



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



**AVAILABLE**



# RETAIL SPACE AVAILABLE IN BUSY SHOPPING CENTER

13205-13243 Gladstone Avenue, Sylmar, CA 91342



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RETAIL SPACE  
SYLMAR, CA



**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.

# PROPERTY FEATURES

13205-13243 Gladstone Avenue, Sylmar, CA 91342







## APPROX. 2,000 SF

RETAIL SHELL SPACE IN BUSY SHOPPING CENTER

- ✓ Very busy shopping center
- ✓ National tenants include DD Discounts, Fitness 19, 99 cents store, Denny's and more
- ✓ 537 shared parking spaces

## AREA AMENITIES

- ✓ National tenant anchored shopping center
- ✓ Adjacent to the 210 freeway
- ✓ Surrounding tenants include Starbucks, Vallarta Supermarkets, Buffalo Wild Wings, Foot Locker, Chase Bank, Vons, Verizon, Shakey's Pizza Parlor, AutoZone, and more
- ✓ Close proximity to Olive View UCLA Medical Center
- ✓ Near Los Angeles Mission College and El Cariso Golf Course

— DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
 Population	32,679	82,555	137,084
 Avg. HH Income	\$94,064	\$96,960	\$93,493
 Daytime Pop	29,101	74,644	122,140
 Traffic Count	± 31,032 CPD ON GLADSTONE AVE & HUBBARD ST ± 120,066 CPD ON 210 FREEWAY		



Google



# AERIAL MAP



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