

# 7861 Foothill Blvd

Los Angeles, CA 91040

FOR SALE



**Alex Matevosian**

Broker

[alex@migcres.com](mailto:alex@migcres.com)

818.482.3830

CalDRE #DRE 02047572

**MIG** | **COMMERCIAL  
REAL ESTATE**  
SERVICES, INC

CalDRE #02211621 [migcres.com](http://migcres.com)

*MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.*



# Property Summary



## PROPERTY CHARACTERISTICS

- ▶ Two Addresses
- ▶ Zoning: C2-1VL
- ▶ 151 Foot Frontage on Foothill Blvd
- ▶ Large Facade and Signage
- ▶ Vacant
- ▶ Eligible for SBA Financing
- ▶ Newly Upgraded
- ▶ One ground-level loading door
- ▶ Electrical: 600amp 3-phase
- ▶ APN 2556-029-012

### Alex Matevosian

Broker  
alex@migcres.com  
818.482.3830  
CalDRE #DRE 02047572

## OFFERING SUMMARY

Sale Price:	\$1,995,000
Lot Size:	6,518 SF
Building Size:	5,825 SF

**MIG** | **COMMERCIAL**  
**REAL ESTATE**  
SERVICES, INC

CalDRE #02211621 [migcres.com](http://migcres.com)

# Property Description



The offering includes a structure measuring 5,825 square feet as per the assessor's records, but it also comes with an additional covered parking area spanning 1,000 square feet. This property boasts excellent visibility, situated with 151 feet of frontage along the bustling Foothill Blvd, where more than 27,000 vehicles pass by each day! Notably, this property comprises TWO distinct addresses, a significant advantage for an owner-user interested in occupying one portion while leasing out the other. With its versatile zoning, it is suitable for both retail and office purposes, offering remarkable potential for growth and profitability.

The existing use for this property is "retail" and falls within the "local emergency temporary regulations plan." It is eligible for SBA financing, providing owner-users with an opportunity to take advantage of a low down payment. The ownership has made significant upgrades to the property, including installing a new 600 amp - 3 phase electrical panel (approximately 5 years old), brand-new flooring, freshly applied paint, new lighting fixtures, the addition of two new skylights, modernized bathrooms, and the replacement of the roof about 5 years ago.

Furthermore, the property offers convenient access with a ground-level loading door accessible from the adjacent alley. This versatile space lends itself well to various business uses, such as a children's playground, furniture showroom, pharmacy, home health services, appliance store, and more.

Subject property is also equipped with a type 9 delivery license ready to go. Sell Cannabis goods to customers exclusively through delivery. Ideal for investors or users looking to break into the cannabis industry. Asking price for the license is \$200,000.00. Property comes with a temperature controlled room for inventory storage, wired security cameras throughout the property, and a backside customer delivery point. Buyer to do their own due diligence after purchase of license to ensure the facility is compliant with Department of Cannabis Control Compliance.

No guarantee, warranty or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyer & Buyer's Agent to do their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.

## Alex Matevosian

Broker

[alex@migcres.com](mailto:alex@migcres.com)

818.482.3830

CalDRE #DRE 02047572

**MIG** | **COMMERCIAL  
REAL ESTATE**  
SERVICES, INC

CalDRE #02211621 [migcres.com](http://migcres.com)

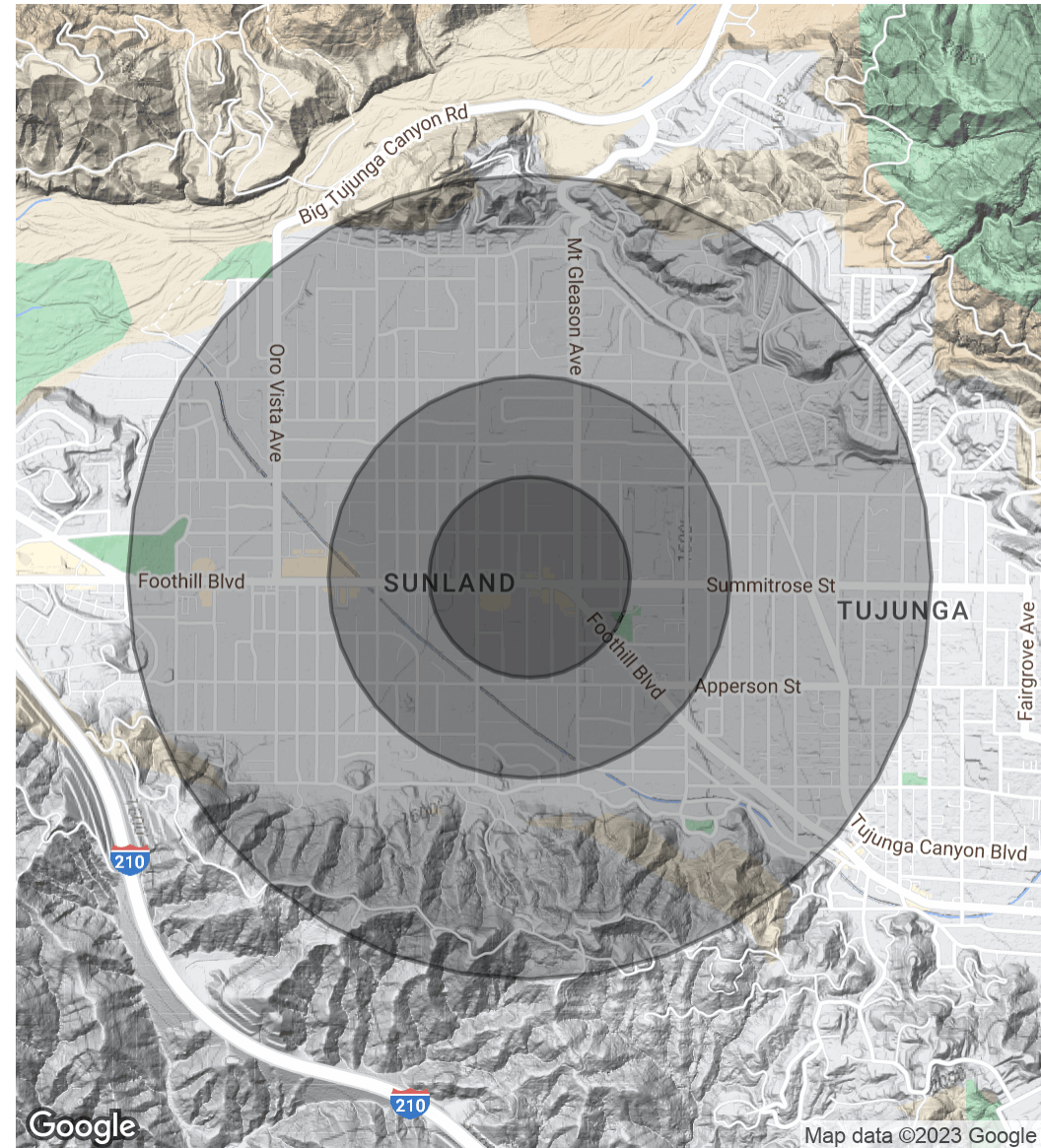


# Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,731	7,254	23,105
Average Age	45.6	45.7	44.2
Average Age (Male)	46.0	43.8	43.4
Average Age (Female)	47.2	48.6	45.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	708	2,879	9,113
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$74,748	\$86,052	\$85,684
Average House Value	\$517,765	\$533,357	\$537,524

\* Demographic data derived from 2020 ACS - US Census



## Alex Matevosian

Broker

alex@migcres.com

818.482.3830

CalDRE #DRE 02047572

**MIG** | **COMMERCIAL REAL ESTATE SERVICES, INC**

CalDRE #02211621 [migcres.com](http://migcres.com)



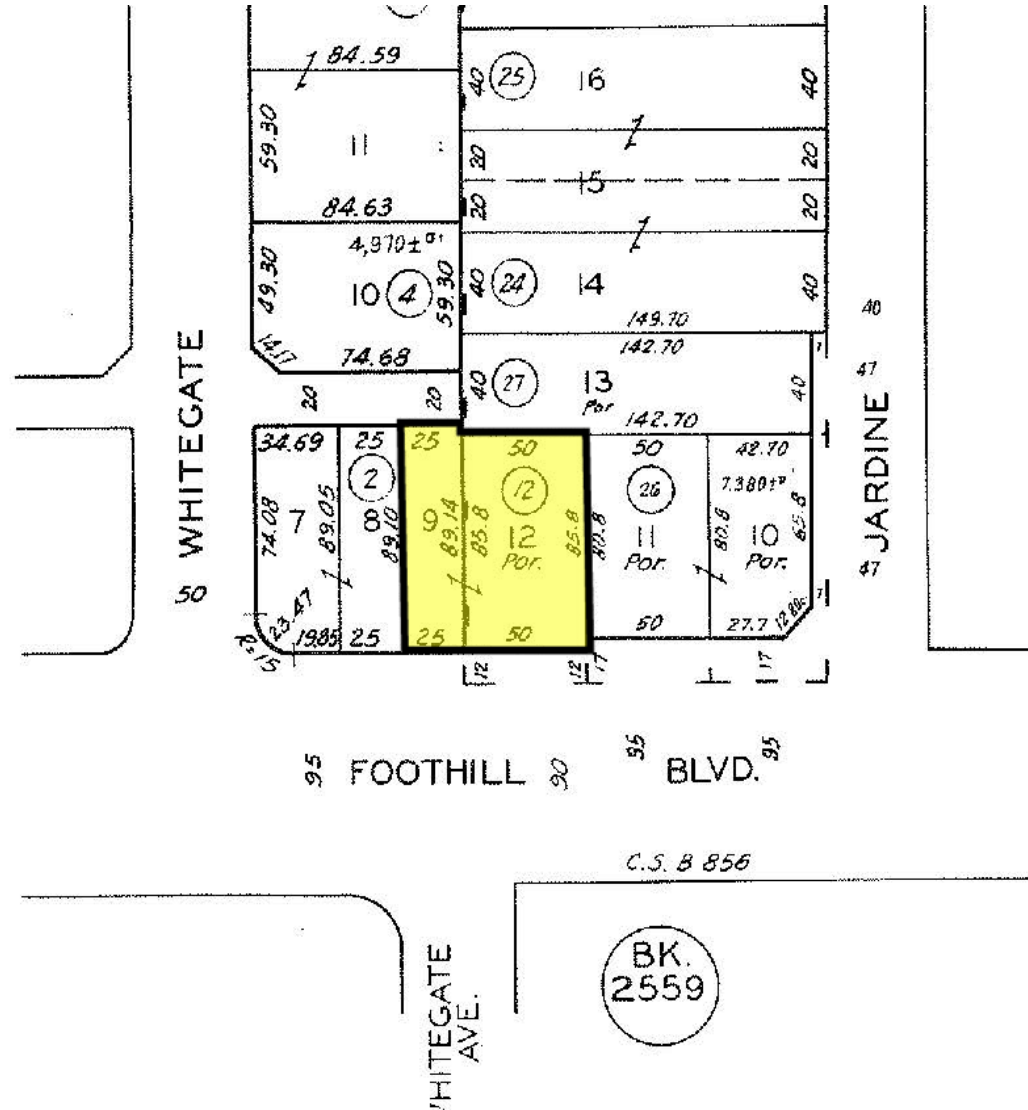
# Parcel Map

TRACT NO. 3829     M. B. 44 - 60  
 TRACT NO. 3985     M. B. 45 - 86  
 TRACT NO. 3488     M. B. 101 - 42

CODE  
13

FOR PREV. ASSM'T. SEE:  
2556 - 29

**Alex Matevosian**  
 Broker  
 alex@migcres.com  
 818.482.3830  
 CalDRE #DRE 02047572





# Zoning Map



Address: 7861 W FOOTHILL BLVD  
 APN #: 2556029012  
 PIN #: 204B193 92

Tract: TR 3829  
 Block: None  
 Lot: FR 12  
 Arb: 2

Zoning: C2-1VL  
 General Plan: Community Commercial



**Alex Matevosian**  
 Broker  
 alex@migcres.com  
 818.482.3830  
 CalDRE #DRE 02047572

**MIG COMMERCIAL REAL ESTATE SERVICES, INC**

CalDRE #02211621 migcres.com







# Additional Photos



**Alex Matevosian**  
Broker  
alex@migcres.com  
818.482.3830  
CalDRE #DRE 02047572

**MIG** | **COMMERCIAL**  
**REAL ESTATE**  
SERVICES, INC

CalDRE #02211621 [migcres.com](http://migcres.com)

*MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.*

# Regional Map



**Alex Matevosian**  
Broker  
alex@migcres.com  
818.482.3830  
CalDRE #DRE 02047572

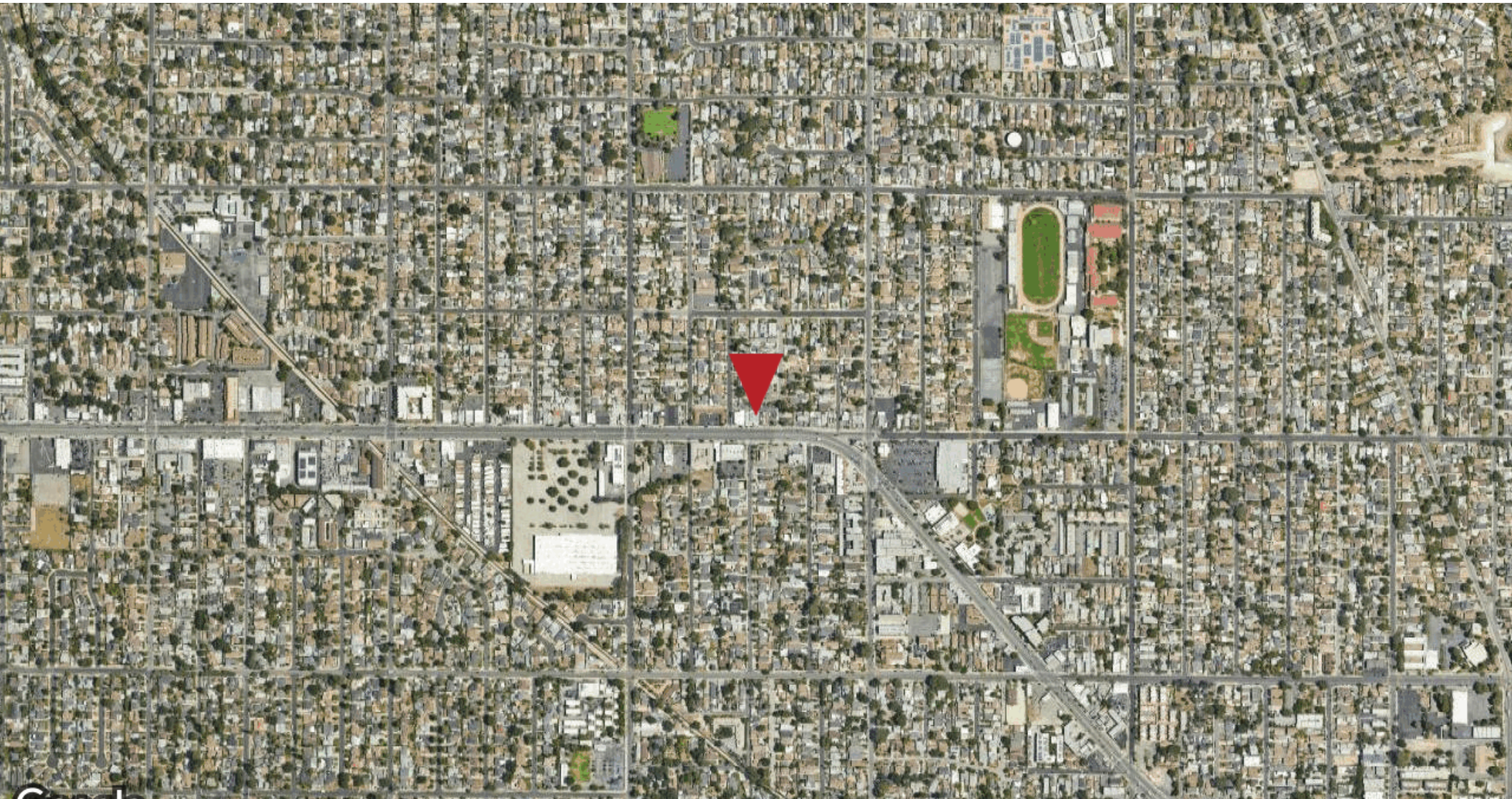
**MIG** | **COMMERCIAL**  
**REAL ESTATE**  
SERVICES, INC

CalDRE #02211621 [migcres.com](http://migcres.com)

*MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.*



# Aerial Map



Google Imagery ©2023 Airbus, CNES / Airbus, City of Glendale, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

**Alex Matevosian**

Broker

[alex@migcres.com](mailto:alex@migcres.com)

818.482.3830

CalDRE #DRE 02047572

**MIG** | **COMMERCIAL  
REAL ESTATE**  
SERVICES, INC

CalDRE #02211621 [migcres.com](http://migcres.com)

*MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.*