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Offfice/Retail Spaces
For Lease

10258 - 10262 Foothill Boulevard, Lake View Terrace, CA 91342



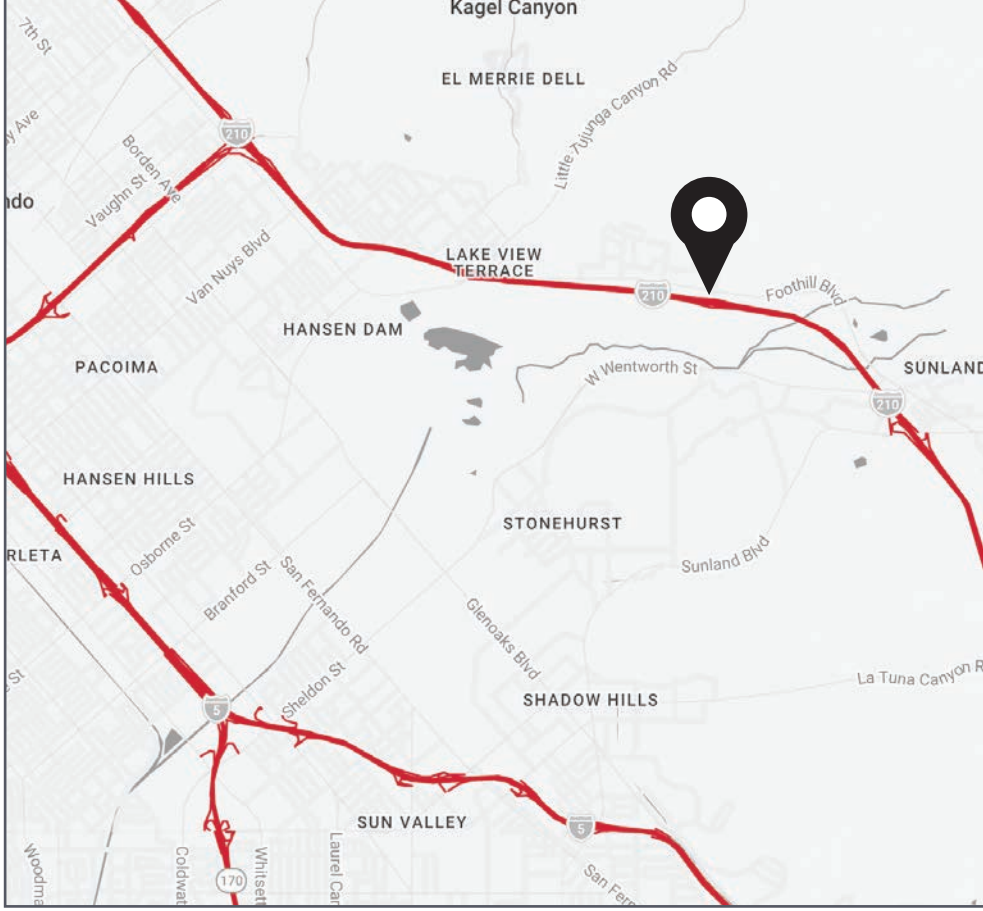
KENNY BURNS

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CALDRE #01227314

1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202
StevensonRealEstate.com
CALDRE #00983560

Offering Summary

AVAILABLE SPACE	1,150 SF - 2,300 SF
LEASE RATE	$1.30/SF/MO, NNN
NNN/CAM CHARGES	$0.45/SF/MO
TERM	1 - 5 Years
BUILDING SIZE	10,700 SF
LOT SIZE	23,530 SF
PARKING	2 Spaces/1,000 SF
ZONING	[Q]C2-1VL-K



Property Overview

10258 Foothill Boulevard: 1,150 square feet of office/retail space facing Foothill Boulevard. Large open space, with a storage room, and restroom. Virtual Tour: https://my.matterport.com/show/?m=XQqrkrWT7oX

10262 Foothill Boulevard: 1,150 square feet of office/retail space facing Foothill Boulevard. Large open space, with an office, kitchenette, storage room, and restroom. Virtual Tour: https://my.matterport.com/show/?m=jDkDJnyRa56

Located on the corner of Foothill Boulevard and Wheatland Avenue adjacent to the 210 Freeway exit and entrance, the property has excellent visibility and signage visible from the freeway. There is a traffic count of 7,274 cars per day on Foothill Boulevard and 107,003 cars per day on the 210 Freeway (per 2024/2025 MPSI estimate). Convenient surface parking and street parking are available. Please call listing agent for an appointment.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

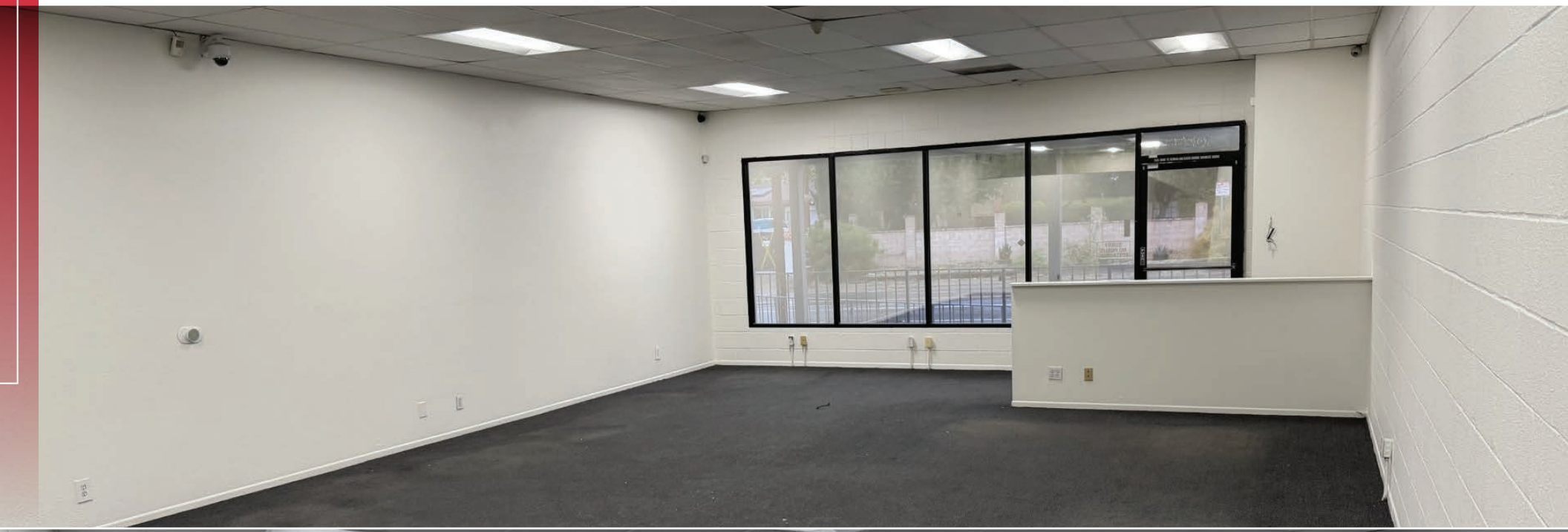
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Property Photos



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Property Photos - 10258 Foothill Blvd





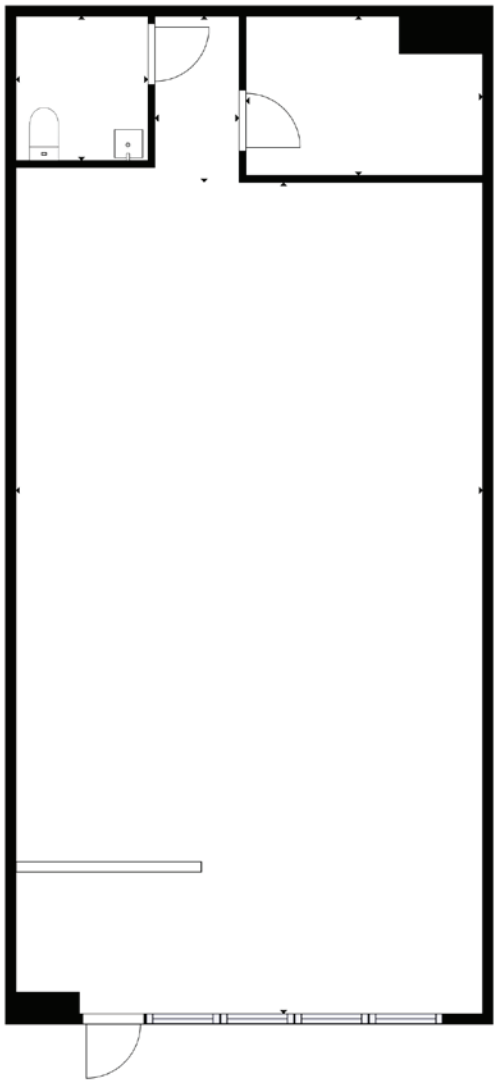
Property Photos - 10262 Foothill Blvd



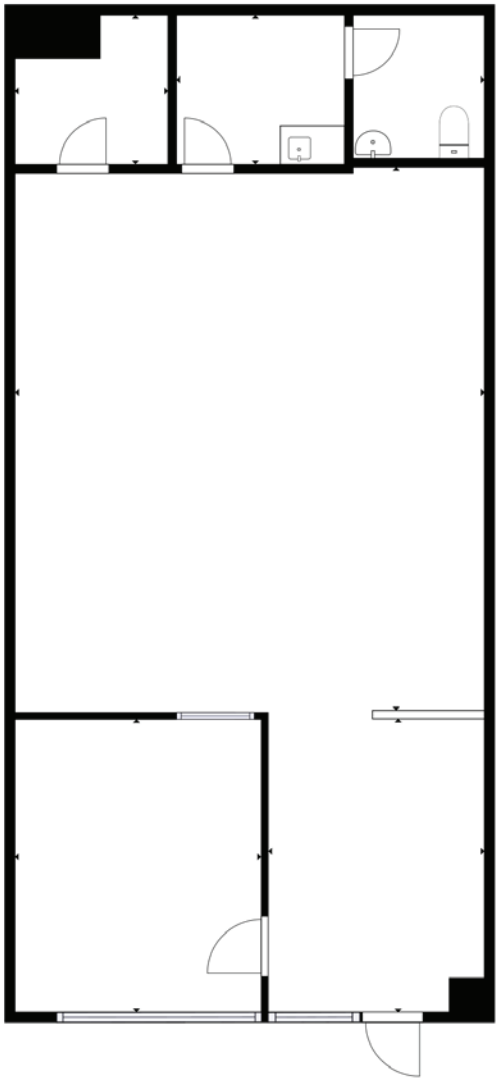


Floor Plans

10258 Foothill Boulevard



10262 Foothill Boulevard



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Location Map



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Demographics

1-MILE RADIUS SNAPSHOT

KEY FACTS

2,922
Population

3.0
Average Household Size

Median Age

$131,889
Median Household Income

EDUCATION

No High School Diploma

17.3%
High School Graduate

36.4%
Some College/ Associate's Degree

40.2%
Bachelor's/Grad/ Prof Degree

BUSINESS

Total Businesses

Total Employees

EMPLOYMENT

74.7%
White Collar

11.7%
Blue Collar

13.6%
Services

4.8%
Unemployment Rate

INCOME

$131,889
Median Household

$58,458
Per Capita Income

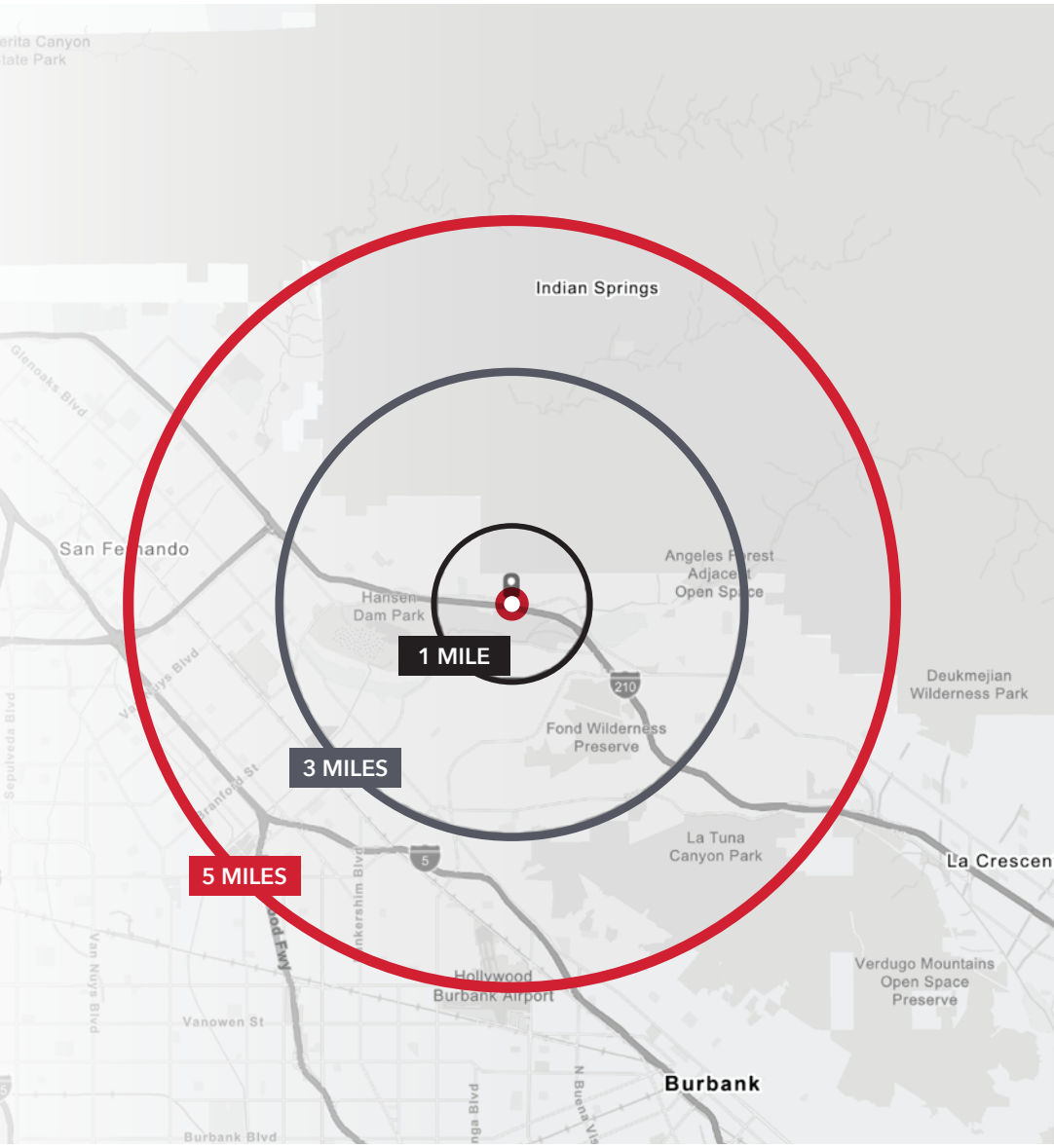
$1,022,737
Median Net Worth

2026 Households by income (Esri)

The largest group: $200,000+ (32.3%)

The smallest group: $25,000 - $34,999 (2.0%)

Indicator	Value	Diff
<$15,000	2.2%	-6.4%
$15,000 - $24,999	2.6%	-2.5%
$25,000 - $34,999	2.0%	-3.0%
$35,000 - $49,999	7.0%	-1.0%
$50,000 - $74,999	6.6%	-6.7%
$75,000 - $99,999	6.0%	-5.5%
$100,000 - $149,999	27.1%	+9.5%
$150,000 - $199,999	14.5%	+3.5%
$200,000+	32.3%	+12.3%



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,631	47,734	236,699
Households	873	15,539	68,756
Families	650	11,473	53,188
Average Household Size	3.01	3.00	3.38
Owner Occupied Housing Units	741	10,072	40,913
Renter Occupied Housing Units	132	5,467	27,843
Median Age	46.2	41.0	38.4
Median Household Income	$127,041	$101,684	$88,572
Average Household Income	$168,629	$128,707	$117,419

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For more information, please contact:

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