

# Sylmar Towne Center

12629 - 12721 Glenoaks Boulevard, Sylmar, CA 91342

## Prime Leasing Opportunity in Sylmar

Sylmar Towne Center is home to a thriving community of retailers including Food 4 Less, CVS, Ross, and The Habit. With a trade area population of over 355,000 people within a 5-mile radius, this location offers a prime opportunity for businesses to reach a large customer base and expand their sales.

The recently remodeled façade gives the center a superior look and feel compared to other retail competitors in the area. Small Shop spaces ranging from 1,000 – 4,000 square feet are available for immediate leasing.

The site is easily accessible from major freeways (210, 118, and 5) with over 500,000 VPD. Don't miss out on this incredible leasing opportunity!



## Highlights

**Total SF:** 148,000

**Parking Spaces:** 502

**Type:** Retail Center

**Parking Ratio:** 3.39/1,000



### Population

1 mile: 40,422

3 miles: 171,111\*

5 miles: 355,046



### Avg. Household Income

1 mile: \$109,384

3 miles: \$114,874

5 miles: \$117,989



### Traffic Count

Over 30,100 VPD at the intersection of Glenoaks Boulevard and Hubbard Street

\*82.2% Latino population within a 3-mile radius



**PRIMESTOR**

9950 Jefferson Blvd.  
Building 2  
Culver City, CA 90232

[www.primestor.com](http://www.primestor.com)

## Leasing Contact

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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended as a reference only.



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Unit	Tenant	Sq. Ft.
12629	O'Reilly Auto Parts	6,960
12631A	The Habit Burger Grill	2,400
12631B	Ono Hawaiian BBQ	1,400
12633	China Express	1,600
<b>12635</b>	<b>AVAILABLE</b>	<b>2,086</b>
12637	World Donuts	1,150
<b>12639</b>	<b>AVAILABLE</b>	<b>3,374</b>
12643	Fashion 2000 Hair and Nail Spa	1,600
12645	La Michoacana Plus	1,600
12647	Fred Loya Insurance	1,600
<b>12649</b>	<b>AVAILABLE</b>	<b>1,635</b>
12651	AT&T	1,490
12653	Brite Smile Family Dentistry	1,600
12655	Reserved	2,394
12659	Popeye's	1,200
12661	Sylmar Eye Care Optometry	1,186
12663	Fashion Boomy	4,000
<b>12667</b>	<b>AVAILABLE</b>	<b>1,000</b>
12669	One Main Financial	1,762
12677	Tia Chucha's Centro Cultural	3,000
12683	Bank of America	8,000
12689	Food 4 Less	42,520
12717	CVS Pharmacy	26,873
12717A	Ross Dress For Less	23,992
12721	Mattress Firm	4,000

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