

RETAIL BUILDING FOR SALE OR LEASE



1101 Foothill Blvd., La Canada, CA 91011

Corner of Hill Street

1,788 square foot, free standing, signature building, corner location
Beautiful fully equipped hair salon, includes current product

10 on-site parking spaces (2 are tandem)
4,386 square feet of land in the Mixed Use 2 zoning
in Downtown Village Specific Plan (DVSP)
Ideal for many other uses in this zoning

Currently improved with client waiting area, reception counter,
8 stations, 3 wash stations, nail/pedicure area, esthetician room, full size re-
stroom, kitchen with laundry, mixing area with sink
and cabinets, storage area and more

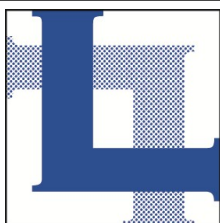
For Sale at \$1,800,000

OR

for Lease, 5-10 years at \$4.25 per square foot, per month, NNN
(Taxes & insurance projected at \$.82 per square foot, per month)

Exclusively represented by
Paul P. Locker, CCIM, SIOR, PMC (DRE Lic. No. 01220314)

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**LOCKER
REALTY CORP.**

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