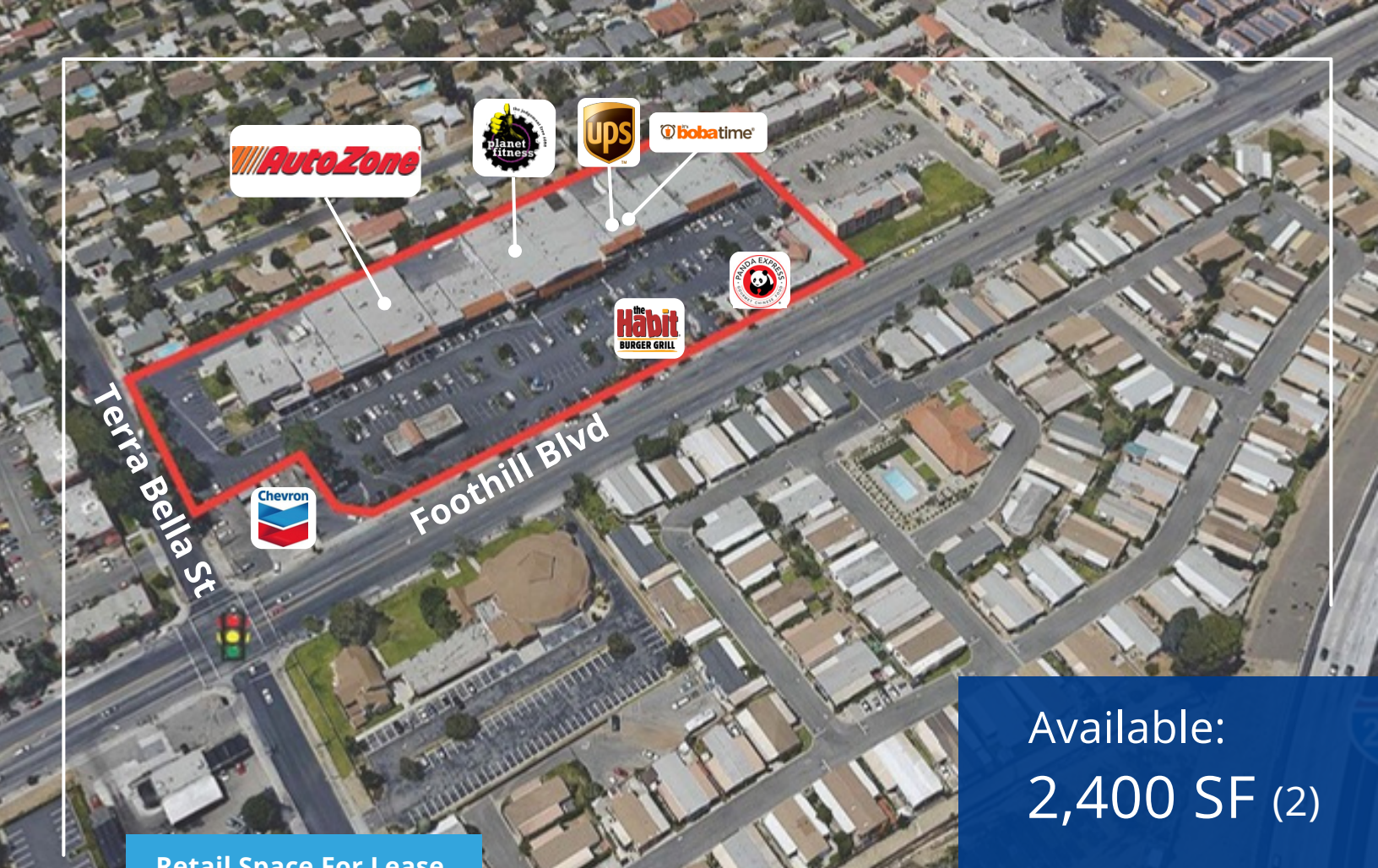




Retail Space For Lease

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)

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**Available:
2,400 SF (2)**

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

Alex LaRosa
alex.larosa@colliers.com

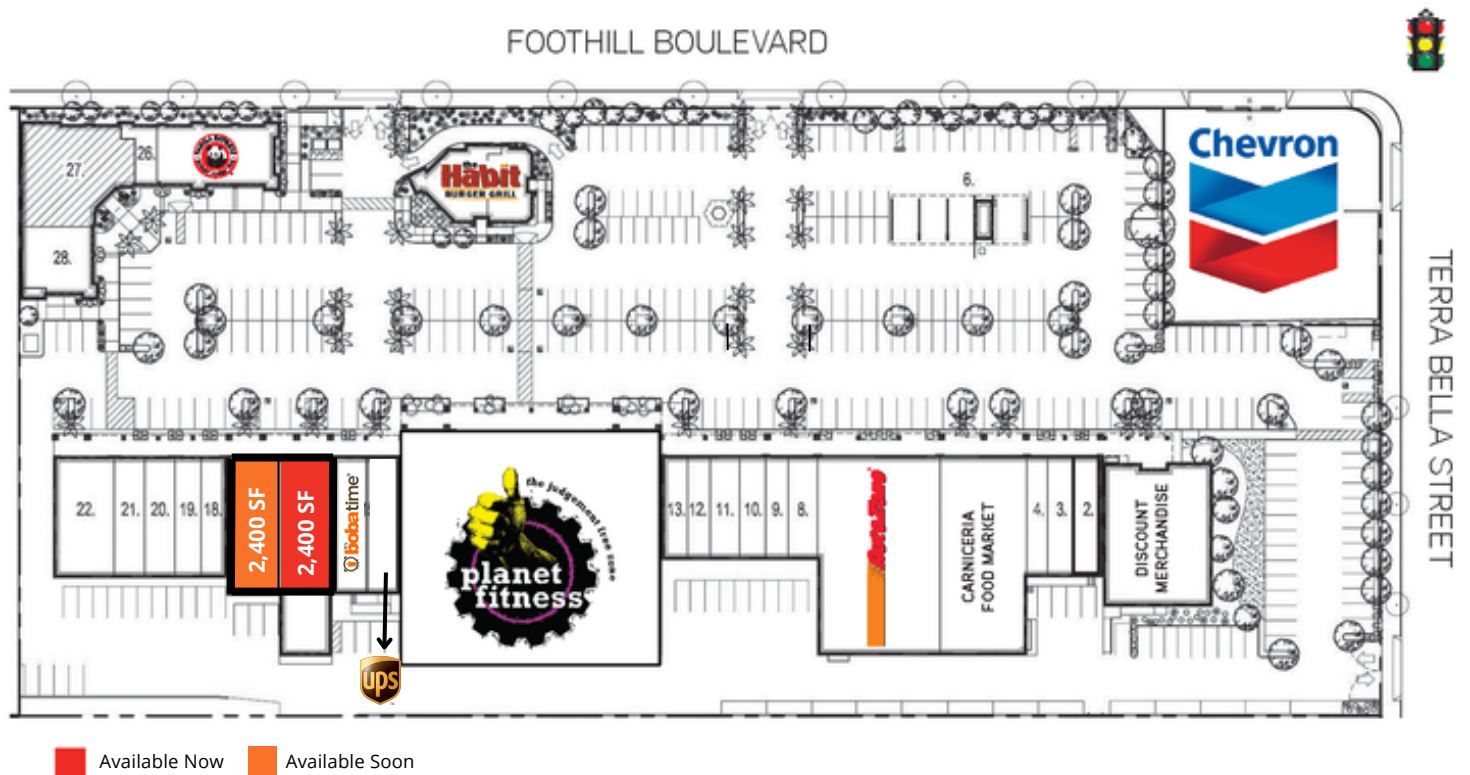
James Rodriguez
james.rodriguez@colliers.com

Michael Bohorquez
michael.bohorquez@colliers.com

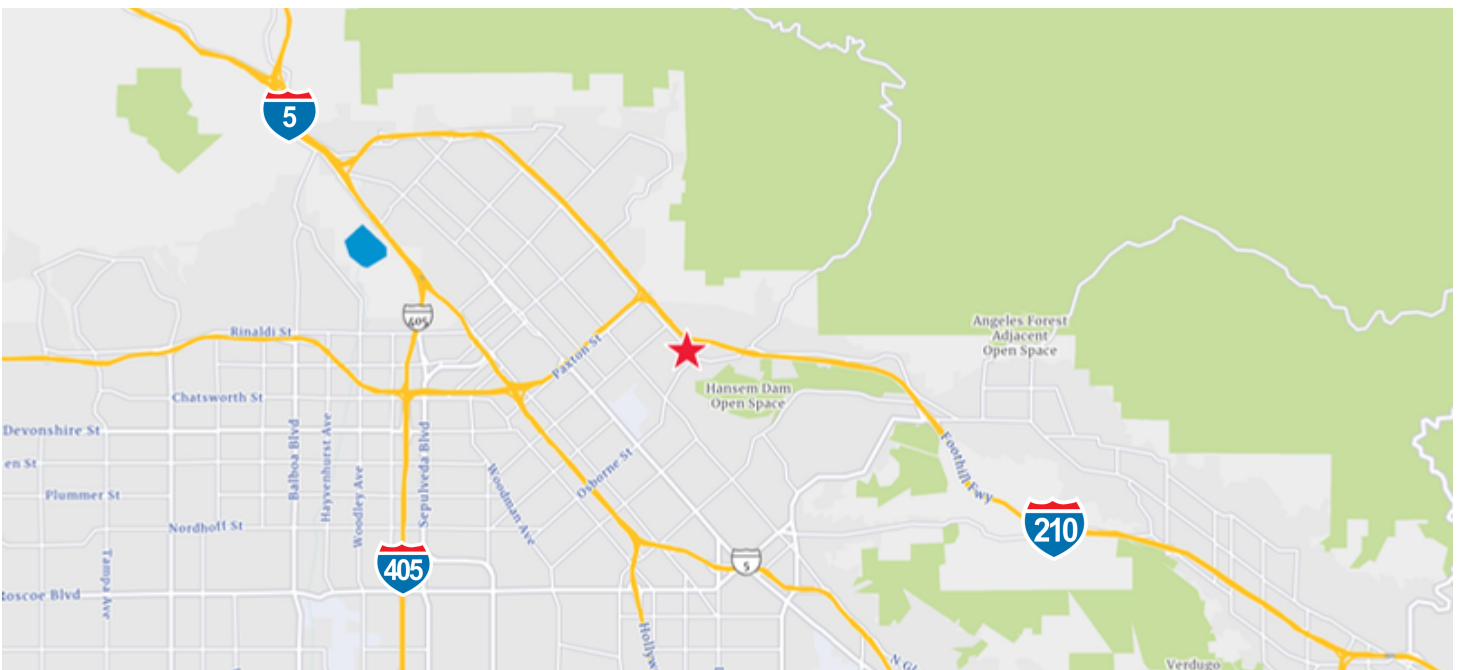


Colliers International
865 S. Figueroa St., Suite 3500
Los Angeles, CA 90017

Site Plan & Aerial



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
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%
Five Year Projected Trends: Annual Rate (CAGR)			
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%
Current Year Population by Sex			
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%
Current Year Race and Ethnicity			
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
Current Year Educational Attainment			
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%
Current Year Income and Households Summary			
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
Current Year Summary Business Data			
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

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