

NON- HOODED RESTAURANT FOR LEASE

1 N. Indian Hill Blvd., Claremont, CA 91711



CLAREMONT VILLAGE SQUARE



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IDEALLY LOCATED IN THE AMENITY RICH

CLAREMONT VILLAGE SQUARE

An impressive mixed-use Office/Retail/Hotel outdoor lifestyle center with integration between the ground floor retail with service and office tenants along with the hotel guests and college students, faculty, staff and the community at large. 470 Parking Spaces on First Street adjacent to restaurant and free to visitors and tenants.

WALKING DISTANCE TO THE CLAREMONT COLLEGES

With a total of 7 independent colleges in Claremont Village serving approximately 9,000 students and 3,700 faculty & staff: Pomona College, Claremont Graduate University, Scripps College, Claremont McKenna College, Harvey Mudd College, Pitzer College and Keck Graduate Institute for Applied Life Sciences.

Great Place to Work



Shop



and

Dine



2nd GEN NON-HOODED FOOD SPACE



1 N. Indian Hill Blvd. Ste. D-101 | Claremont, CA

Size:	±1,010 SF
Base Rent:	\$3.95/SF/Mo.
NNN:	\$0.75/SF/Mo.
Available:	NOW
Lease Term:	Negotiable
Price FF&Es:	No key money
Parking:	470 car parking structure on W. 1 st Street free for employees & guests.

- Amenities:**
- Built out for non-hooded acai & candy store.
 - All fixtures & equipment included, no key money.
 - Fully sprinklered.
 - Outdoor seating in rear patio area with permits from City of Claremont.
 - Great opportunity for an acai, smoothie, juice, deli, sandwiches or non-hooded food uses.
 - Next door to Blaze Pizza.

CLAREMONT VILLAGE SQUARE



Key Demographics

	Demographics	1 Mile	3 Mile	5 Mile
	Population	21,901	164,303	396,929
	Avg. HH Income	\$129,347	\$124,002	\$124,019
	Median Age	38.7	36.7	36.7

City of Claremont

	Population	35,817
	Avg. HH Income	\$157,158
	Median Age	40.3



Walker's Score
93 out of 100 (Walker's Paradise)



Biker's Score
69 out of 100 (Bikeable)

For leasing information, contact:

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claremont

Village Square



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