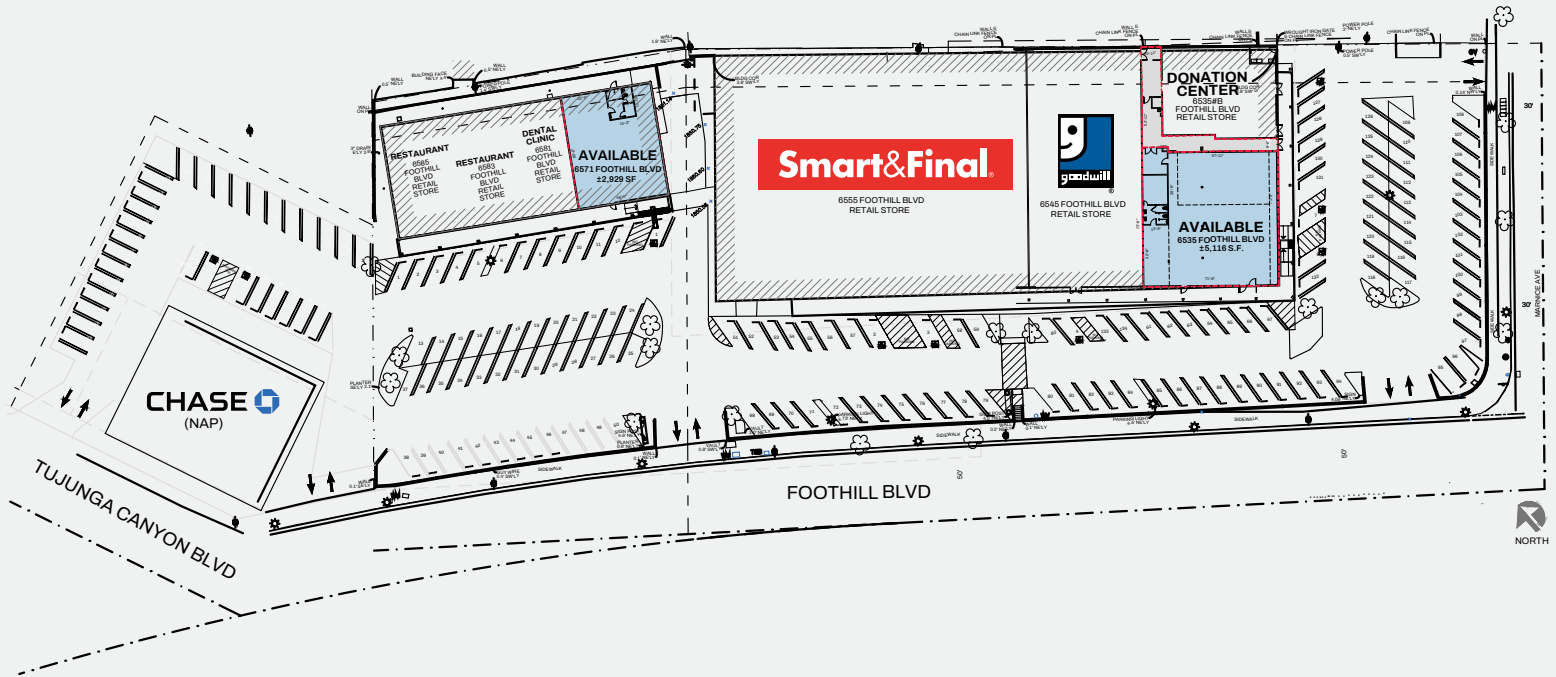


TRAFFIC COUNT

Foothill Blvd.	35,800 CPD
Tujunga Canyon Blvd.	32,100 CPD

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6535A & 6571 Foothill Rd Site Plan



PARKING ANALYSIS		
6555 Foothill Blvd	Retail	21,320 S.F. / 250 = 85 Stalls
6545 Foothill Blvd	Retail	7,770 S.F. / 250 = 31 Stalls
6535#A Foothill Blvd	Available Retail	5,116 S.F. / 250 = 20 Stalls
6535#B Foothill Blvd	Retail	3,100 S.F. / 250 = 12 Stalls
6571 Foothill Blvd	Available Retail	2,929 S.F. / 250 = 12 Stalls
6581 Foothill Blvd	Business	2,640 S.F. / 500 = 5 Stalls
6583 Foothill Blvd	Restaurant	1,680 S.F. / 100 = 17 Stalls
6585 Foothill Blvd	Restaurant	1,500 S.F. / 100 = 15 Stalls

EXISTING PARKING PROVIDED	
ADA Parking Stalls	7 Stalls
Standard	132 Stalls
Compact	1 Stall
Total Parking Stalls Provided	140 Stalls

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