

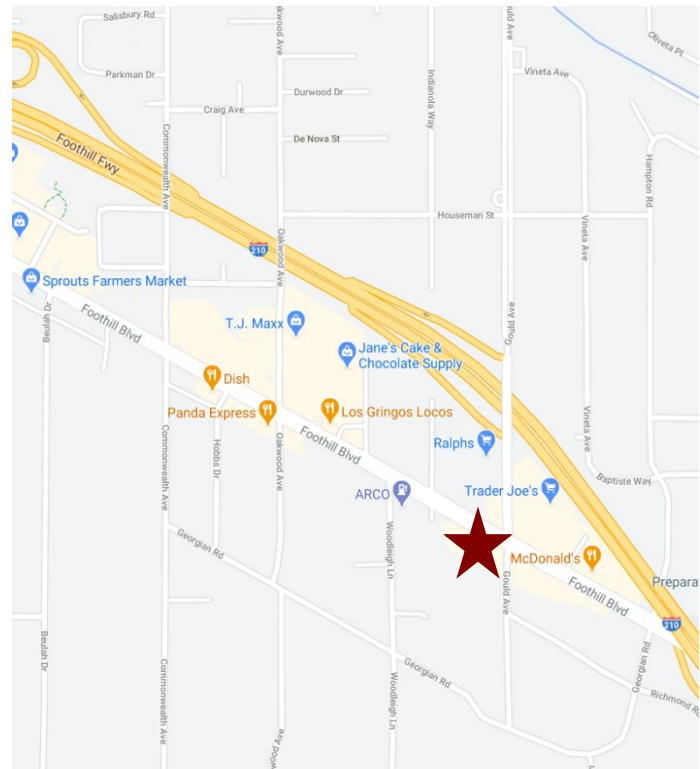
RETAIL SPACE FOR LEASE



522 FOOTHILL BOULEVARD, LA CAÑADA FLINTRIDGE, CA

FOR LEASE

- | | |
|---------------------|---|
| AVAILABLE | Approximately 1,300 sq. ft. |
| LEASE RATE | \$3.25 per sq. ft., NNN. |
| PARKING | 3/1,000 free of charge. Ample parking on lot fronting Foothill Boulevard and in rear of building. |
| NNN EXPENSES | \$0.63 per sq. ft. |
| AMENITIES | <ul style="list-style-type: none">* Great window lines and high ceilings.* Set up for an education center use or tutorial center.* Next to long term retailers and restaurants. Subways, Roundtable Pizza and T-Mobile.* Across the street from Ralphs, Trader Joes and McDonald's.* On heavy street traffic.* Close proximity to 210 freeway. |



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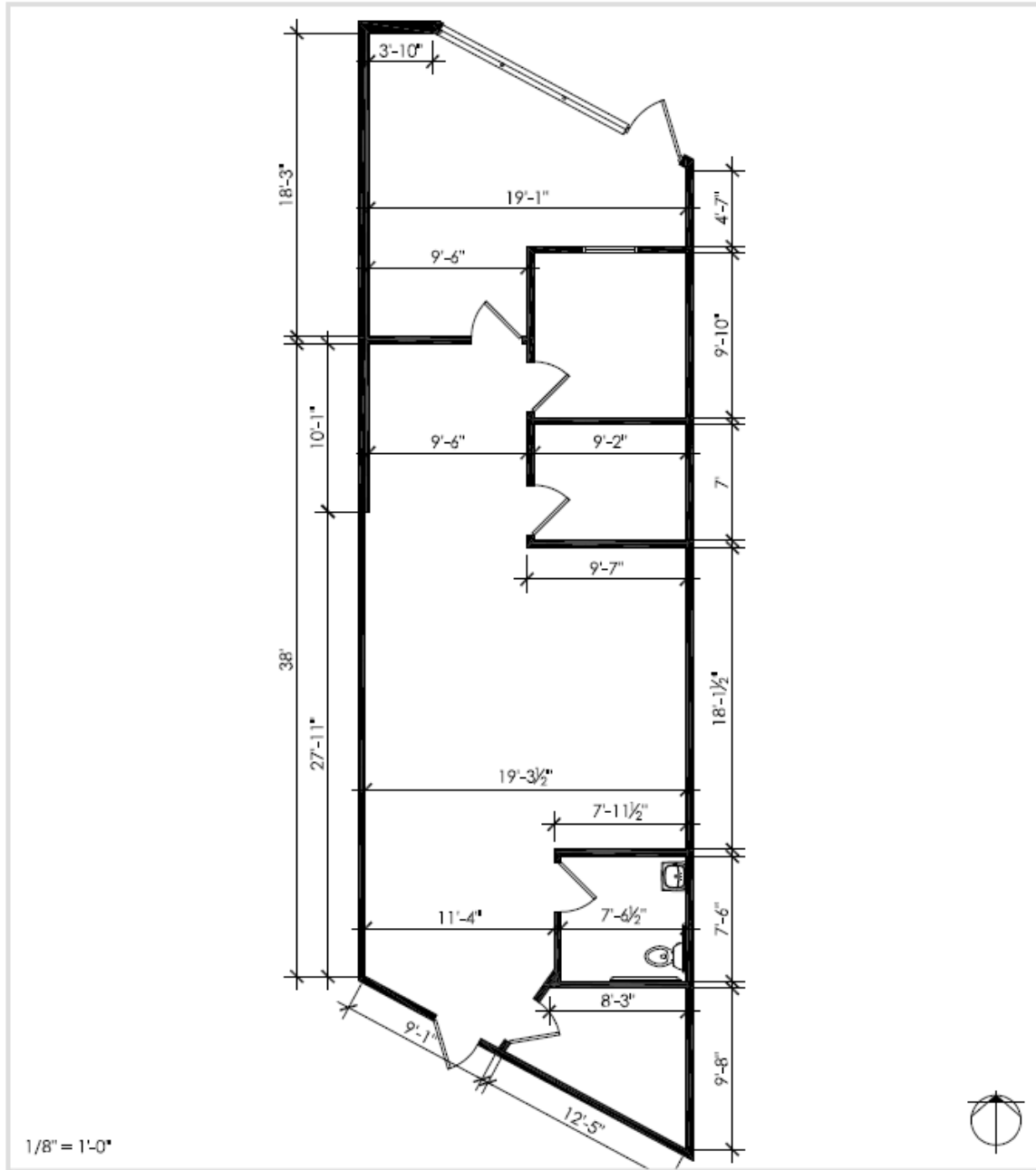
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522 FOOTHILL BOULEVARD

INTERIOR PICTURES



522 FOOTHILL BOULEVARD



1/8" = 1'-0"



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AMENITY MAP

