



**COMMERCIAL  
REAL ESTATE**  
the sign of a profitable property



## END CAP SPACE AVAILABLE IN SYLMAR NEIGHBORHOOD CENTER

12429-12443 San Fernando Road, Sylmar, CA 91331



VIEW LISTING PAGE

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RETAIL END CAP SPACE  
SYLMAR

**EXCLUSIVELY LISTED BY**

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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 foot-age 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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# PROPERTY FEATURES

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## APPROX. 2,400 SF

RETAIL END CAP SPACE

- ✓ ±2,400 SF of vanilla shell retail space
- ✓ Excellent frontage and visibility
- ✓ Plentiful parking spaces

## AREA AMENITIES

- ✓ High vehicle traffic counts
- ✓ Many new developments in the area
- ✓ Blocks from the Sylmar/San Fernando Metrolink
- ✓ Trade area population in excess of 380,000 people within a 5-mile radius

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	26,718	163,596	385,825
 Avg. HH Income	\$90,692	\$99,651	\$97,976
 Daytime Pop	23,577	148,476	355,916
 Traffic Count	± 21,898 CPD ON STREET		



RETAIL END CAP SPACE  
SYLMAR

# EXTERIOR PHOTOS

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RETAIL END CAP SPACE  
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# INTERIOR PHOTOS

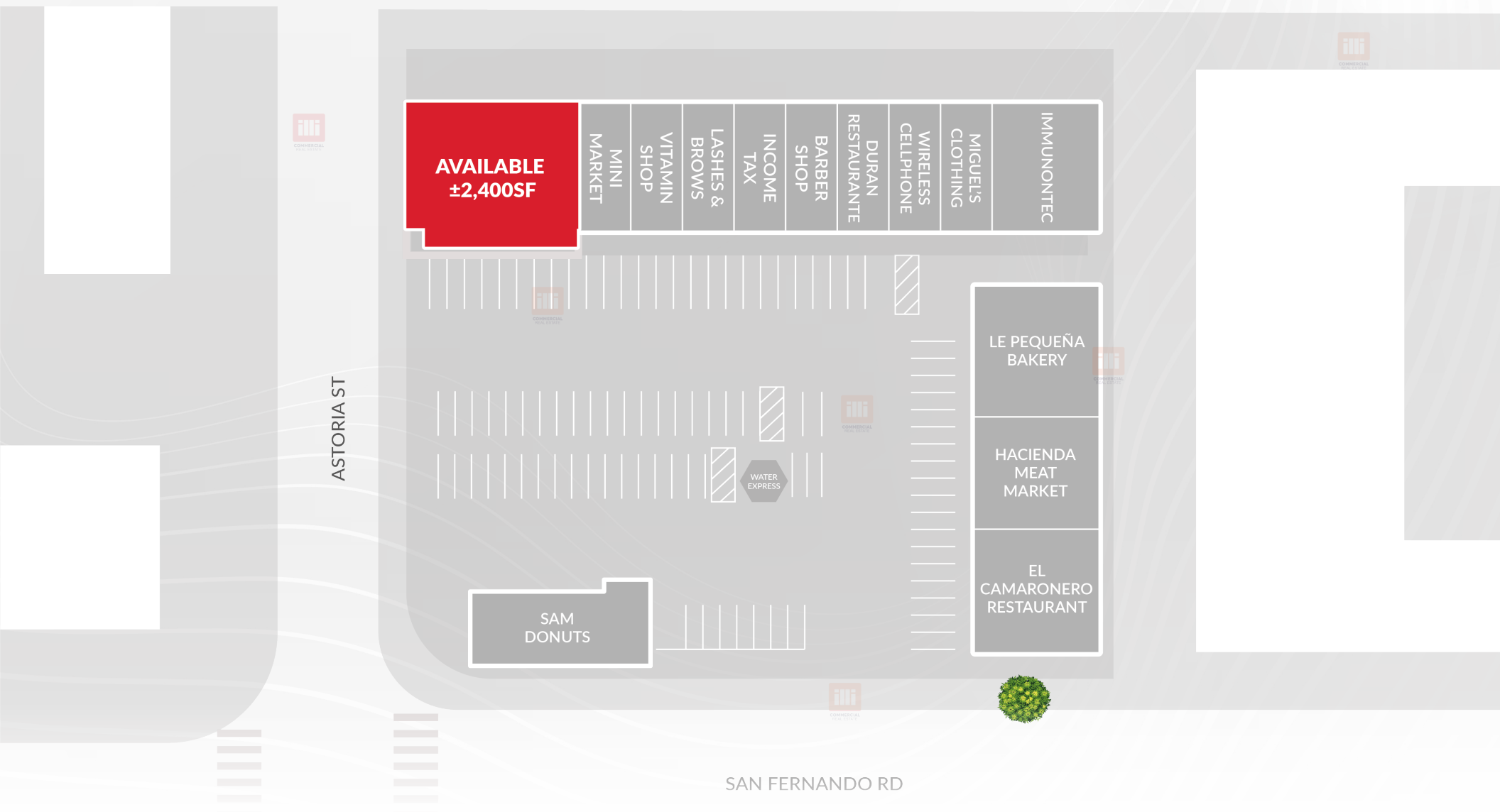
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# SITE PLAN

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Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.





**AVAILABLE**



**AERIAL MAP**





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