



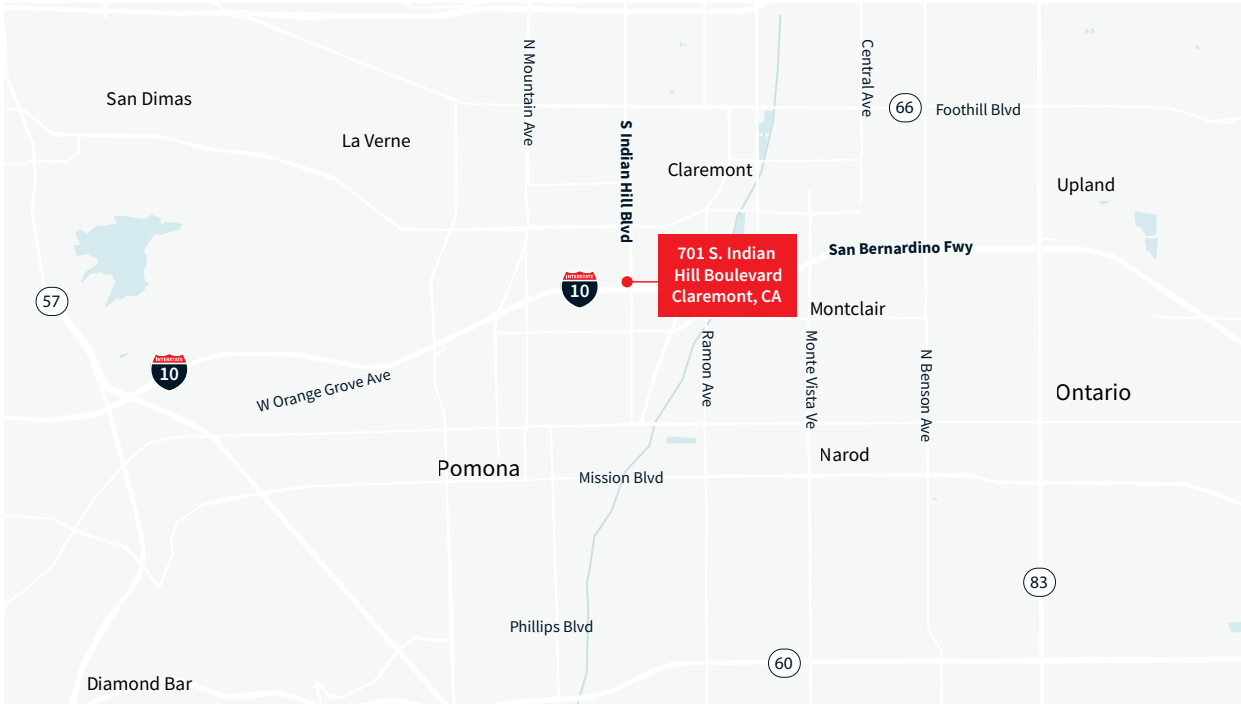
For lease

701 S. Indian Hill Blvd., Claremont, CA
Available up to ±5,000 SF

Drive-thru, QSR, FSR opportunity

Property highlights

- Easy access to Interstate 10 with traffic counts in excess of 278,000 cars per day
- Suites from ±1,500-5,000 sf available
- Dense demographics- population over 192,000 within a 3-mile radius
- Located within miles of the Claremont Colleges with over 8,500 students and 3,000 faculty and staff

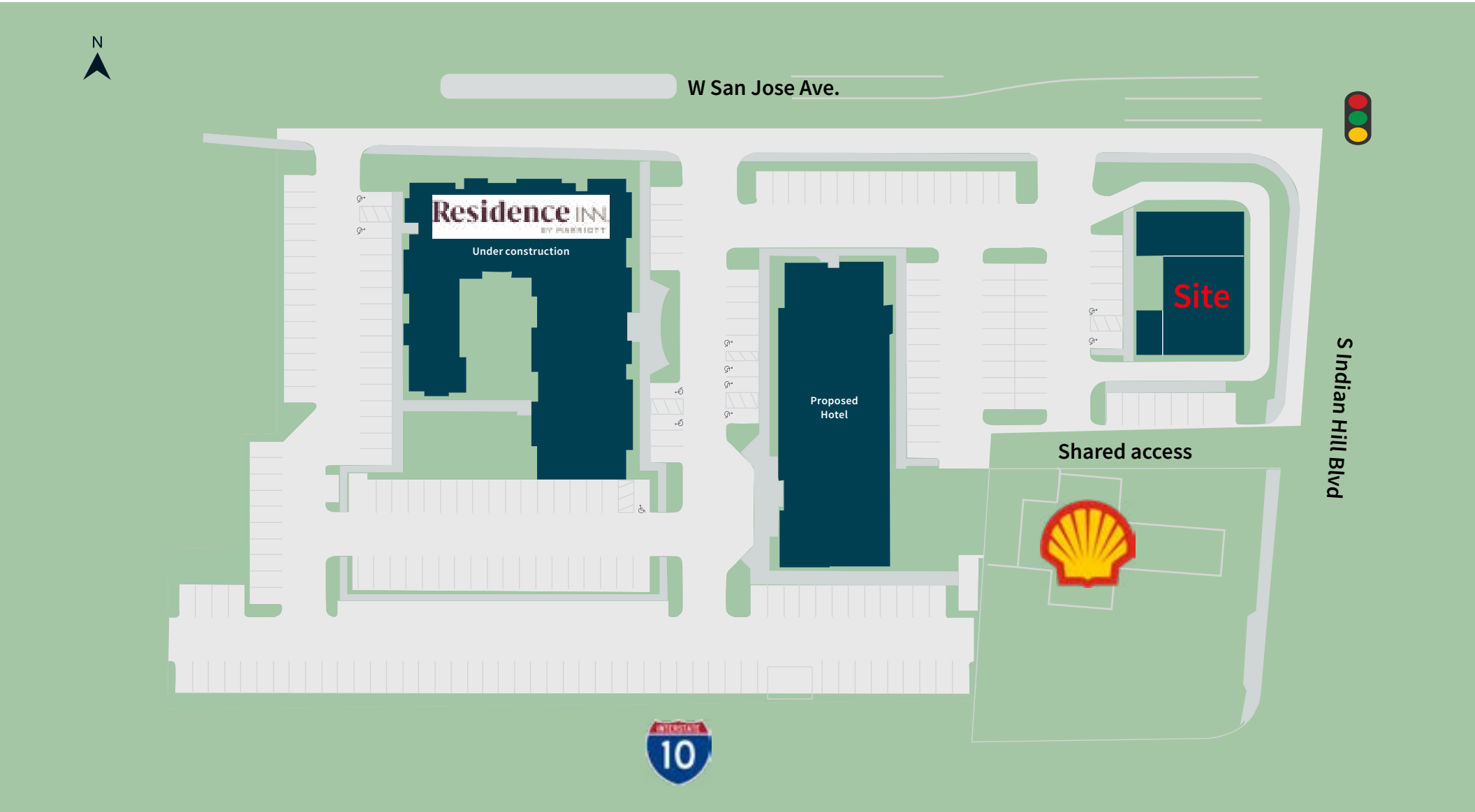


Area retailers



	1 mile	3 miles	5 miles
Total population	27,020	192,940	448,007
# of households	7,799	55,366	130,908
Average HH income	\$85,340	\$84,418	\$90,481
Median age	32.3	32.3	33.6

Site plan

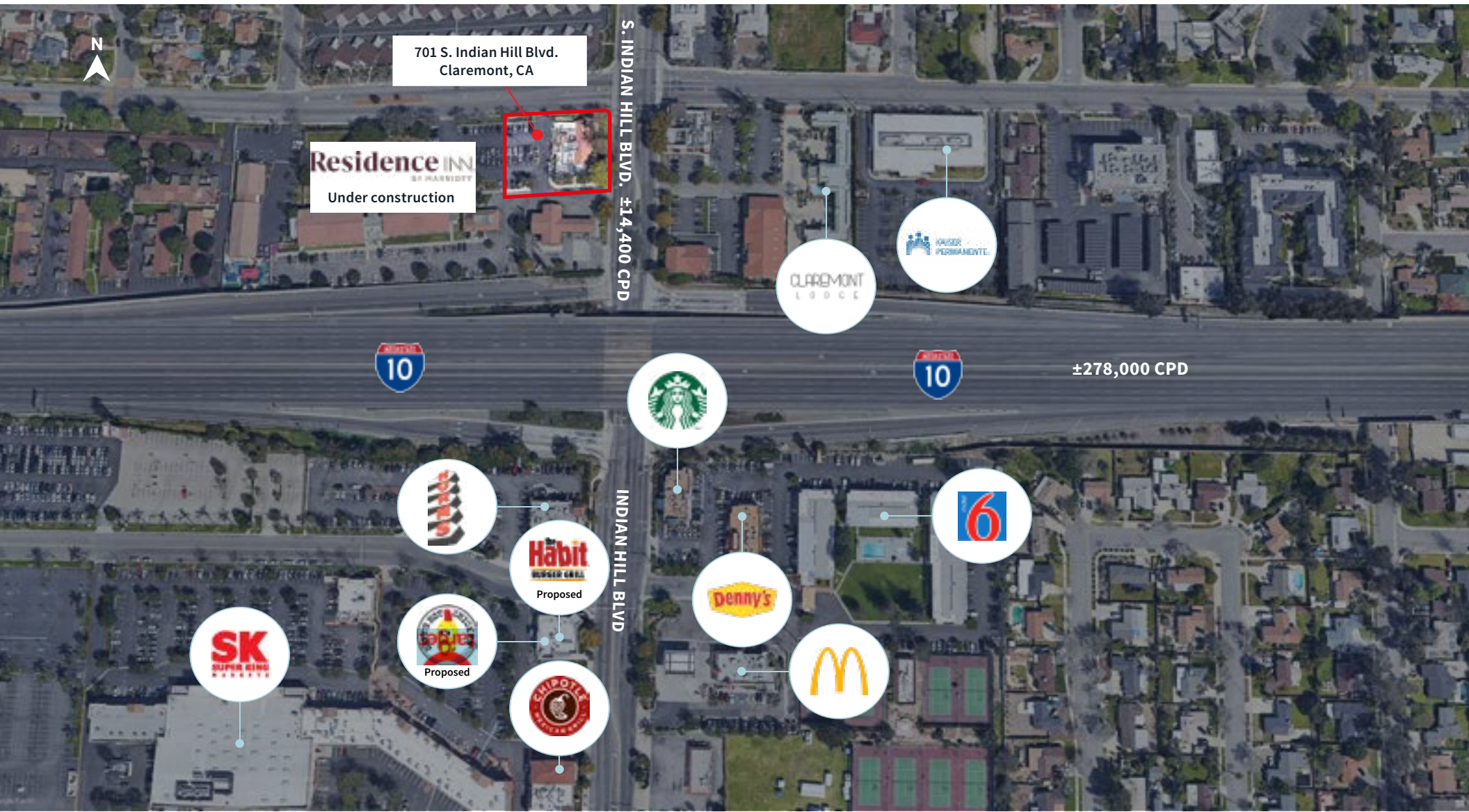


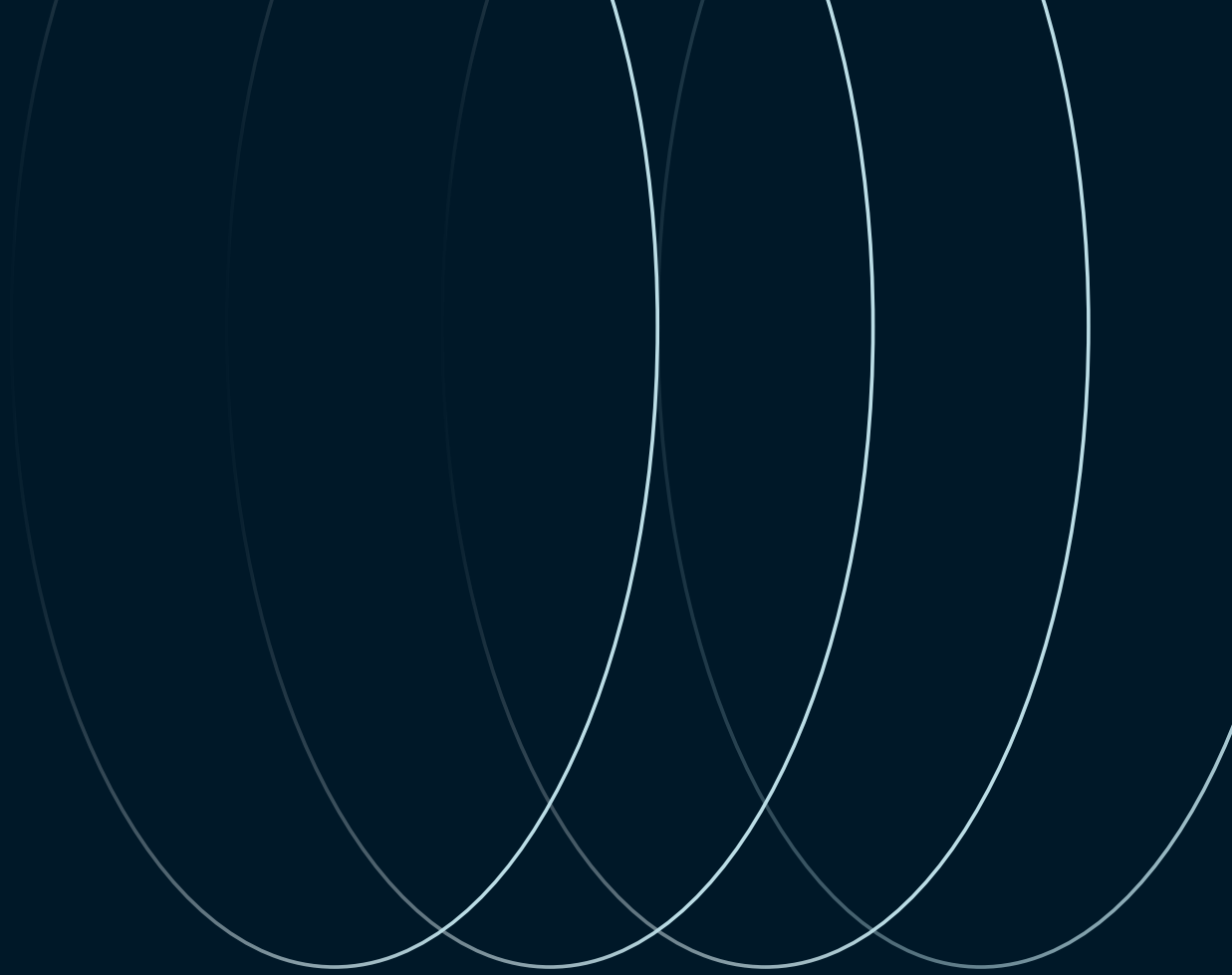
701 S. Indian Hill Blvd. / Claremont, CA

Regional aerial



Local aerial



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