

claremont

Village Square



# COME TOUR OUR OFFICE AVAILABILITIES AT CLAREMONT VILLAGE SQUARE

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



## Contact Information

**Cheryl Pestor**  
Senior Vice President  
cpestor@naicapital.com  
626.204.1529  
Cal DRE Lic #00810674

**NAI Capital Commercial**  
225 S. Lake Avenue  
Suite M270  
Pasadena, CA 91101  
626.564.4800

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# IDEALLY LOCATED IN THE AMENITY RICH CLAREMONT VILLAGE SQUARE



97,000 SF mixed-use Office/Retail/Hotel Outdoor lifestyle center



Walking distance to the 7 independent Claremont Colleges with 8,500 students and 3,200 faculty and staff



Professional Property Management



Home to shops, personal services, theatre and Blaze Pizza, Café X20, Insomnia Cookies, Daddy Ji, Casa Maguey, Yogurtland, Nobibi, The Quarter, Kazama Sushi, Noodology, Poke Dot, Coffee Bean & Tea Leaf, Le Pain Quotidien, The Back Abbey, Izakaya and Sweet Ethans Candy Cafe



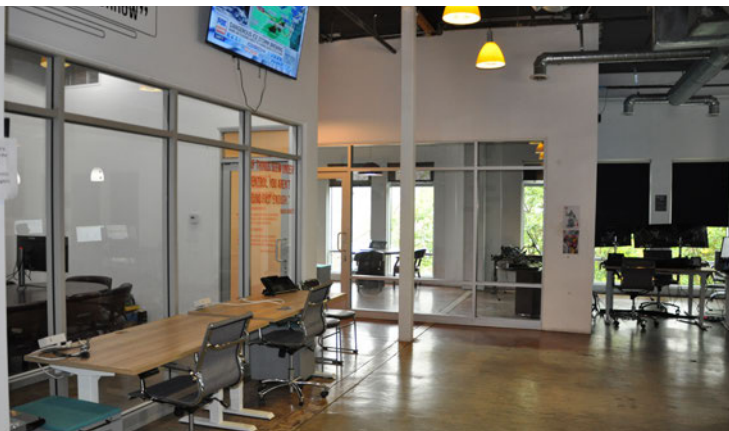
Public Town Square with fountains

GREAT PLACE TO WORK

SHOP

&

DINE



# CREATIVE OFFICE SUITE

175 N. Indian Hill Blvd. Ste. B201 | Claremont, CA

- Size:** ±3,402 RSF
- Base Rent:** \$2.75/SF/Mo. MG  
Tenant pays janitorial & electrical
- Occupancy:** Immediately
- Lease Term:** 3 to 5 years
- Parking:** 470 car parking structure on W. 1st Street free for employees & guests

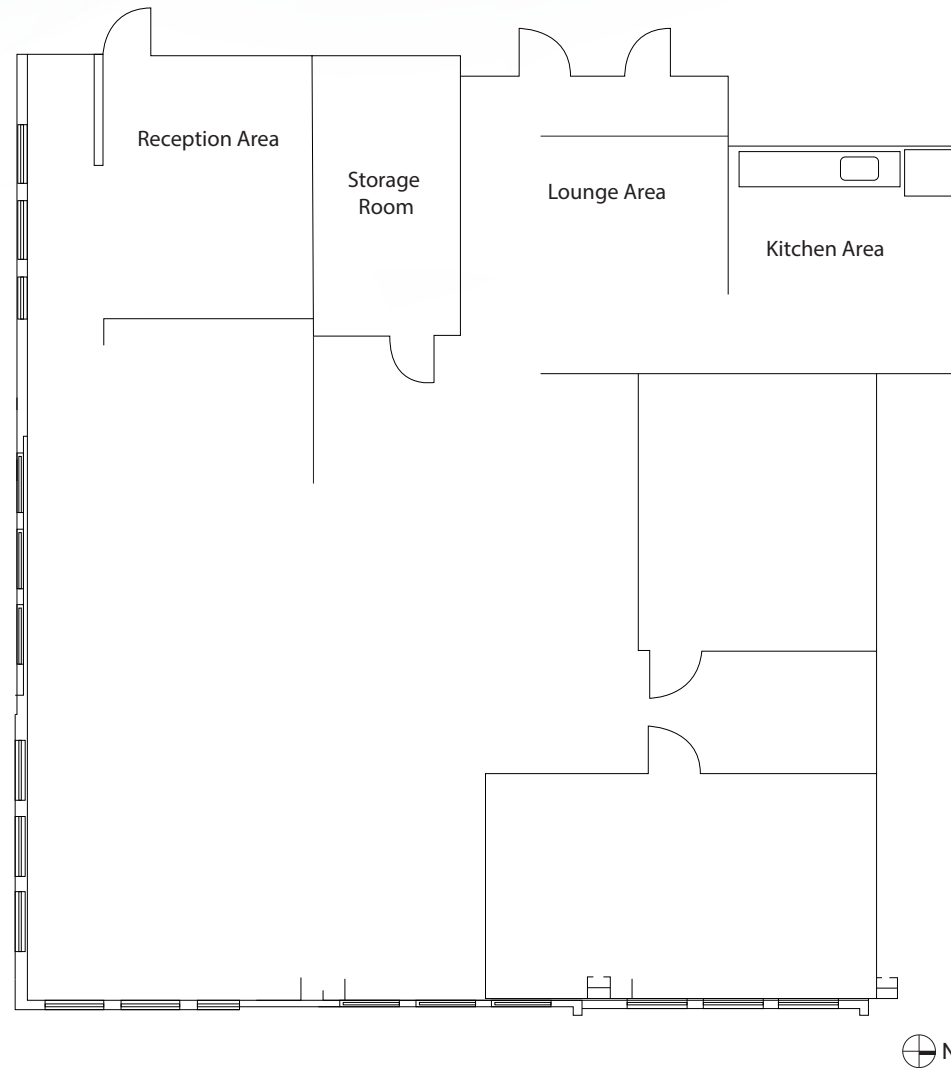
## Amenities:

- Large open work area, 1 glass lined large window office, reception area, 1 glass lined conference room, kitchen & server/storage room
- Fully Sprinklered
- 24 hour access to suite
- Exposed high ceilings
- Concrete floors



# FLOOR PLAN

175 N. Indian Hill Blvd. Ste. B201 | Claremont, CA  
±3,402 RSF



Plans are not to scale, dimensions and features are approximate.  
Tenant is responsible for independently verifying all property details, including square footage, layout and specifications.

# CREATIVE OFFICE SUITE

**175 N. Indian Hill Blvd. Ste. B208 | Claremont, CA**

- Size:** ±823 RSF
- Base Rent:** \$2.75/SF/Mo. MG  
Tenant pays janitorial & electrical
- Occupancy:** Immediately
- Lease Term:** 3 to 5 years
- Parking:** 470 car parking structure on W. 1st Street free for employees & guests

## Amenities:

- Open Space, 1 P.W.O, office
- Exposed high ceilings
- Fully Sprinklered
- 24 hour access to suite
- Concrete floors



# CREATIVE OFFICE SUITE

**175 N. Indian Hill Blvd. Ste. D204 | Claremont, CA**

- Size:** ±670 RSF
- Base Rent:** \$2.75/SF/Mo. MG  
Tenant pays janitorial & electrical
- Occupancy:** Immediately
- Lease Term:** 3 to 5 years
- Parking:** 470 car parking structure on W. 1st Street free for employees & guests

## Amenities:

- 1 Open Space
- Built In cabinetry with sink
- Fully Sprinklered
- 24 hour access to suite





# KEY DEMOGRAPHICS



Demographics	1 Mile	3 Mile	5 Mile
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<b>Population</b>	21,576	165,407	406,290
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<b>Avg. HH Income</b>	\$111,779	\$97,131	\$96,644
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<b>Median Age</b>	37.3	35.8	35.8
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## City of Claremont



<b>Population</b>	36,735
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<b>Avg. HH Income</b>	\$146,301
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<b>Median Age</b>	36.6
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**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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**225 S. Lake Ave., Suite M270**  
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