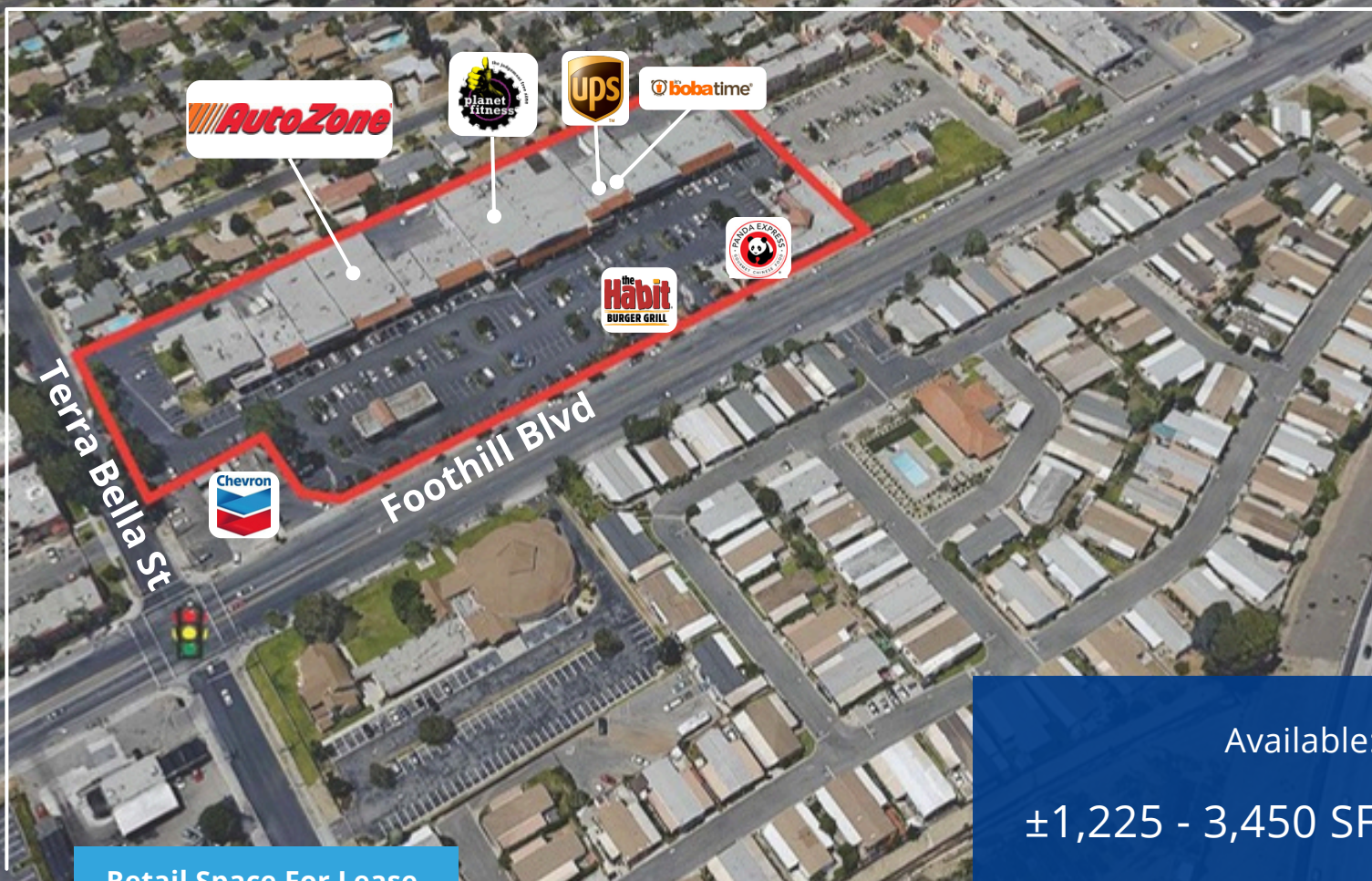




Retail Space For Lease

## Lake View Terrace Village

11912-11998 Foothill Blvd  
Lake View Terrace, CA, 91343

### Property Highlights

- Established 78,000 SF neighborhood shopping center with multiple national tenants
- Tenants include Auto Zone, Planet Fitness, The Habit, Panda Express, Boba Time, and more.
- Two large pylon signs available for maximum exposure along Foothill Blvd
- Located along a major thoroughfare and in close proximity to the 210 and 118 Freeways
- Strong three-mile demographics with over 150,000 residents, 34,000 households, a daytime population of 42,000, and average household income over \$86,000
- Traffic Counts: ±20,078 CPD (Foothill Blvd)

Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Available:

±1,225 - 3,450 SF

**Contact us:**  
**(323) 609 3172**

**Alex LaRosa**  
alex.larosa@colliers.com

**James Rodriguez**  
james.rodriguez@colliers.com

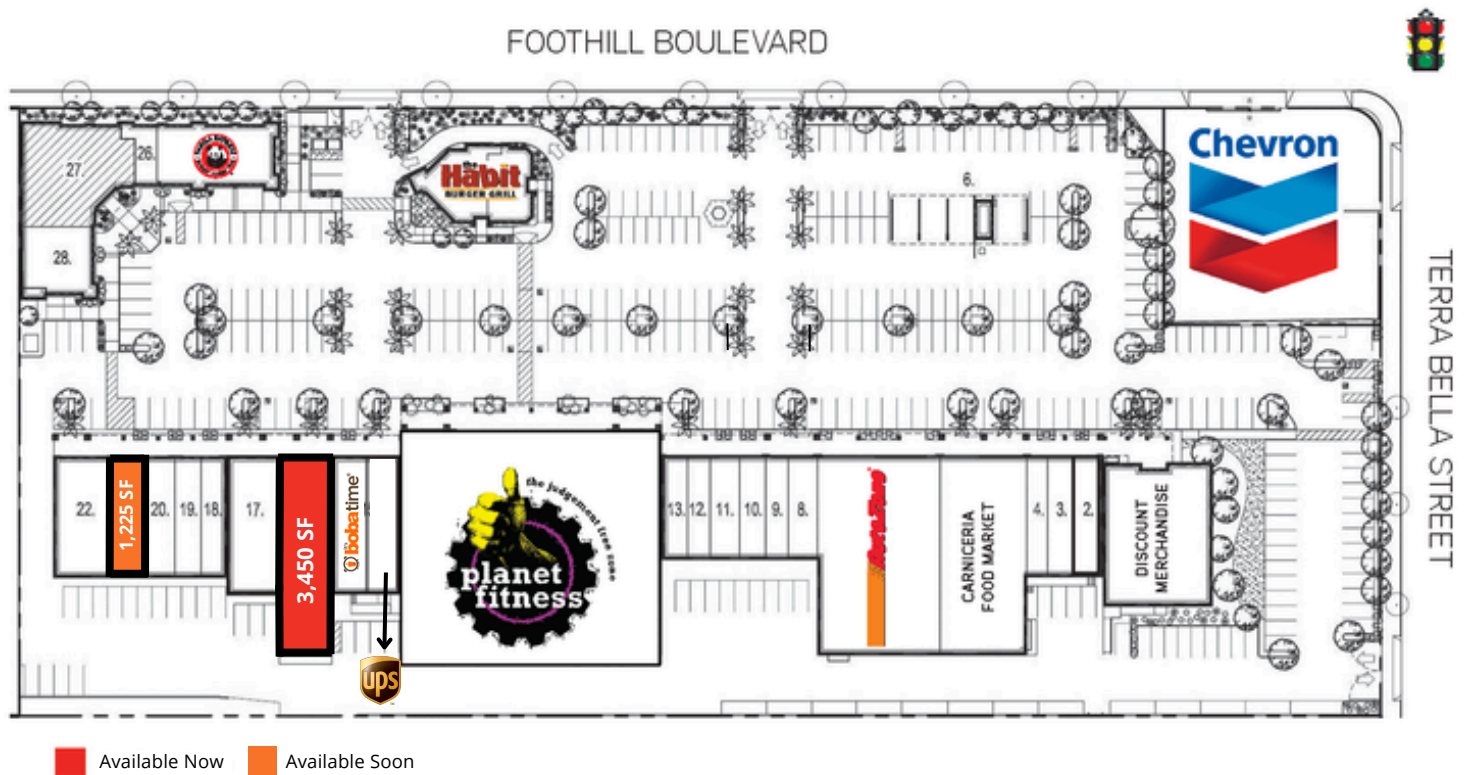
**Michael Bohorquez**  
michael.bohorquez@colliers.com

**Colliers**

**Colliers International**  
865 S. Figueroa St., Suite 3500  
Los Angeles, CA 90017

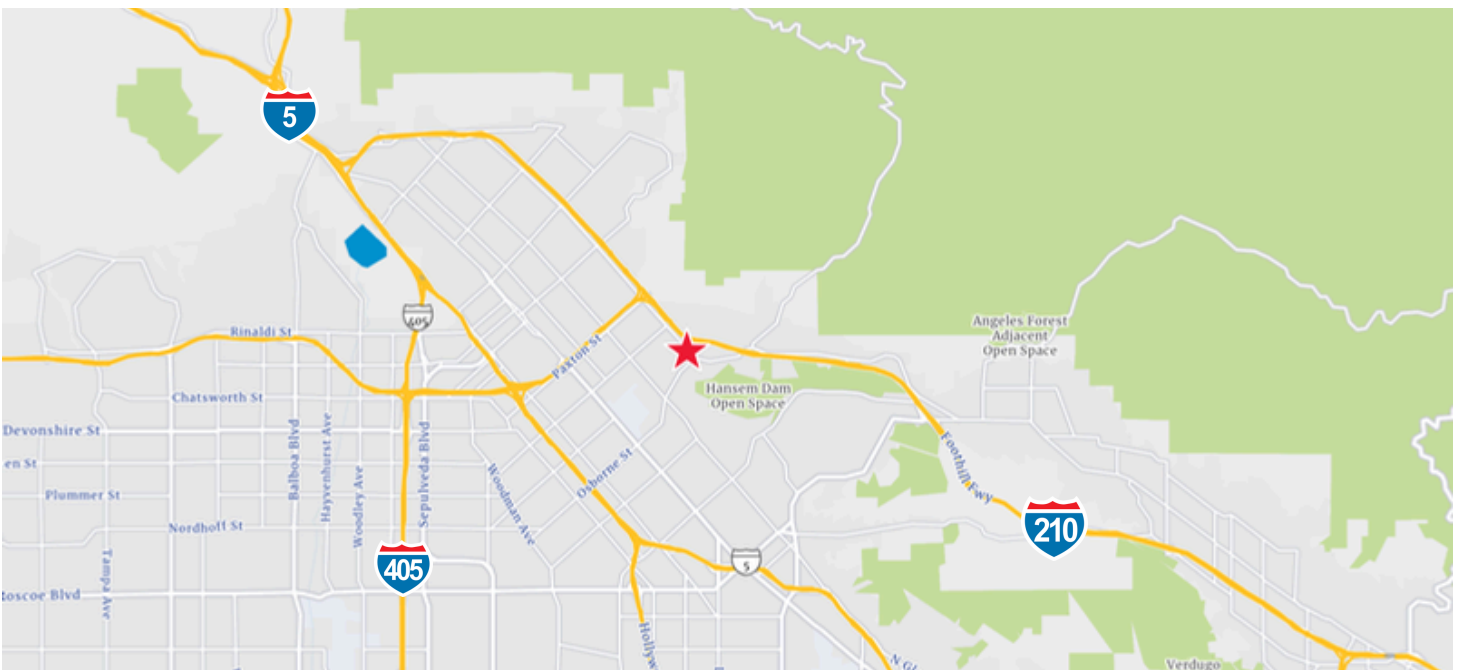


# Site Plan & Aerial





# Location Maps



# Demographics

|                                                       | 1 mile radius | 3 mile radius | 5 mile radius |
|-------------------------------------------------------|---------------|---------------|---------------|
| <b>Current Year Summary</b>                           |               |               |               |
| Total Population                                      | 28,879        | 150,085       | 428,127       |
| Total Households                                      | 6,680         | 34,393        | 106,852       |
| Total Family Households                               | 5,548         | 28,952        | 86,798        |
| Average Household Size                                | 4.23          | 4.32          | 3.97          |
| Median Age                                            | 30.7          | 31.9          | 33.4          |
| Population Age 25+                                    | 17,458        | 92,949        | 275,380       |
| 2010-2021 Population: Annual Growth Rate (CAGR)       | 0.31%         | 0.28%         | 0.29%         |
| <b>Five Year Projected Trends: Annual Rate (CAGR)</b> |               |               |               |
| Population                                            | 0.11%         | 0.10%         | 0.13%         |
| Households                                            | 0.04%         | 0.04%         | 0.05%         |
| Families                                              | 0.09%         | 0.08%         | 0.10%         |
| Median Household Income                               | 3.08%         | 2.85%         | 3.03%         |
| <b>Current Year Population by Sex</b>                 |               |               |               |
| Male Population                                       | 14,460        | 75,739        | 214,563       |
| % Male                                                | 50.1%         | 50.5%         | 50.1%         |
| Female Population                                     | 14,419        | 74,345        | 213,563       |
| % Female                                              | 49.9%         | 49.5%         | 49.9%         |
| <b>Current Year Race and Ethnicity</b>                |               |               |               |
| Total                                                 | 28,881        | 150,085       | 428,127       |
| White Alone                                           | 42.4%         | 46.6%         | 47.1%         |
| Black Alone                                           | 9.0%          | 3.8%          | 3.1%          |
| American Indian Alone                                 | 0.6%          | 0.9%          | 0.8%          |
| Asian Alone                                           | 5.4%          | 3.7%          | 8.6%          |
| Pacific Islander Alone                                | 0.1%          | 0.1%          | 0.1%          |
| Some Other Race Alone                                 | 38.2%         | 40.8%         | 36.0%         |
| Two or More Races                                     | 4.3%          | 4.1%          | 4.3%          |
| Hispanic Origin                                       | 79.4%         | 84.6%         | 75.4%         |
| Diversity Index                                       | 87.1          | 83.7          | 85.5          |
| <b>Current Year Educational Attainment</b>            |               |               |               |
| Total                                                 | 17,457        | 92,949        | 275,382       |
| Less than 9th Grade                                   | 19.5%         | 22.9%         | 18.8%         |
| 9th - 12th Grade, No Diploma                          | 14.5%         | 13.8%         | 12.0%         |
| High School Graduate                                  | 25.2%         | 25.6%         | 24.8%         |
| GED/Alternative Credential                            | 2.0%          | 2.4%          | 2.3%          |
| Some College, No Degree                               | 16.1%         | 15.4%         | 17.0%         |
| Associate Degree                                      | 6.2%          | 5.4%          | 6.3%          |
| Bachelor's Degree                                     | 12.3%         | 10.8%         | 14.5%         |
| Graduate/Professional Degree                          | 4.3%          | 3.7%          | 4.4%          |
| <b>Current Year Income and Households Summary</b>     |               |               |               |
| Median Household Income                               | \$59,387      | \$67,841      | \$67,999      |
| Average Household Income                              | \$78,228      | \$86,027      | \$85,311      |
| Per Capita Income                                     | \$18,186      | \$19,749      | \$21,356      |
| <b>Current Year Summary Business Data</b>             |               |               |               |
| Total Businesses                                      | 367           | 3,860         | 10,137        |
| Total Daytime Population                              | 23,873        | 132,691       | 366,254       |
| Daytime Population: Workers                           | 6,077         | 42,941        | 118,643       |
| Daytime Population: Residents                         | 17,796        | 89,750        | 247,611       |

## Contact

**James Rodriguez**

james.rodriguez@colliers.com

**Michael Bohorquez**

michael.bohorquez@colliers.com

**Alex LaRosa**

alex.larosa@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2021. All rights reserved.