

RETAIL SPACE IN HIGH TRAFFIC SHOPPING CENTER

13211-13251 Gladstone Ave, Sylmar, CA 91324



EXCLUSIVELY PRESENTED BY:

Rachel Adams • (818) 697-9375

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DRE #02052879

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DRE #00923779

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 or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

17547 Ventura Blvd, Suite 304 - Encino, CA 91316 - 818.501.2212 - www.illicre.com - DRE #01834124



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PROPERTY FEATURES

- Approx. ±1,000 - 2,000 SF available
- 2 vacant units in extremely busy shopping center in Sylmar, CA
- Join DD's Discounts, the 99 Cents Store, Denny's, and more
- Excellent location and price
- Ideal for any business

AREA AMENITIES

- Located between Hubbard St and Gladstone Ave, adjacent to the 210 Freeway with excellent visibility
- One of the busiest shopping centers in Sylmar
- Diverse mix of tenants with ample parking



DEMOS	1 mile	3 mile	5 mile
Population	34,018	151,197	290,290
Avg. HH Income	\$79,391	\$79,236	\$84,745
Daytime Pop.	3,932	40,226	70,676
Traffic Count	20,557 cars per day		

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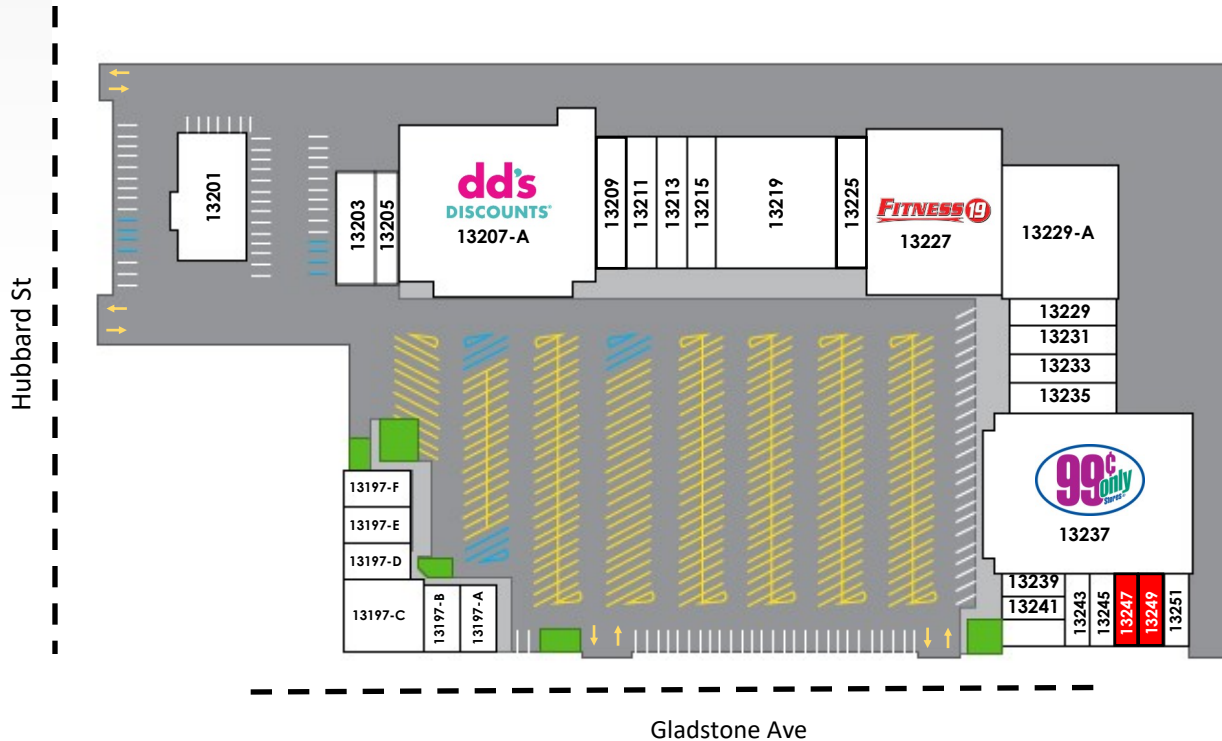
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Unit	Tenant	Sq. Ft.
13201	Denny's	5,000
13203	American Smile	2,000
13205	Panda Wok	2,000
13207-A	DD's Discount	23,000
13209	Leased	2,500
13211	Furniture Store	2,500
13213	The Crawfish Company	2,500
13215	Vicky's Cleaners	2,500
13219	Orchard's Neighborhood Market	10,000
13225	Leased	1,000
13227	Fitness 19	15,000
13229	Z Tae Kwon Do	2,000
13229-A	Value Center Thrift Store	10,550
13231	El Ranchito Mexican Restaurant & Bakery	2,000
13233	Sabores Michoacan Ice Cream Parlor	2,000
13235	Sylmar Laundry	2,400
13237	99 Cent Store	21,440
13239	Royale Pawn Shop	1,400
13241	Day Spa	1,300
13243-45	Arlene Alcaraz	1,800
13247	AVAILABLE	1,000
13249	AVAILABLE	1,100
13251	Desert Home Health Care, Inc.	1,100

Unit	Tenant	Sq. Ft.
13197-A	Tia Chucha Central Cultural	1,510
13197-B	Rave Hair Studio	1,510
13197-C	El Potrerito Western Wear	3,090
13197-D	Ale Boutique	1,410
13197-E	T&T Nail Salon	1,410
13197-F	Tobacco Store	1,200

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