

FOR LEASE

AVAILABLE NOW

Village La Verne Retail Center

±3,400 RSF End-Cap

Retail · Showroom · Service

2087–2145 Foothill Boulevard, La Verne, CA



SUBJECT PROPERTY

SPACE ±3,400 RSF Approximate Dimensions: 79' Deep × 42' Wide	TYPE End-Cap	LEASE TYPE NNN	ASKING RATE \$1.65 PSF/Month NNN	EST. OPEX \$0.59 PSF/Month
	EST. ALL-IN RATE \$2.24 PSF/Month	EST. MONTHLY BASE RENT \$5,610	EST. MONTHLY OPEX \$2,006	EST. TOTAL MONTHLY \$7,616

SPACE FEATURES

- ±3,400 RSF: approx. 79' deep × 42' wide
- End-cap position
- Brand new HVAC unit installed; second unit also in place
- Brand new ground-level loading door: rare for this size
- Flexible layout for customer-facing and operational use
- One of the few small-format end-caps in the submarket with loading capability
- Suitable for retail, showroom, medical, fitness, service, and specialty uses (subject to landlord and city approval)

**All financials are estimates. Tenant to verify independently.*

ABOUT THE SPACE

Village La Verne Retail Center offers a ±3,400 RSF end-cap opportunity (approx. 79' × 42') on the east end of the property. The unit features a brand new HVAC unit, a second existing HVAC unit, and a newly installed ground-level loading door, a combination that provides rare operational flexibility for tenants needing both customer-facing space and back-of-house or service functionality. The center is located along the Foothill Boulevard corridor in La Verne, near the 210 and 57 freeways, and within walking distance of the University of La Verne. The property offers abundant onsite parking, strong frontage, and proximity to numerous national and regional retailers. This is one of the few small-format end-cap spaces in the submarket available with a ground-level loading door.



Tai Ngo, CCIM
 Senior Vice President | Lic. ID #01779172
 (626) 622-9770 | tngo@lee-associates.com

Lee & Associates - Industry Inc.
 13181 Crossroads Pkwy. N, Suite 300, City of Industry, CA 91746
 (562) 699-7500 | Corp. ID# 01125429

Information deemed reliable but not guaranteed. All figures are estimates only. Prospective tenants should verify all information independently prior to execution.

CENTER OVERVIEW

- 71,597 SF, 34-unit multi-tenant retail center
- Abundant onsite parking: 330+ spaces
- Signalized intersection; excellent Foothill Blvd frontage
- Approx. 23,800 vehicles per day
- Historic Route 66 / Foothill Blvd corridor
- Walk Score 83: most errands can be accomplished on foot

LOCATION & ACCESS

23,800

VEHICLES / DAY

83

WALK SCORE

210/57

NEARBY FWYS

- Centrally located on Foothill Blvd in La Verne
- Near the 210 and 57 freeways; convenient regional access
- Approx. 0.3 miles from the University of La Verne
- Strong residential population within 1–3 mile radius
- Convenient access for customers, students, and surrounding neighborhoods

EXTERIOR



NEIGHBORING ANCHORS & RETAILERS

Target	Kohl's	LA Fitness
Stater Bros.	Vons	Starbucks
In-N-Out	Ross	Marshalls
ALDI	Big Lots	CVS
Rite Aid	Dollar Tree	Daiso
Staples	Subway	Yogurtland
UPS Store	Superior Grocers	

*Dark = Ancor Tenants. All within close proximity.

POTENTIAL USES

Retail / Showroom	Medical / Wellness
Fitness / Training	Service Retail
Beauty / Salon / Spa	Education / Studio

*Subject to landlord and city approval.

INTERIOR



Tai Ngo, CCIM
Senior Vice President | Lic. ID #01779172
(626) 622-9770 | tngo@lee-associates.com

Lee & Associates - Industry Inc.
13181 Crossroads Pkwy. N, Suite 300, City of Industry, CA 91746
(562) 699-7500 | Corp. ID# 01125429

Information deemed reliable but not guaranteed. All figures are estimates only. Prospective tenants should verify all information independently prior to execution.