

BIXBY HACIENDA PLAZA

±960 SF - ±1,920 SF AVAILABLE FOR LEASE

17120 Colima Road, Hacienda Heights, CA 91745



South Azusa Ave

Colima Road - ±72,000 CPD

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PROGRESSIVE
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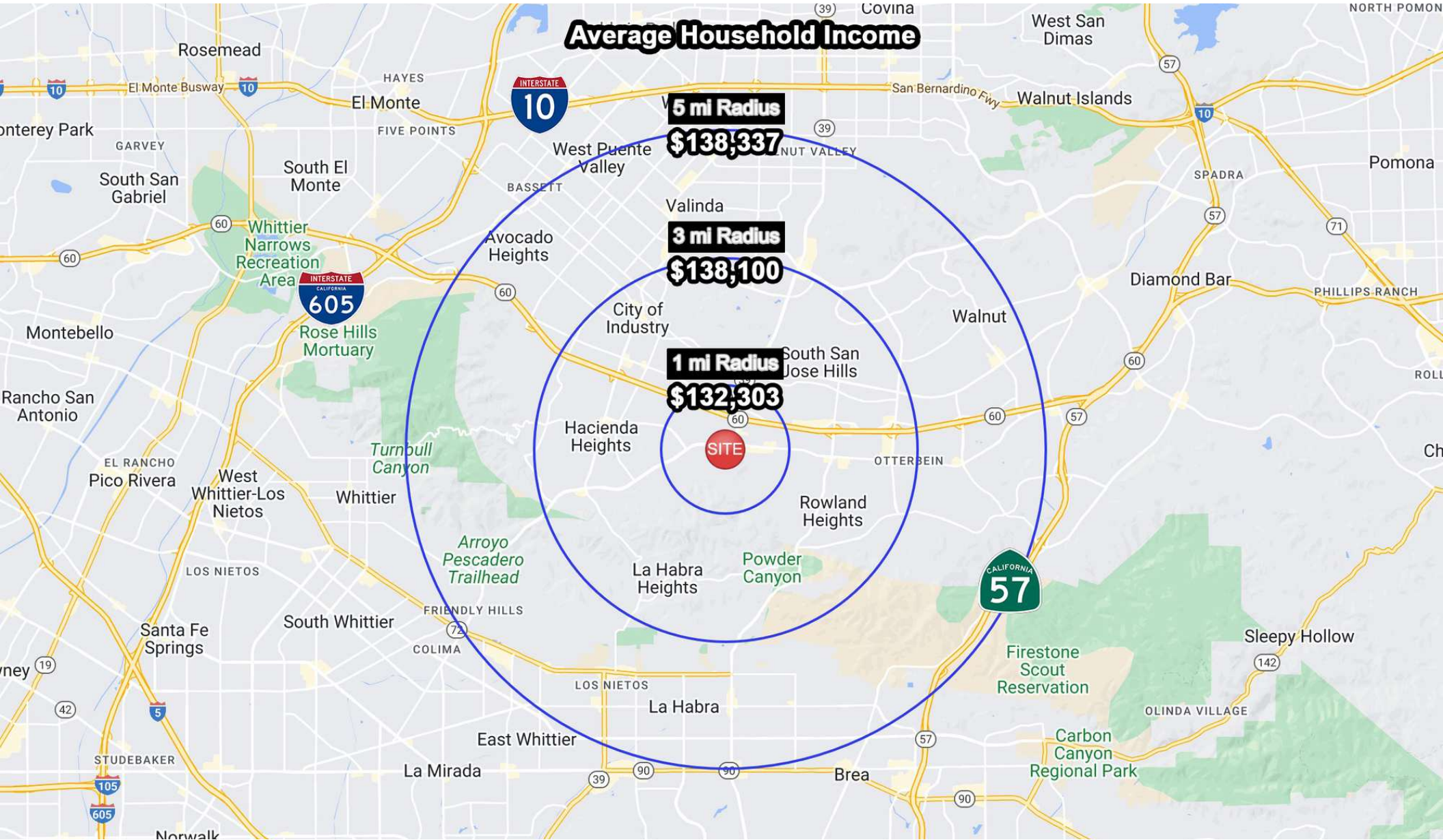
PROPERTY OVERVIEW



HIGHLIGHTS

- ±960 SF former restaurant available.
- ±1,080 SF - ±1,920 SF shop space available
- The shopping center is anchored by 168 Market, Daiso, and a group of high performance restaurants led by Yakiya Premium Japanese BBQ, 85 Degree, Uncle Tetsu, Delicious Food Corner, Panda Express, El Pollo Loco, Spicy Impression, and many more.
- It is located on the southwest corner of Colima Road and Azusa Ave, which experiences extremely high traffic volume of approximately over ±72,000 cars per day.
- The trade area is affluent, with an average income above \$138,100 per year within 3 miles.
- It is adjacent to Courtyard by Marriott (150 rooms) and across the street from the regional Puente Hills shopping mall.
- The shopping center offers convenient proximity to the 60 Freeway

LOCATION MAP



SITE PLAN



17184 COLIMA ROAD HACIENDA HEIGHTS, CA 91745		
UNIT	TENANT	SF
17110-A	Cowboy Café	1,152
17110-B	Spicy Impression	1,232
17110-C	BBQ Chicken	1,000
17110-D	Sun Beauty Salon	990
17110-E	Coco	990
17110-F	Lease Pending	990
17110-G	Available	960
17110-H & I	Vietnamese Restaurant	2,700
17120	168 Market	44,128
17128	UPS Store	1,440
17130	Emerald Health Center	12,000
17134-F	AT&T	2,400
17134-E	Medical	1,200
17134-D	Potentially Available	1,080
17134-C/D	Potentially Available	1,920
17134-A	State Farm	1,080
17138-E	UX Parcel	1,200
17138-D	Mathnasium	1,200
17138-C	Sumi Lashes	1,200
17138-B	Hair & Scalp Spa	1,680
17138-A	US Art Center	1,680
17142-E	Tamaya Restaurant	1,200
17142-D	Code Ninja	1,200
17142-C	H&R Block	1,080
17142-B	Lotus Salon	1,080
17160-D	Miniso	5,930
17160-B	Tri-city Smiles	5,000
17160-A	Daiso	10,000
17170-A	85°C Bakery Cafe	4,380
17170-D	Uncle Tetsu	1,080
17170-E	Wen Art Hsiang Art	1,080
17170-F/G	Pharmacy	2,160
17170-H	Delicious Food Corner	3,300
17180	Icbc Bank	3,100
17182	El Pollo Loco	2,100
17184	Panda Express	2,600
17188-A	Mega Bank	3,000
17188-B	Artline Med Spa	2,000
17188-C	Yakiya	2,500

 Available
 Potentially Available
 In Lease Available

RETAILER MAP IMMEDIATE VICINITY



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AVAILABLE SPACES PHOTOS



Former Foot Massage (990 SF)
Space 17110-F (In-Line)



Former Restaurant (960 SF)
Space 17110-G (In-Line)

PHOTOS OF MONUMENT SIGNAGE



PHOTOS OF CO-TENANTS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION			
2025 Total Population	12,012	122,535	346,681
2025 Median Age	46.2	40.5	40.2
2025 Total Households	4,200	36,701	105,641
2025 Average Household Size	2.9	3.3	3.3
INCOME			
2025 Average Household Income	\$132,303	\$138,100	\$138,337
2025 Median Household Income	\$101,532	\$105,558	\$107,699
2025 Per Capita Income	\$46,272	\$41,413	\$42,251
BUSINESS SUMMARY			
2025 Total Businesses	832	6,355	16,577
2025 Total Employees	6,684	54,589	137,319

South Azusa Ave
 Colima Road - ±54,920 CPD