

for sale

MULTI-TENANT RETAIL STRIP CENTER WITH PARKING
OFFICE/RETAIL/DEVELOPMENT OPPORTUNITY

3130-3136

**FOOTHILL BOULEVARD
LA CRESCENTA, CA**



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WESTMAC
Commercial Brokerage Company

1515 Sepulveda Boulevard
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Company DRE #01096973

 **COLDWELL BANKER
COMMERCIAL**

11661 San Vicente Boulevard
Los Angeles, CA 90049
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EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company and Coldwell Banker Commercial Realty are pleased to present the opportunity to acquire 3130-3136 Foothill Boulevard in La Crescenta-Montrose, a neighborhood on the north side of Los Angeles, about eight miles north of Glendale.

The Subject Property is 10,747 square feet of building situated on 38,306 square feet of LCC1* zoned land. The rear of the property contains a parking lot with 40 striped spaces and 3 ADA spaces. The parking lot is accessible through the front between two structures. The buildings contains 18 units, a mix of office and storefront retail. There are nine vacant units, and the rest of the tenants are in month to month leases.

La Crescenta-Montrose is bordered on the north by the San Gabriel Mountains and Angeles National Forest, on the east by La Cañada Flintridge, on the south by the Verdugo Mountains and central Glendale, and the northwest by the Sunland-Tujunga community of Los Angeles. The Foothill Freeway (I-210) runs through the southern portion of the area.

Rent roll available upon request.

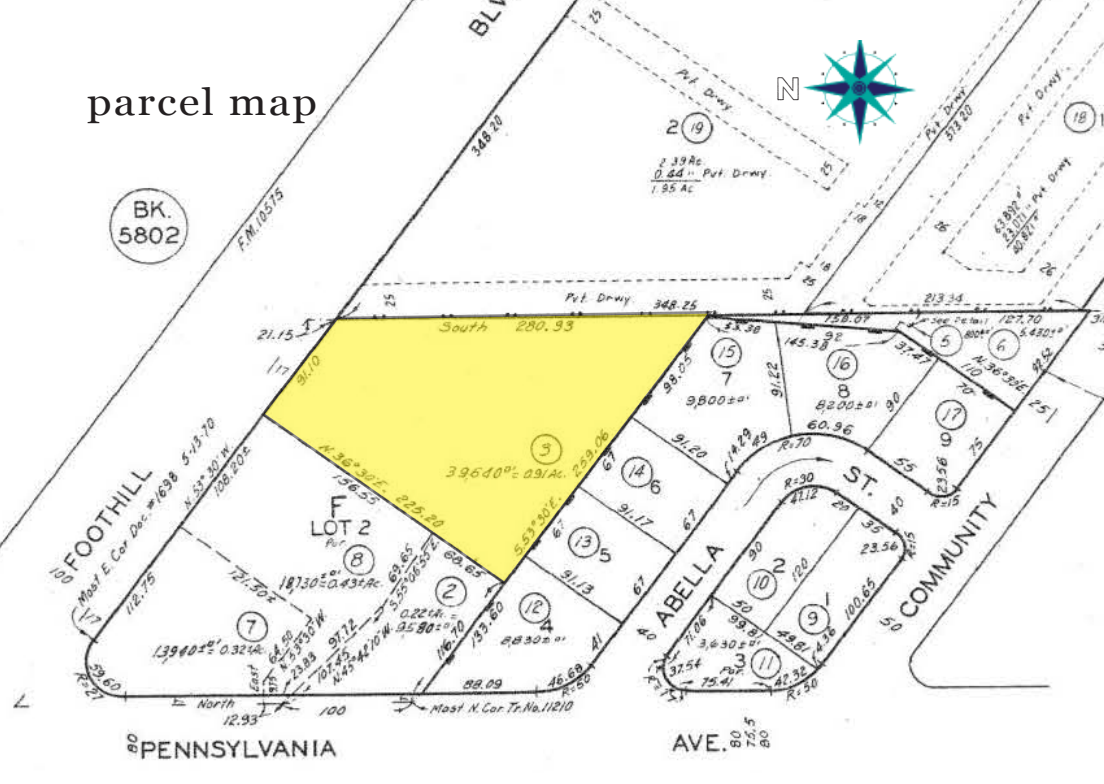


PROPERTY INFORMATION

Address	3130-3136 Foothill Blvd., La Crescenta-Montrose, CA 91214
APN	5801-001-003
Building Size	± 10,747 SF per tax record
Land Size	± 38,307 SF per tax record
Property Type	Retail/Office
Tenancy	Multi
Occupancy	63% occupied/Month to Month
Built	1964
No. of Stories	One (1), Two (2) in back building
No. of Units	Eighteen (18)
Parking	43 striped spaces (40 single, 3 ADA)
Frontage	94' along Foothill
Zoning	LCC1*
Asking Price	\$4,000,000 (\$372/SF)
NOI	\$87,743
Cap Rate	2.19%

Due Diligence available at www.3130-3136Foothill.com.
CA required for access.







한의원
ACUPUNCTURE

PARKING

The parking lot in the rear of the subject property boasts forty (40) striped spaces and three (3) ADA spaces.

POTENTIAL DEVELOPMENT

±38,307 square feet of development potential



C1 ZONING - RESTRICTED COMMERCIAL

Developers looking to develop the property will need to follow unincorporated Los Angeles County Zoning and Development guidelines.

DESCRIPTION	REQUIREMENT
Maximum Lot Coverage:	90% of net area of lot (22.20.040). 10% of net area must be landscaped (22.20.040)
FAR:	1:1
Building Setbacks Required:	20 feet for front or corner side yards where property adjoins a parkway, major or secondary highway. On local streets - same as the adjoining residential or agriculture-zoned property (22.20.050)
Maximum Height Limits:	35' or as provided in community standards district (22.20.040 B)
Permitted Uses:	Zone C-H uses, commercial services, retail sales of new goods and genuine antiques (22.20.030.C)
Outside Display:	C-H uses plus a few additional uses (22.140.420)
Outside Storage:	Not permitted (22.140.430)
Parking (differs by use):	25% of lot area
General commercial and medical offices:	1 parking space for each 250 sq. ft. of floor space.
Other office uses :	1 parking space per each 400 sq. ft. of floor space (22.112.070). See applicable use – Chapter 22.112
Eating/drinking establishments :	1 parking space for each 3 persons, based on occupant load determined by Public Works Department, (minimum of 10 parking spaces). (22.112.070)



INVESTMENT HIGHLIGHTS

VALUE ADD

A number of tenants pay below market rents, creating significant intrinsic value and increasing the likelihood they exercise their renewal options with significant future upside when they vacate.

HIGH VISIBILITY LOCATION

The subject property is located on Foothill Blvd., a major thoroughfare, with a lot of nearby amenities.

POSSIBLE FUTURE DEVELOPMENT

The property offers developers almost 40,000 square feet of land to develop.

PLENTIFUL PARKING

An entrance in between two buildings leads to sloped down grade parking area that contains forty (40) striped spaces and three (3) ADA spaces.





FOOTHILL BOULEVARD

AREA HIGHLIGHTS

La Crescenta-Montrose is a charming neighborhood located in the Verdugo Mountains of Los Angeles County. It's often considered part of the larger Glendale area and is situated to the west of Pasadena. The neighborhood's location in the foothills of the San Gabriel Mountains provides expansive mountain views to its residents. La Crescenta-Montrose is known for its close-knit, family-friendly community. Residents take pride in their neighborhood and actively participate in local events and activities.

The subject property is located just 2.5 miles from Montrose Shopping Park, a unique shopping district that features a mix of small boutique shops, restaurants, and businesses. It's a popular destination for residents and visitor alike, and it often hosts community events and farmers' markets.

La Crescenta-Montrose is known for its low crime rate and peaceful, suburban atmosphere. Many residents appreciate the safety and tranquility.





PROPERTY PHOTOS





PROPERTY PHOTOS





AERIAL PHOTOS





Angeles National Forest

WALK SCORE

83

VERY WALKABLE

SUBJECT PROPERTY

BRIGGS TERRACE

TRAFFIC COUNT

26,556

CARS PER DAY
FOOTHILL BLVD. & CLOUD ST.

CRESCENTA HIGHLANDS

VONS

Bank of America

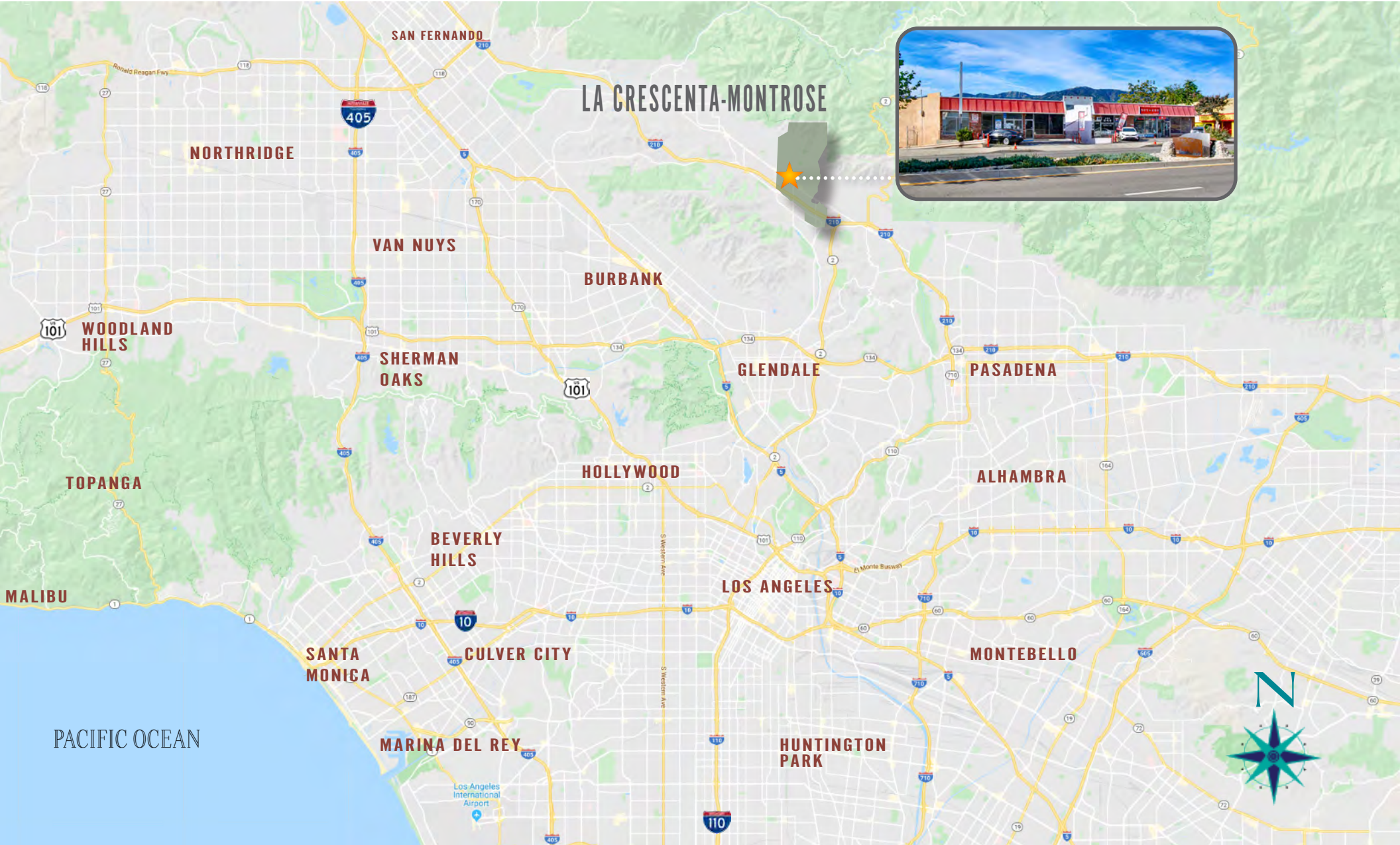
La Crescenta-Montrose

Walgreens

LA CRESCENTA CHASE

Ralphs

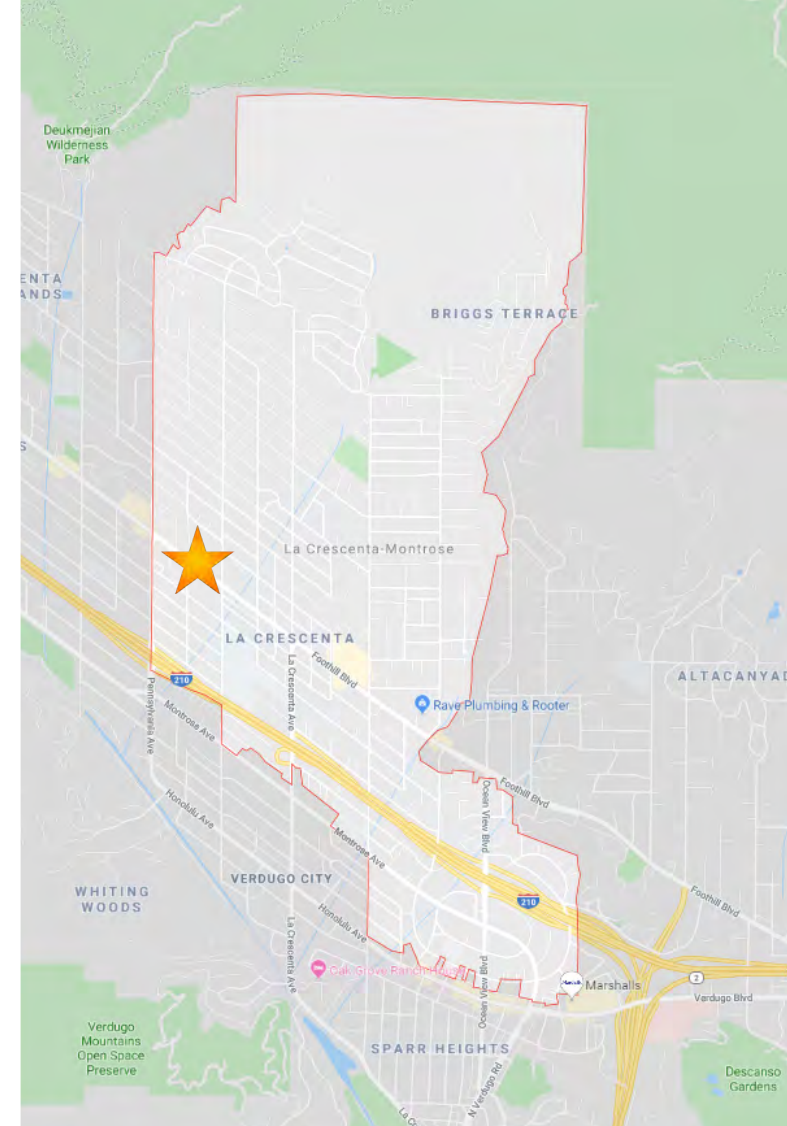
LA CRESCENTA-MONTROSE



DEMOGRAPHICS

1-3-5 mile radius from Subject Property

POPULATION	1-MILE	3-MILE	5-MILE
2023 Population	20,775	66,900	206,420
Median Age	43.4	43.2	44.1
Bachelor's Degree or Higher	49%	48%	43%
HOUSEHOLD & INCOME	1-MILE	3-MILE	5-MILE
2023 Households	7,095	23,913	76,606
Owner Occupied Households	4,725	15,103	41,480
Renter Occupied Households	2,124	7,997	32,877
Average Household Income	\$133,196	\$128,022	\$120,199
Median Household Income	\$107,584	\$102,443	\$92,815
BUSINESS	1-MILE	3-MILE	5-MILE
Total Businesses	1,042	3,696	10,167
Total Number of Employees	6,290	22,242	70,873
Total Consumer Spending	\$311.5M	\$1B	\$3B



La Crescenta-Montrose is an unincorporated area in Los Angeles County, California. The community is bordered by Glendale to the south and west, La Cañada Flintridge to the east, and Angeles National Forest to the north. According to the United States Census Bureau, the La Crescenta-Montrose CDP measures about 3.4 square miles.





CLICK OR SCAN FOR AERIAL VIDEO



3130-3136 FOOTHILL BOULEVARD



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