

**FOR LEASE**  
**Boutique Retail Location**  
**466** **FOOTHILL**  
**BLVD**  
**La Canada Flintridge**



## LEASE DETAILS

<b>SIZE:</b>	1,120 SF PRIME Retail Space
<b>SUITE:</b>	Space B
<b>ASKING RENT:</b>	\$3.25 / SF / MO
<b>NNN:</b>	\$0.75 / SF / MO
<b>POSSESSION:</b>	IMMEDIATE
<b>TERM:</b>	3-5 YEARS with options

## PROPERTY HIGHLIGHTS

- Signalized Corner location with high visibility on Foothill Blvd.
- Highly Affluent Demographics AHHI of \$339,650 in a 1 mi. radius
- Co-Tenants Include The Proper Restaurant & Bar, Constellation Coffee, Coram Design, and The UPS Store
- Parking: Ample 49 spaces on site
- Surrounding Retailers Include: Trader Joe's, Ralph's, Starbucks, Petco, McDonald's, Wells Fargo, Bank of America & Union Bank
- 2.2 miles from NASA's Jet Propulsion Laboratory with 7,000 employees and contractors and ranked #12 on Glassdoor's Employees' Choice Awards among large U.S. employers in the U.S.
- La Canada Flintridge ranks among Bloomberg's top 100 Richest places in America

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**NAI Capital**  
 COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## AREA DEMOGRAPHICS

466 Foothill  
BLVD.



### TRADE AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population:	8,206	81,447	281,801
Average HH Income:	\$339,650	\$204,783	\$166,732
Median Age:	47.1	43.0	41.7
Daytime Employment:	7,498	27,624	129,976
% College Graduates:	74.9%	53.0%	50.9%

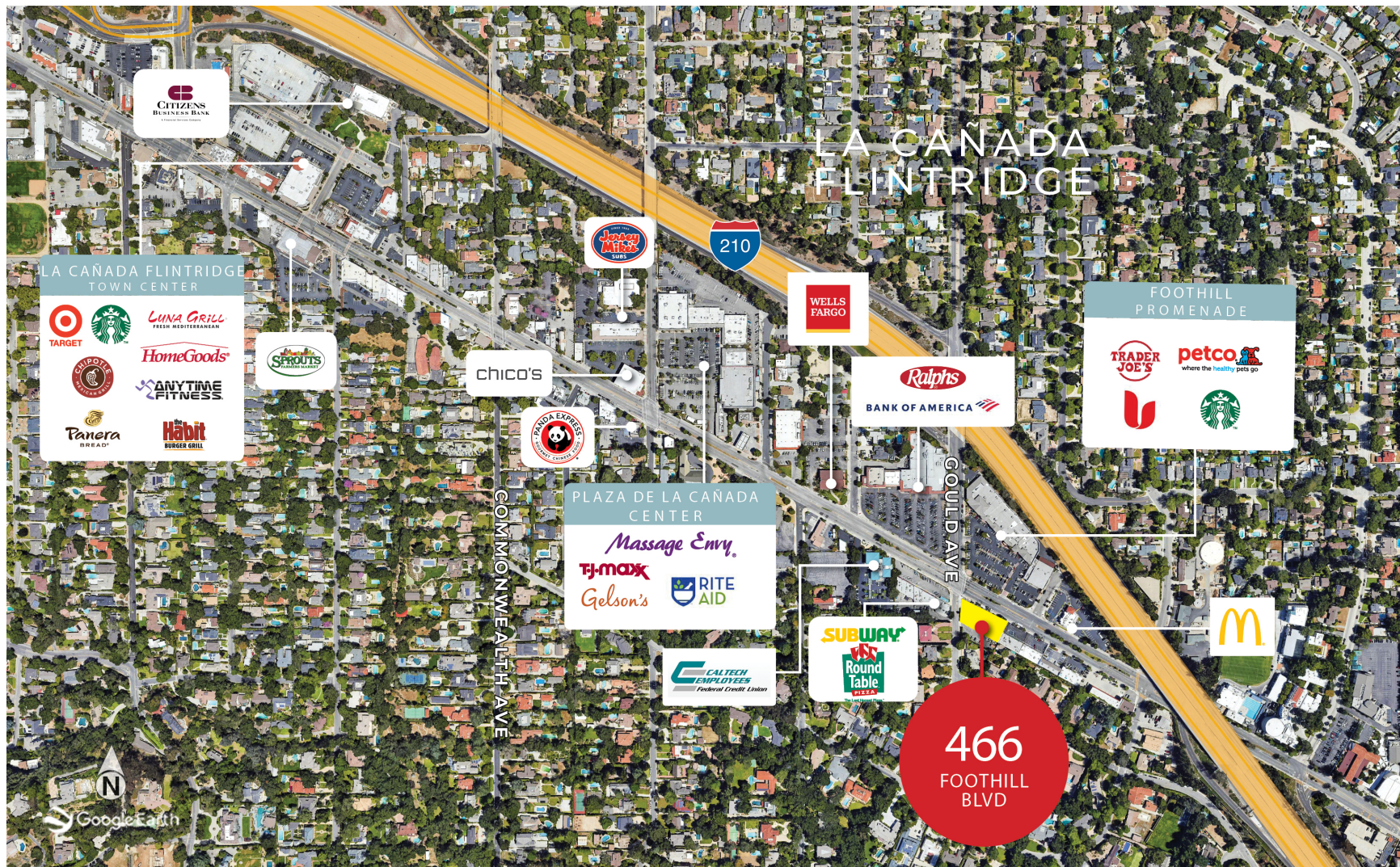
### TRAFFIC COUNT

210 Freeway:	162,000 Cars Per Day
Foothill Blvd & Gould Ave:	43,500 Cars Per Day



## RETAILER MAP

466 Foothill Blvd.



# 466 FOR LEASE

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FOOTHILL BLVD  
LA CAÑADA FLINTRIDGE  
CA 91011



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