

±1,250 SF - ±2,750 SF AVAILABLE FOR LEASE

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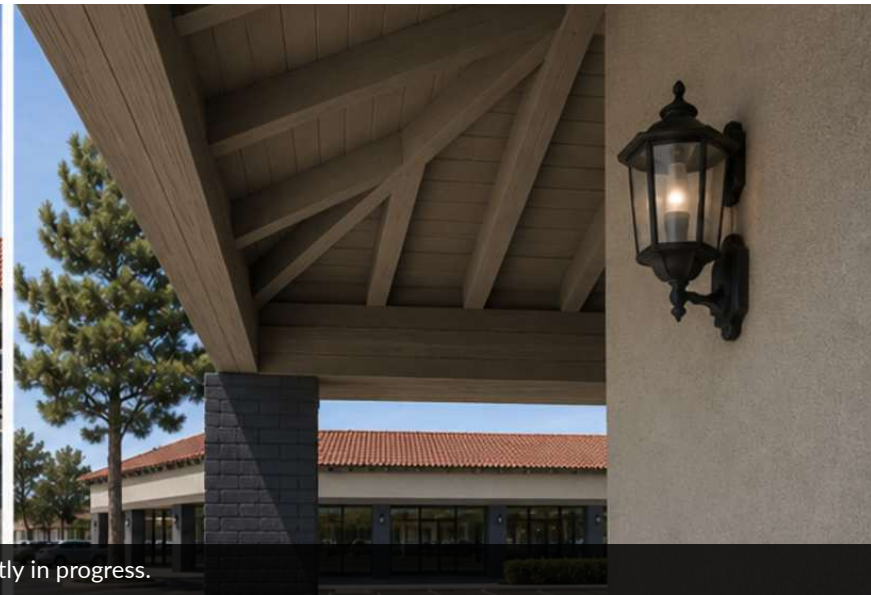
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PROPERTY OVERVIEW



This image is for illustrative purposes only and is a conceptual rendering - Painting & Landscaping Renovations currently in progress.

HIGHLIGHTS

- Available spaces range from $\pm 1,250$ SF to $\pm 2,750$ SF, including a former mini mart with quick-serve food, and a former Papa Johns space.
- Pad available for ground lease fronting Foothill Blvd, a primary commercial corridor.
- Affluent trade area with the average household income is approximately \$140,290 within a 3-mile radius.
- Dense trade area with a population of approximately 306,440 within 5-miles of the center.
- The center is located on the NEC of the highly trafficked intersection of Foothill Blvd & Garey Ave with $\pm 35,000$ cars per day.
- Nearby within the trade area is the University of La Verne and the seven Claremont Colleges, which provides consistent student traffic within the area.

SITE PLAN



RETAILER & TRAFFIC GENERATOR MAP



ADDITIONAL PHOTOS

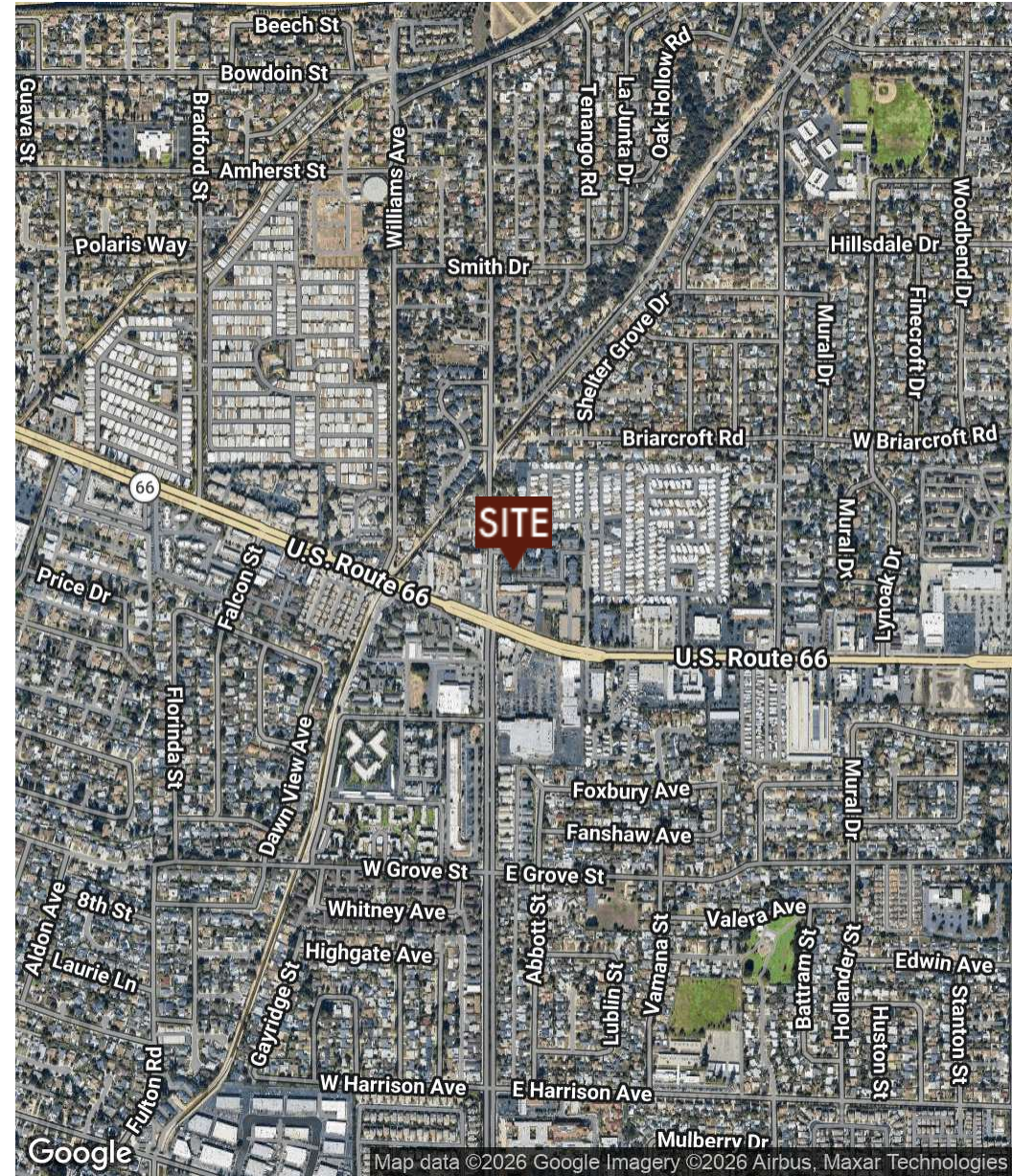
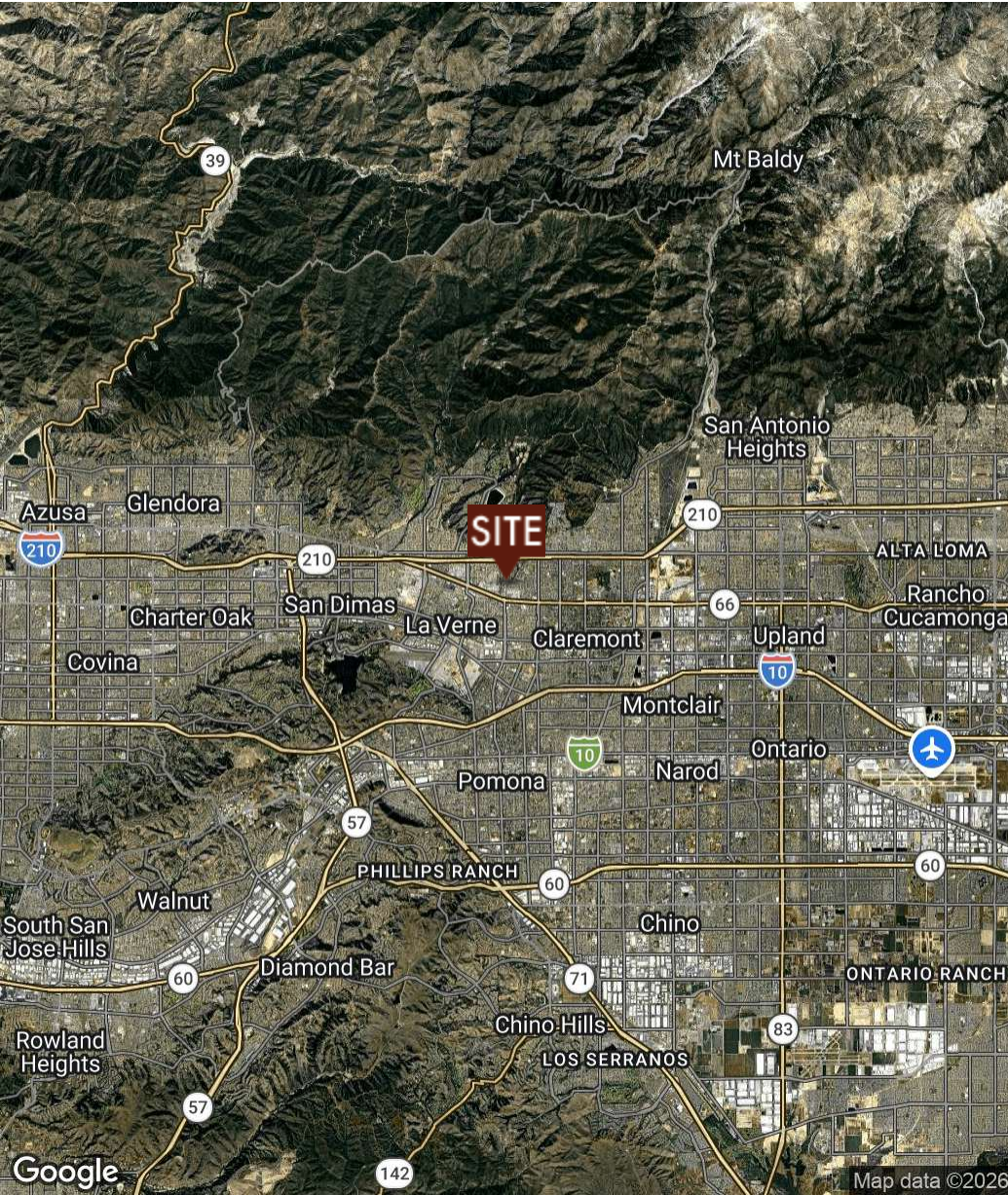


Unit #35 - ±1,250 SF - Former Papa Johns



Unit #16 - ±2,750 SF - Former Mini Mart with Quick Serve Food

LOCATION MAP



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2025 Total Population	21,565	127,183	306,447
2025 Median Age	42.3	40.6	37.6
2025 Total Households	8,074	42,366	97,106
2025 Average Household Size	2.6	2.8	3.1
<u>INCOME</u>			
2025 Average Household Income	\$115,948	\$140,297	\$128,123
2025 Median Household Income	\$89,812	\$109,914	\$101,652
2025 Per Capita Income	\$43,660	\$47,302	\$40,910
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	861	4,941	13,521
2025 Total Employees	6,337	43,830	114,858

