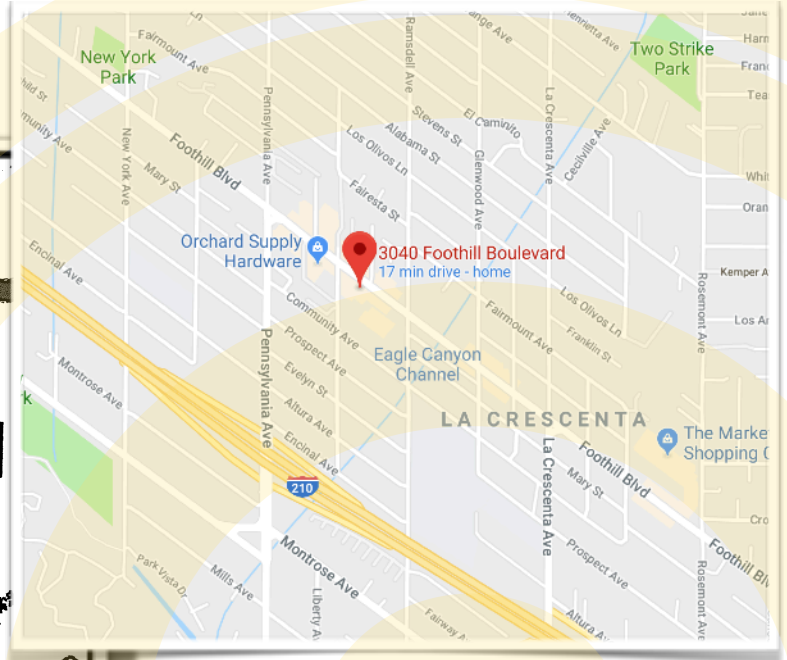


3040 Foothill Blvd, La Crescenta

Commercial Property Ground Lease

APN: 5801-010-048



Property Highlights

- Dedicated street parking
- Utilities and Sewer already on property
- Immediate possession
- Completely fenced
- Low CAMs
- Adjacent to residential and mixed-use Project
- High visibility location

Zoning:	LCC3
Available:	31,248 sq/ft*
Total:	41,487 sq/ft
Terms:	7yr
Rate:	Negotiable
Type:	NNN

Wayne Miller

CBRE 02049483

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