



Subject

186 VILLAGE COURT / SAN DIMAS, CA 91773

EASTERN SGV BOX FOR SALE/FOR LEASE

HIGH VOLUME SPACE IN LOWE'S ANCHORED CENTER

Retail Box Opportunity

±19,960 SF up to ±46,082 SF on ≈3.44 Acres

Represented by





SUITE A

±26,122 SF AVAILABLE

SUITE B

±19,960 SF AVAILABLE

Deliverable 2/1/2028
with potential for
earlier availability -
Call for details.

TOTAL ±46,082 SF

**PROMINENT PYLON SIGNAGE
WITH FREEWAY EXPOSURE**



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FOR SALE/FOR LEASE

Retail Box Opportunity

CALL FOR PRICING

PLEASE DO NOT DISTURB EXISTING TENANTS

Available: ±19,960 SF up to ±46,082 SF

Land Area: ≈3.44 Acres (≈149,846 SF)

Parking Ratio: 4.04/1,000 SF (Surface ±186)

APN: 8386-008-057

Zoning: CG

Frontage: Village Ct 1,200', W Bonita Ave 474'



- Site presents a unique owner/user opportunity OR future investor with an excellent upside through lease-up opportunity in a desirable location
- San Gabriel Valley location offering access to a dense and stable consumer base
- Freeway fronting along the trafficked CA-57 fwy (over 151K car per day)
- Strong tenant synergy with Lowe's, McDonald's, Popeye's; drawing consumers to the trade area and promoting crossover tenant exposures to the site
- Ample on-site parking
- End-cap location with rear loading capabilities

SAN DIMAS

2 Mi

- STAPLES
- BevMo!
- BOB'S DISCOUNT FURNITURE
- IN-N-OUT BURGER
- PETSMART
- AMC THEATRES
- WALMART
- KOHL'S
- OLD NAVY
- HomeGoods
- TILLYS
- 24 FITNESS
- Planet Fitness
- chili's
- crumbl COOKIES
- Wendy's
- ULTA
- Wendy's
- Cane's
- BEST BUY
- BARNES & NOBLE

- VCA Animal Hospitals
- McDonald's
- CHASE
- STATER BROS. MEATS
- See's CANDIES
- TOYOTA
- Ford
- CHEVROLET

- Glendora Country Club

210 Fwy

210

210

U.S. ROUTE 66

- Panera BREAD
- Olive Garden
- COSTCO WHOLESALE
- Cafe Rio
- Wendy's
- PANDA EXPRESS
- Habit

- WAL-MART SUPERCENTER
- PACIFIC SALES
- planet fitness
- Sola
- Red Robin

- STATER BROS. MEATS

- HARBOR FREIGHT TOOLS
- Smart & Final
- Durlington
- TJ-maxx
- BIG 5
- COLD STONE
- FLAME & BROILER

- ACE

- Albertsons
- DOLLAR TREE

- San Dimas Community Hospital

- target
- petco
- at&t
- Great Clips
- DAISO
- SKETCHERS OUTLET
- Total Wine & MORE
- Phenix
- TRADER JOE'S
- ROSS DRESSES FOR LESS

- WORLD MARKET
- BOOT BARN
- Applebee's
- penny's

LAVERNE

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The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

EST. DEMOGRAPHICS	one mile	three miles	five miles
Population	11,431	101,248	292,365
Total Daytime Population	22,149	98,578	275,428
Median Age	42.1	43.1	39.5
Average Family Size	3.23	3.15	3.33
Median Household Income	\$96,906	\$114,382	\$101,679
Average Household Income	\$125,526	\$146,262	\$132,309

Surrounding Trade Area

ESTIMATE 2025 *SOURCE: ESRI & DATA USA





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