

# Foothill Marketplace

## CITY VISION

High development intensities along Foothill Boulevard, particularly adjacent to city centers. Uses comprise of medium-high and high density residential and a broad range of commercial uses.



AVAILABLE

**FOR LEASE**

1,200-25,015 SF

12449-12899 Foothill Blvd.

## APN

0229-031-27-0000

0229-031-29-0000

0229-031-31-0000

0229-031-32-0000

0229-031-33-0000

0229-031-37-0000

0229-031-39-0000

0229-031-40-0000

0229-031-41-0000

## LAND SIZE

7.18 ac.

## GENERAL PLAN

City Corridor High (MU)

## ZONING

Corridor 2 Zone (CO2)

## PERMITTED USES

- Mixed-use residential
- General Retail
- Personal Services
- Banks
- Restaurants / Cafes



## Prime Location

Foothill Blvd. (Historic Route 66) and I-15 Freeway.



## Access

Signalized intersection and dedicated turn lane



## Anchors

Walmart, Living Spaces and Food 4 Less

