

13630 Foothill Blvd, Sylmar, CA 91342

At the NWC of Foothill Blvd & Hubbard St

PRIME END CAP FOR LEASE IN SYLMAR

HIGHLIGHTS

Features

- Approx. 1,300 SF PRIME Endcap For Lease, Former Beauty Salon
- Adjacent to Subway
- Great Signage off Foothill Blvd & Hubbard St
- Point Store located on a Signalized Intersection
- Just South of the 210 Freeway

Area Amenities

- Strip Center is situated on Foothill Blvd and just off the 210 Freeway with convenient access to the 5, and 118 Freeways
- Join Neighboring Retailers Subway, Rite Aid, Denny's, 7 Eleven, Ralphs, Vallarta Markets, and Jack In the Box

Demos

- 1 Mile: 35,018 (Average HH Income \$65,186)
- 3 Miles: 157,388 (Average HH Income \$65,139)
- 5 Miles: 295,466 (Average HH Income \$70,340)



NEIGHBORING RETAILERS



EXCLUSIVE LEASING AGENTS

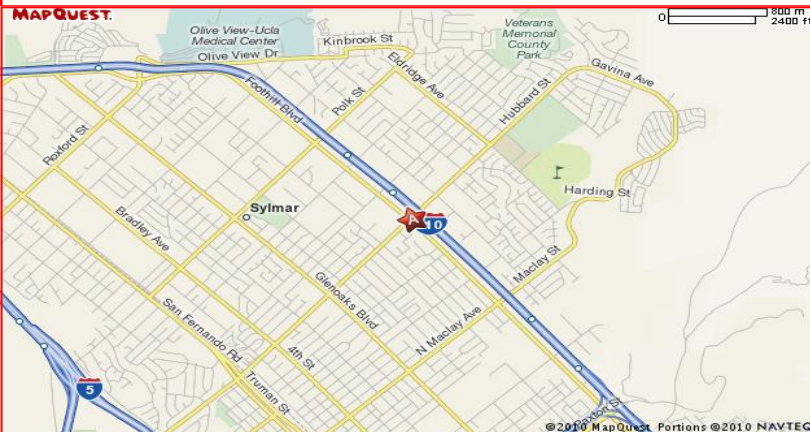
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COMMERCIAL
REAL ESTATE



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



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Hubbard Street

**Endcap
Available Apprx
1,300 SF**



Mexican Restaurant

PARKING

Foothill Blvd

NOT TO SCALE



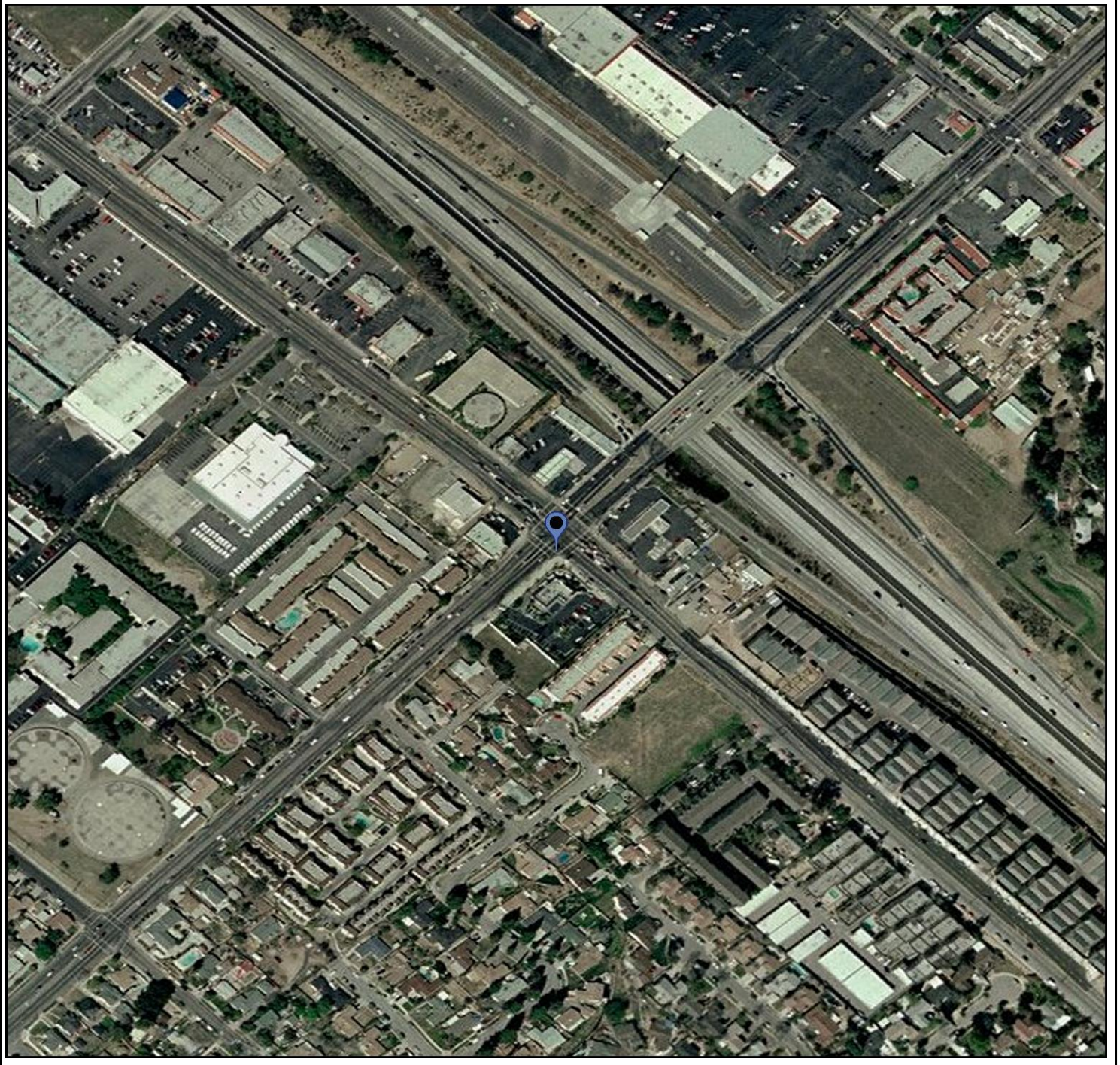
Site Map on Satellite Imagery – 0.4 Miles Wide

Prepared by Danny Raffle CCIM

Foothill Hubbard
Foothill Blvd & Hubbard
St, Sylmar, CA, 91342

Latitude: 34.307447
Longitude: -118.430286
Rings: 1, 3, 5 Miles

Site Type: Ring



Source: © i-cubed



Executive Summary

Prepared by Danny Raffle CCIM

Foothill Hubbard Site Type: Ring	Foothill Blvd & Hubbard St, Sylmar,	Foothill Blvd & Hubbard St, Sylmar,	Foothill Blvd & Hubbard St, Sylmar,
	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2009 Population			
Total Population	35,018	157,388	295,466
Male Population	49.7%	50.2%	50.2%
Female Population	50.3%	49.8%	49.8%
Median Age	28.3	28.4	30.0
2009 Income			
Median HH Income	\$55,955	\$56,052	\$59,456
Per Capita Income	\$16,329	\$15,648	\$17,686
Average HH Income	\$65,186	\$65,139	\$70,340
2009 Households			
Total Households	8,480	37,261	73,200
Average Household Size	4.06	4.16	3.98
2009 Housing			
Owner Occupied Housing Units	60.7%	62.0%	64.5%
Renter Occupied Housing Units	36.2%	34.7%	32.3%
Vacant Housing Units	3.1%	3.2%	3.2%
Population			
1990 Population	26,772	126,784	242,818
2000 Population	31,341	142,162	270,654
2009 Population	35,018	157,388	295,466
2014 Population	36,887	164,499	307,389
1990-2000 Annual Rate	1.59%	1.15%	1.09%
2000-2009 Annual Rate	1.21%	1.11%	0.95%
2009-2014 Annual Rate	1.05%	0.89%	0.79%

In the identified market area, the current year population is 295,466. In 2000, the Census count in the market area was 270,654. The rate of change since 2000 was 0.95 percent annually. The five-year projection for the population in the market area is 307,389, representing a change of 0.79 percent annually from 2009 to 2014. Currently, the population is 50.2 percent male and 49.8 percent female.

Households			
1990 Households	7,684	32,138	64,819
2000 Households	7,915	34,417	68,820
2009 Households	8,480	37,261	73,200
2014 Households	8,887	38,880	75,882
1990-2000 Annual Rate	0.3%	0.69%	0.6%
2000-2009 Annual Rate	0.75%	0.86%	0.67%
2009-2014 Annual Rate	0.94%	0.85%	0.72%

The household count in this market area has changed from 68,820 in 2000 to 73,200 in the current year, a change of 0.67 percent annually. The five-year projection of households is 75,882, a change of 0.72 percent annually from the current year total. Average household size is currently 3.98, compared to 3.88 in the year 2000. The number of families in the current year is 60,104 in the market area.

Housing
Currently, 64.5 percent of the 75,606 housing units in the market area are owner occupied; 32.3 percent, renter occupied; and 3.2 percent are vacant. In 2000, there were 70,831 housing units—66.6 percent owner occupied, 30.6 percent renter occupied and 2.9 percent vacant. The rate of change in housing units since 2000 is 0.71 percent. Median home value in the market area is \$282,321, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 4.82 percent annually to \$357,278. From 2000 to the current year, median home value changed by 6.23 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



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	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median Household Income			
1990 Median HH Income	\$39,532	\$37,436	\$40,516
2000 Median HH Income	\$44,723	\$44,012	\$46,347
2009 Median HH Income	\$55,955	\$56,052	\$59,456
2014 Median HH Income	\$59,701	\$60,068	\$61,944
1990-2000 Annual Rate	1.24%	1.63%	1.35%
2000-2009 Annual Rate	2.45%	2.65%	2.73%
2009-2014 Annual Rate	1.3%	1.39%	0.82%
Per Capita Income			
1990 Per Capita Income	\$13,038	\$10,885	\$12,675
2000 Per Capita Income	\$13,772	\$12,829	\$14,646
2009 Per Capita Income	\$16,329	\$15,648	\$17,686
2014 Per Capita Income	\$16,807	\$16,163	\$18,223
1990-2000 Annual Rate	0.55%	1.66%	1.46%
2000-2009 Annual Rate	1.86%	2.17%	2.06%
2009-2014 Annual Rate	0.58%	0.65%	0.6%
Average Household Income			
1990 Average Household Income	\$44,924	\$42,661	\$47,159
2000 Average Household Income	\$53,130	\$52,353	\$56,736
2009 Average HH Income	\$65,186	\$65,139	\$70,340
2014 Average HH Income	\$67,366	\$67,379	\$72,670
1990-2000 Annual Rate	1.69%	2.07%	1.87%
2000-2009 Annual Rate	2.24%	2.39%	2.35%
2009-2014 Annual Rate	0.66%	0.68%	0.65%

Households by Income

Current median household income is \$59,456 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$61,944 in five years. In 2000, median household income was \$46,347, compared to \$40,516 in 1990.

Current average household income is \$70,340 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$72,670 in five years. In 2000, average household income was \$56,736, compared to \$47,159 in 1990.

Current per capita income is \$17,686 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$18,223 in five years. In 2000, the per capita income was \$14,646, compared to \$12,675 in 1990.

Population by Employment

Total Businesses	711	3,509	6,797
Total Employees	7,285	52,851	79,011

Currently, 85.4 percent of the civilian labor force in the identified market area is employed and 14.6 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 89.7 percent of the civilian labor force, and unemployment will be 10.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 58.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 53.7 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 18.2 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 28.0 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 67.6 percent of the market area population drove alone to work, and 2.3 percent worked at home. The average travel time to work in 2000 was 29.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 38.6 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 24.3 percent were high school graduates only (29.8 percent in the U.S.)
- 5.2 percent had completed an Associate degree (7.2 percent in the U.S.)
- 10.7 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 4.5 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)



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Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.