



La Verne Towne Center North

2445-2497 Foothill Blvd, La Verne, CA 91750

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La Verne Towne Center North

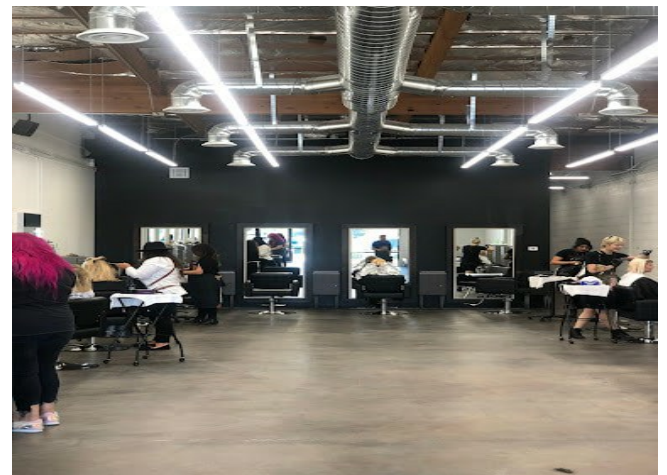
\$22.20 /SF/YR

La Verne Town Center North is a well-maintained strip center that boasts excellent visibility and a diverse mix of tenants. It offers ample onsite parking both at the front and rear. Located in a high population demographic neighborhood, the center provides easy access to major freeways.

Available Retail Spaces:

4,408...

- Well-Maintained Strip Center
- Excellent Visibility: High exposure to passing traffic on Foothill
- Diverse Tenant Mix: A variety of businesses that attract consistent customer flow
- Ample Onsite Parking: Convenient parking available at both front and rear
- Prime Location: Situated in a high-population neighborhood
- Easy Freeway Access: Quick connectivity to major routes for customers and tenants



Rental Rate:	\$22.20 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	30,503 SF
Year Built:	1986
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$1.85 /SF/MO

1st Floor Ste 2451-F

1

Space Available	2,450 SF
Rental Rate	\$22.20 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

La Verne Town Center North is a well-maintained strip center that boasts excellent visibility and a diverse mix of tenants. It offers ample onsite parking both at the front and rear. Located in a high population demographic neighborhood, the center provides easy access to major freeways. Available Retail Spaces: 4,408 sq ft at \$1.85 per sq ft per month, NNN lease. 2,450 sq ft (formerly "KutHaus") at \$1.85 per sq ft per month. The center is home to established tenants such as X2O Mediterranean Café, Dental services, Dry Cleaners, Barbershop, Nail Salon, Foot Spa, My Gym (kids gym), Kids' clothing shop, Brazilian Jiu Jitsu, State Farm Insurance, and Lash Studio.

1st Floor Ste 2497-G

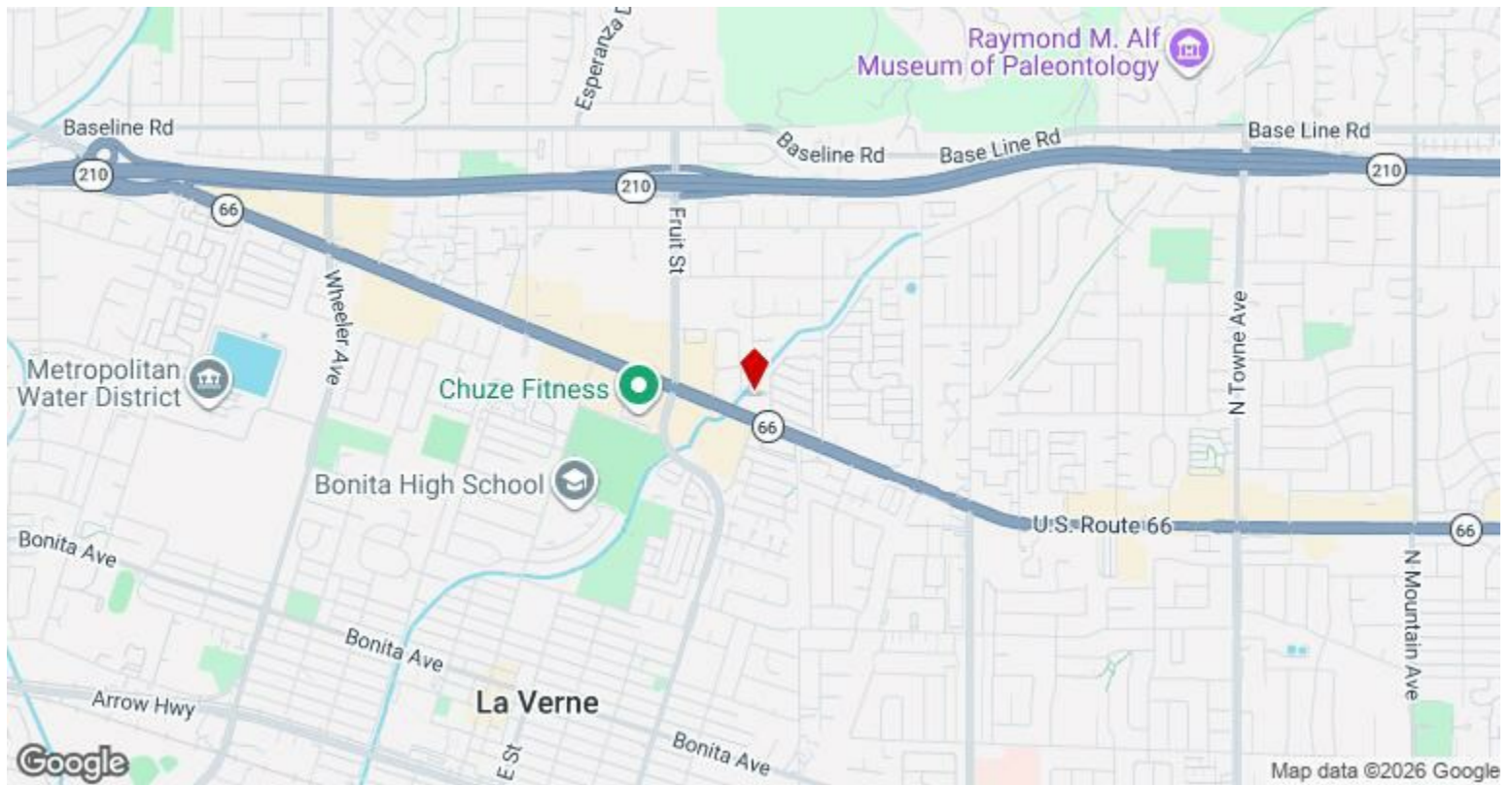
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Major Tenant Information

Tenant	SF Occupied	Lease Expired
B & C Headliners Barber & Hair Salon Inc	-	
Cafe X2O	-	
Healthy Body & Foot Spa	-	
La Verne Towne Center Cleaners	-	
My Gym	-	
State Farm	-	
Tranquil Nails & Spa	-	



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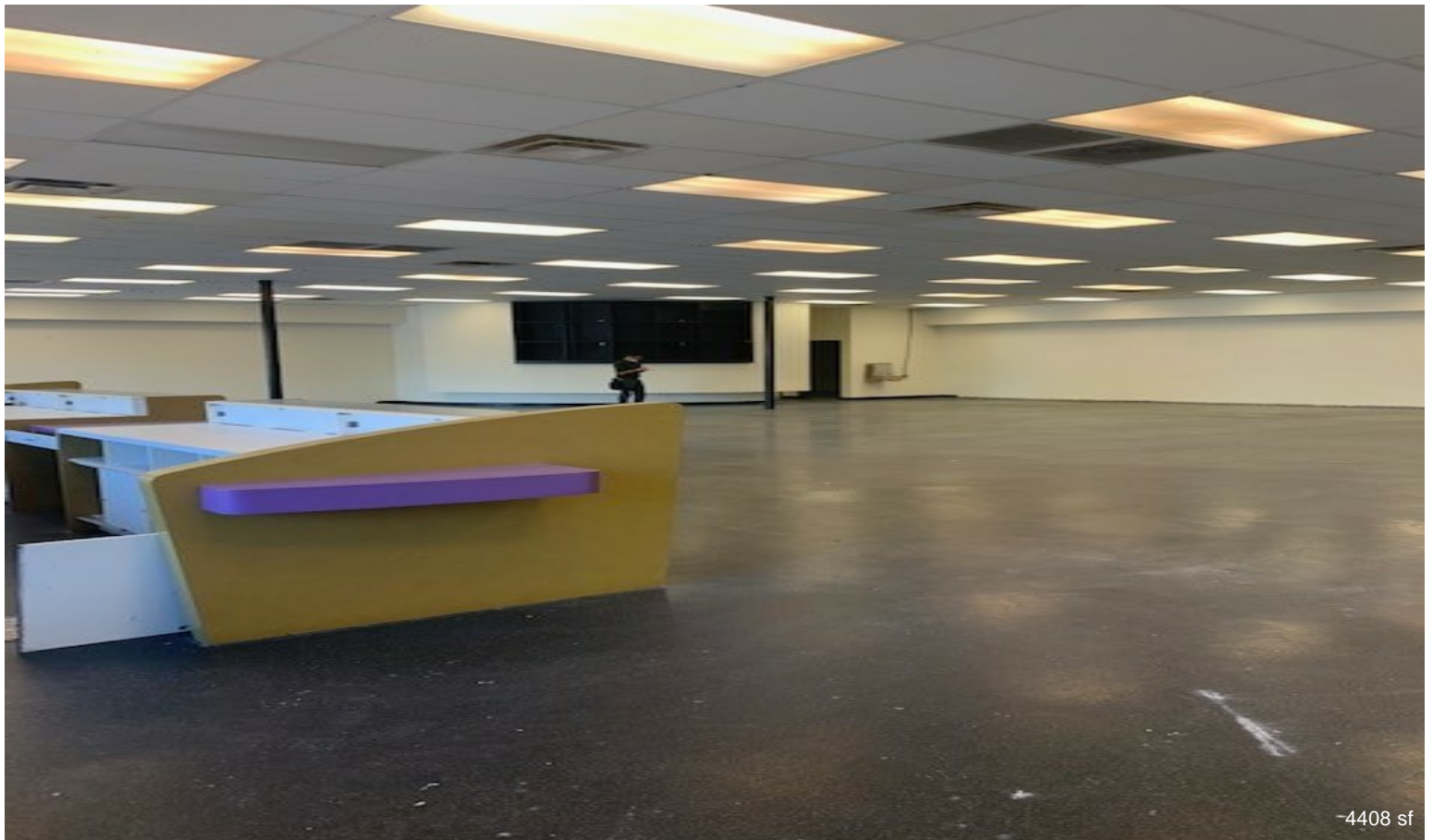
Property Photos



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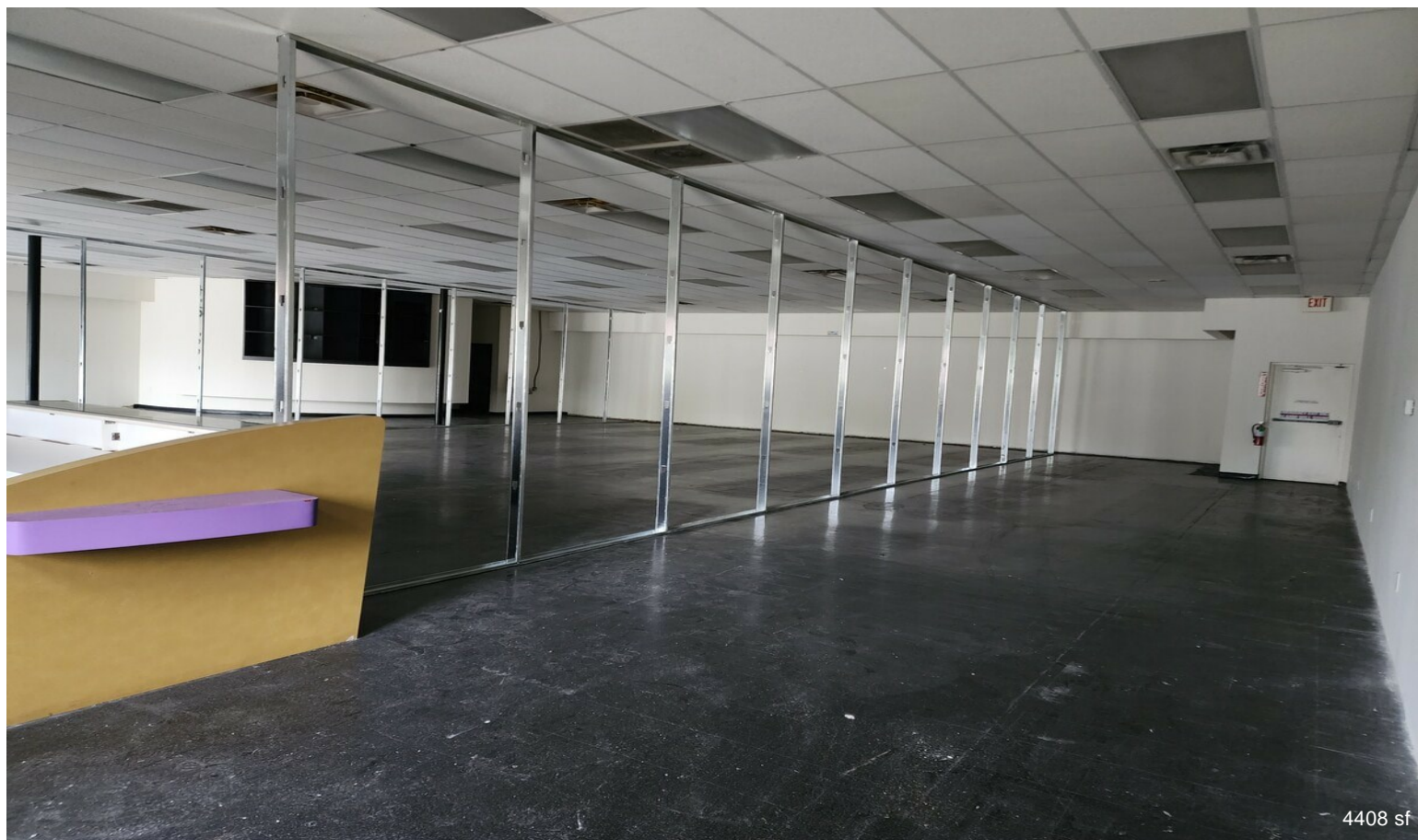


4408 sf



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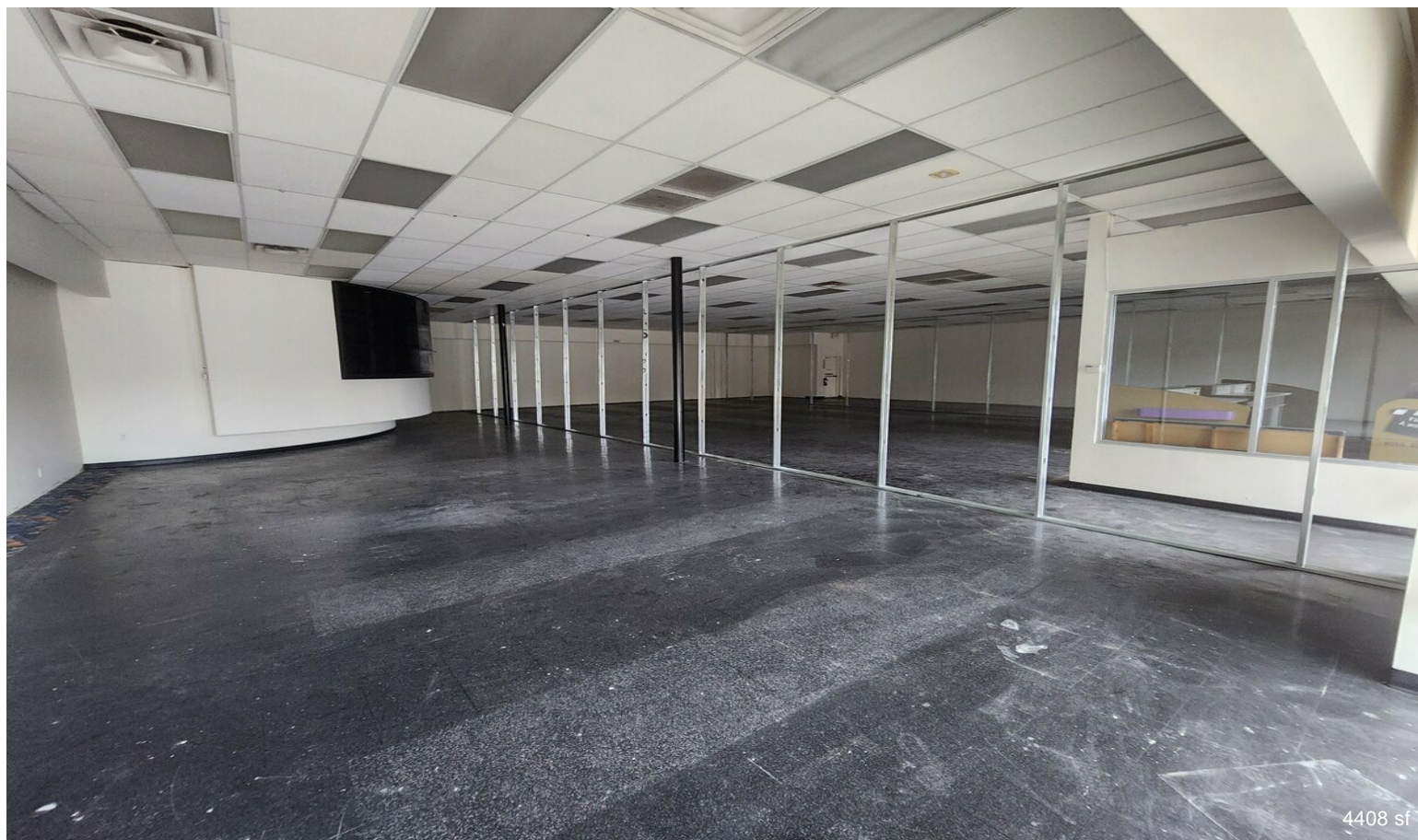
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4408 sf



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