



COME TOUR OUR OFFICE AVAILABILITIES AT CLAREMONT VILLAGE SQUARE

1-175 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



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, Regency Theatres, 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



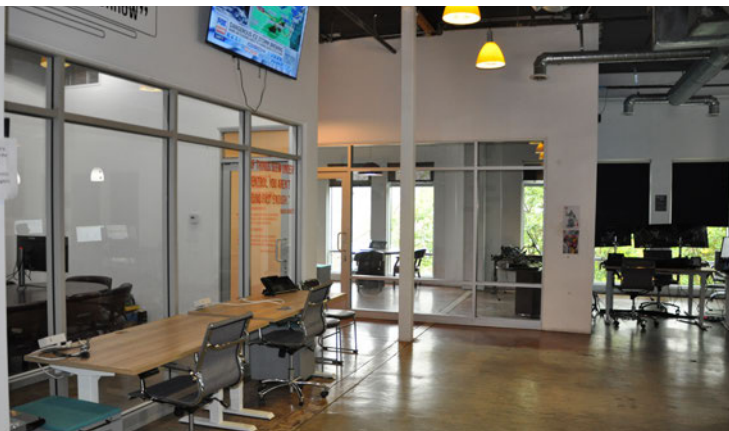
Public Town Square with fountains

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

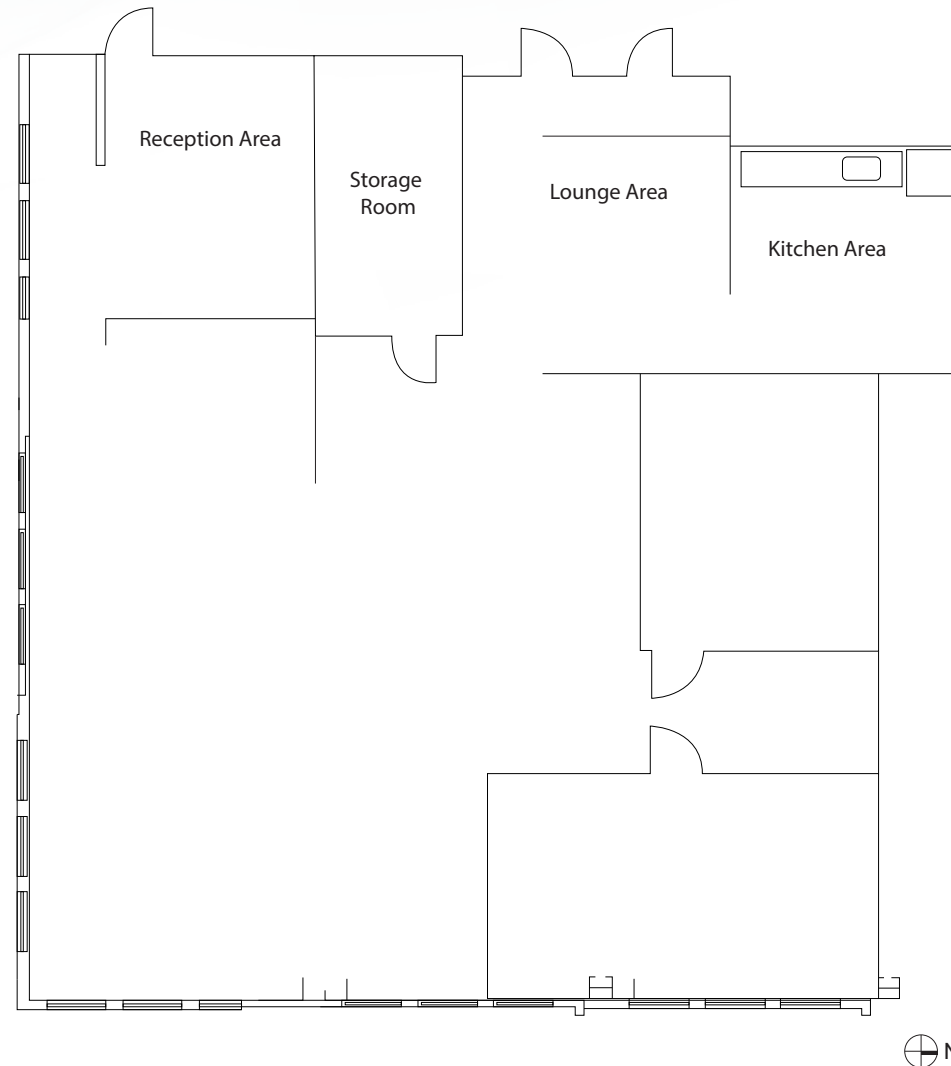
Amenities:

- 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

1 N. Indian Hill Blvd., Ste. D208 | Claremont, CA

- Size:** ±2,299 RSF
- Base Rent:** \$2.75/SF/Mo. MG
Tenant pays janitorial & electrical
- Occupancy:** 30 day notice
- Lease Term:** 3 to 5 years
- Parking:** 470 car parking structure on W. 1st Street
free for employees & guests

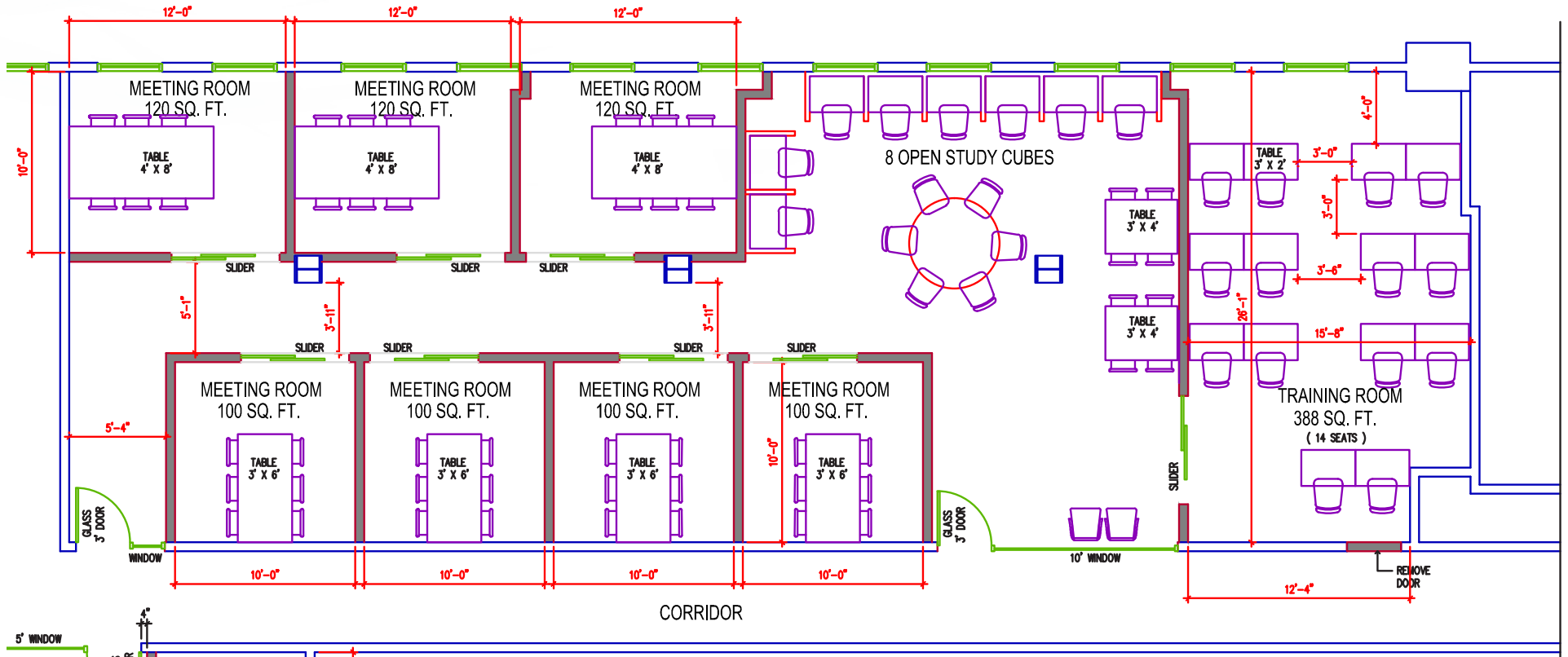
Amenities:

- Reception area, 3 P.W.O.s, 4 int. offices and large 388 SF Conference/Training room
- Fully sprinklered
- 24 hour access to suite



FLOOR PLAN

1 N. Indian Hill Blvd., Ste. D208 | Claremont, CA
±2,299 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
 Population	21,901	164,303	396,929
 Avg. HH Income	\$129,347	\$124,002	\$124,019
 Median Age	38.7	36.7	36.7

City of Claremont

 Population	35,817
 Avg. HH Income	\$157,158
 Median Age	40.3



Walker's Score
93 out of 100 (Walker's Paradise)



Biker's Score
69 out of 100 (Bikeable)



For leasing information, contact:

Cheryl Pector
626.204.1529
cpestor@naicapital.com
CA DRE Lic. #00810674

225 S. Lake Ave., Suite M270
Pasadena, CA 91101

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

© NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474