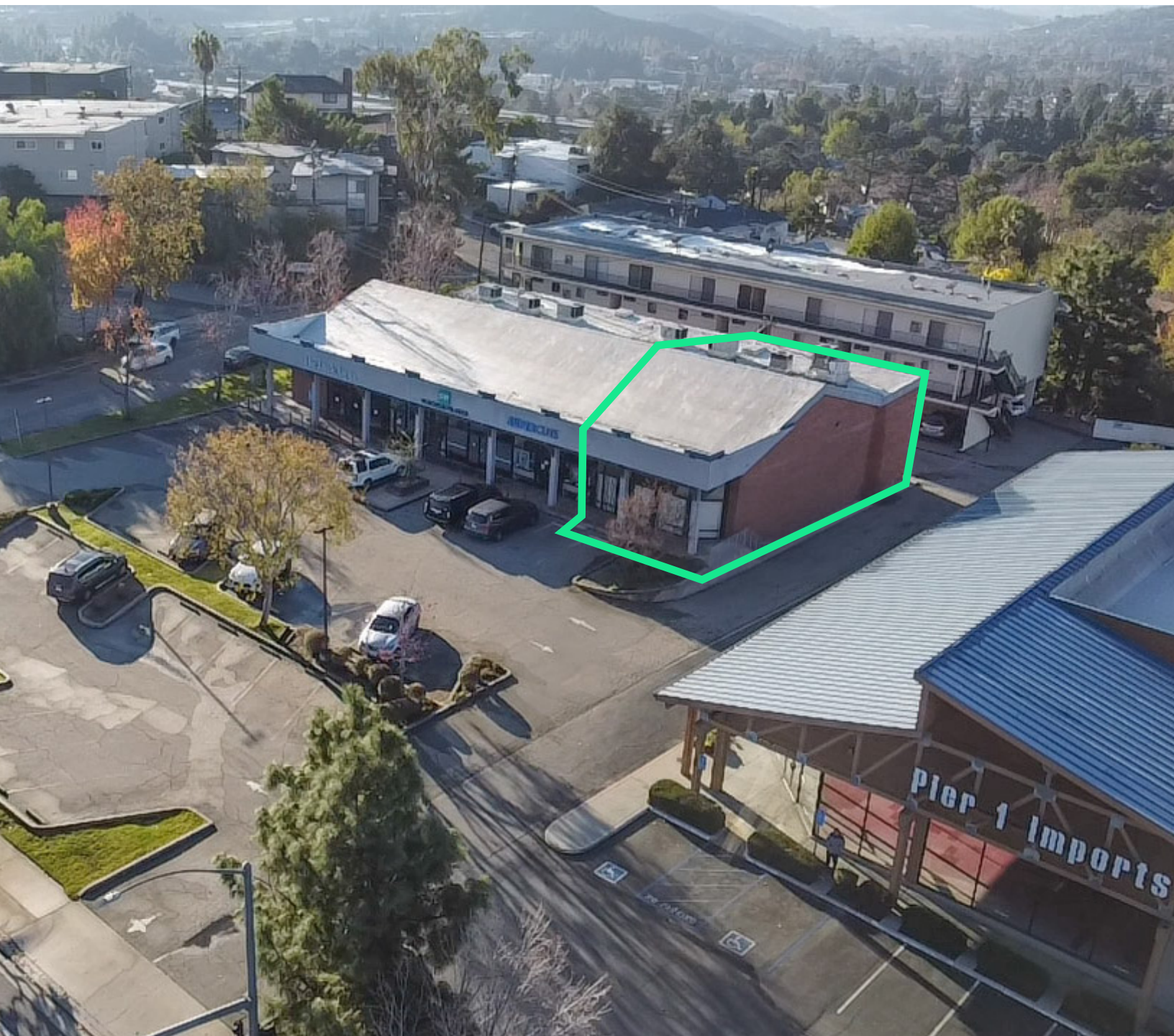


2196 Foothill Boulevard

La Cañada Flintridge, CA 91011



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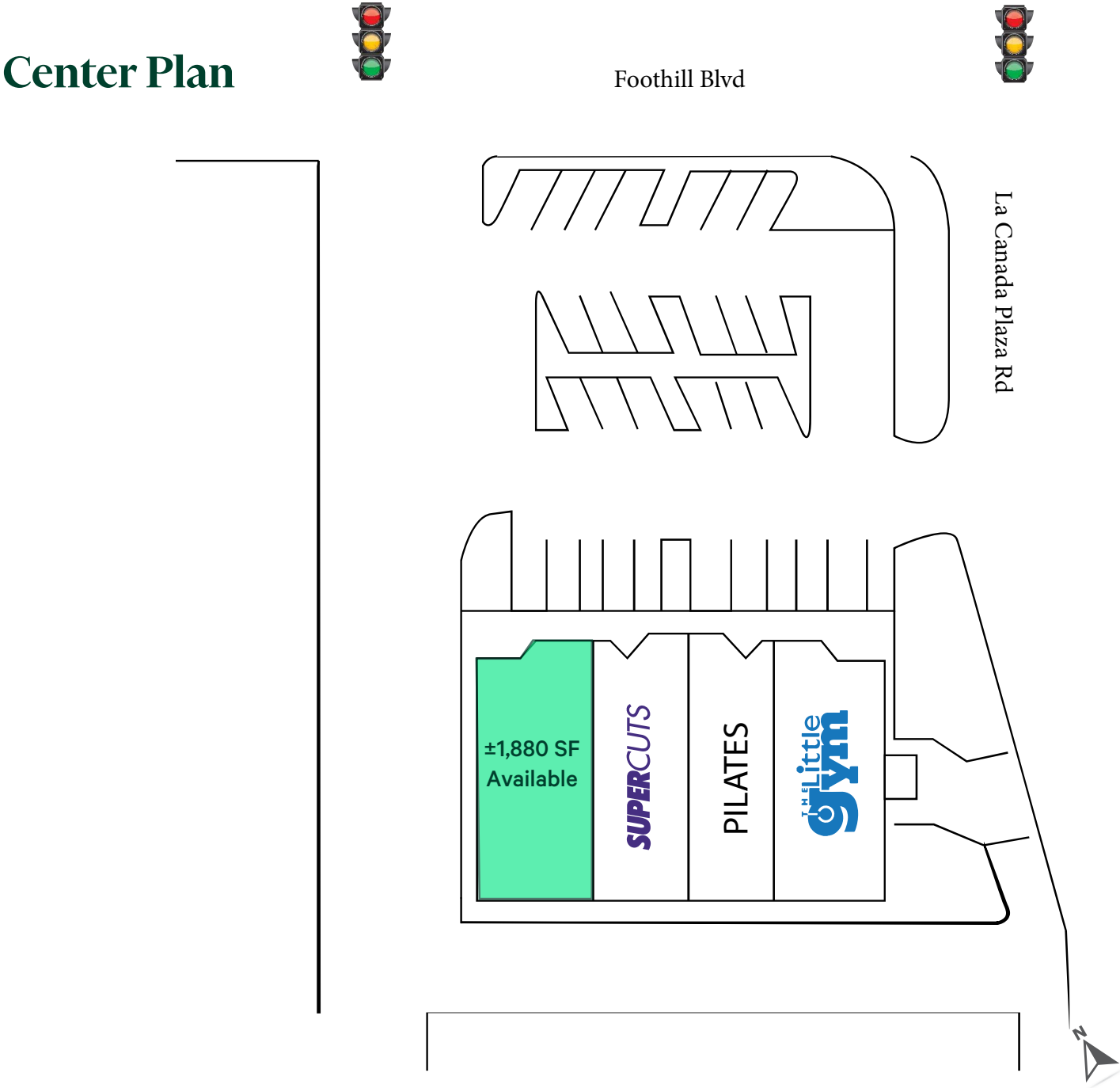
Property Highlights

Rare prime endcap retail space located in the highly desirable La Cañada Flintridge retail market.

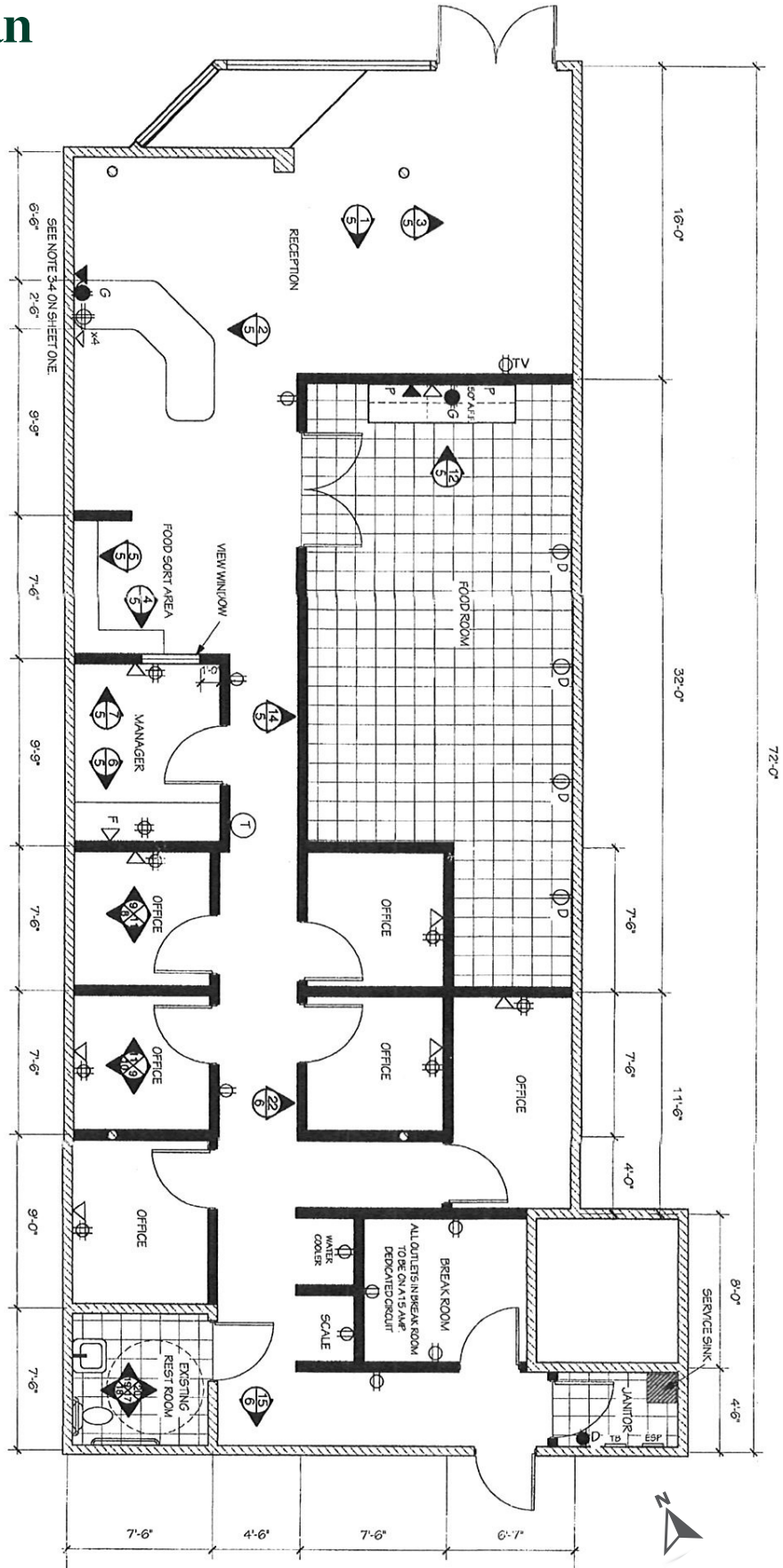
Property Details

- + ±1,880 SF available
- + Asking \$3.50 PSF/Mo (NNN = ±\$0.56 PSF/Mo)
- + ±33 shared parking spaces
- + Neighboring national tenants include Ross Dress for Less, Joann Fabrics, Starbucks, Taco Bell, Jack in the Box and Big Lots
- + Located on a signalized intersection
- + Convenient 210 Freeway access via Ocean View Blvd.
- + CPD zone

2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	19,908	73,895	239,291
Average Income	\$154,522	\$196,454	\$145,494
Daytime Population	20,775	65,561	221,841



Space Plan



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Retail | For Lease



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