

# 830 - 20,575 SF RETAIL SPACES



## FOR LEASE



## San Dimas Station

552 West Arrow Highway  
San Dimas, California 91773

### Property Highlights

- 150,000 SF Shopping Center
- 830 SF to 8,780 SF Retail Spaces
- 20,575 SF (Currently 99 Cents Store)
- Large Pylon Signage Available Facing 57 Freeway
- Monument Signage Available Facing Arrow Highway
- Ample Parking w/ Multiple Ingress and Egress Points
- Anchored by: Boot Barn, Cost Plus World Market & Planet Fitness

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,392	29,383	83,528
Total Population	12,948	87,870	266,136
Average HH Income	\$81,196	\$88,528	\$83,133

SPACES	LEASE RATE	SPACE SIZE
645 (North)	\$1.85 SF/month	1,554 SF
647 (North)	\$1.85 SF/month	1,968 SF
665 (North)	\$2.50 SF/month	7,092 SF
602 (South)	\$1.60 SF/month	20,575 SF
610 (South)	\$1.85 SF/month	8,780 SF
654 (South)	\$1.85 SF/month	830 SF



# 830 - 20,575 SF RETAIL SPACES



## FOR LEASE



North Signage



North Side



North Side



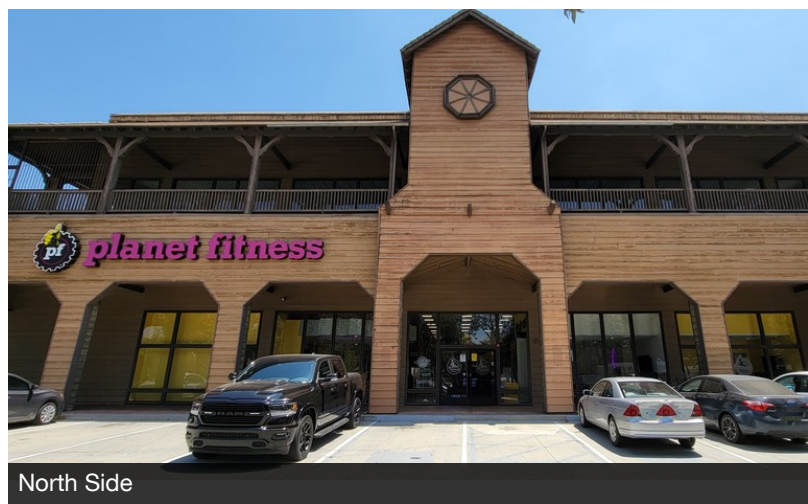
North Side



North Side



North Side



North Side



www.naicapital.com

**Steve Liu**

Executive Vice President | C: 714.349.3547  
sliu@naicapital.com | CalDRE #01323150

**Ramzy Prado**

Vice President | C: 714.273.4924  
rprado@naicapital.com | CalDRE #01984005

**Nikki Liu**

Senior Associate | C: 818.744.3398  
nliu@naicapital.com | CalDRE #02038755

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. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CA BRE LIC. #01990696.



# 830 - 20,575 SF RETAIL SPACES



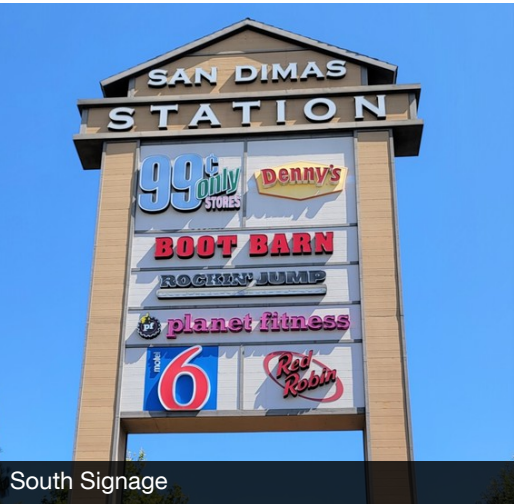
## FOR LEASE



South Side



South Side



South Signage



Front of Restaurant



Previous Martial Arts Studio



Retail



South



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

[www.naicapital.com](http://www.naicapital.com)

**Steve Liu**

Executive Vice President | C: 714.349.3547  
slu@naicapital.com | CalDRE #01323150

**Ramzy Prado**

Vice President | C: 714.273.4924  
rprado@naicapital.com | CalDRE #01984005

**Nikki Liu**

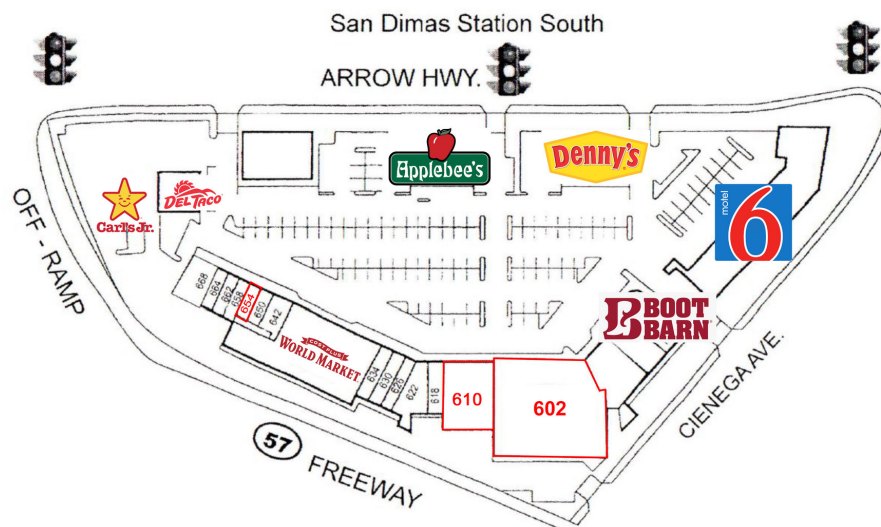
Senior Associate | C: 818.744.3398  
nliu@naicapital.com | CalDRE #02038755

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. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CA BRE LIC. #01990696.

# 830 - 20,575 SF RETAIL SPACES



## FOR LEASE



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

www.naicapital.com

### Steve Liu

Executive Vice President | C: 714.349.3547  
sliu@naicapital.com | CalDRE #01323150

### Ramzy Prado

Vice President | C: 714.273.4924  
rprado@naicapital.com | CalDRE #01984005

### Nikki Liu

Senior Associate | C: 818.744.3398  
nliu@naicapital.com | CalDRE #02038755

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. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CA BRE LIC. #01990696.



# 830 - 20,575 SF RETAIL SPACES



## FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,948	87,870	266,136
Average Age	36.2	38.5	36.3
Average Age (Male)	34.8	36.7	34.9
Average Age (Female)	37.8	40.1	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,392	29,383	83,528
# of Persons per HH	2.9	3.0	3.2
Average HH Income	\$81,196	\$88,528	\$83,133
Average House Value	\$425,194	\$504,104	\$497,681

\* Demographic data derived from 2020 ACS - US Census



www.naicapital.com

**Steve Liu**  
Executive Vice President | C: 714.349.3547  
sliu@naicapital.com | CalDRE #01323150

**Ramzy Prado**  
Vice President | C: 714.273.4924  
rprado@naicapital.com | CalDRE #01984005

**Nikki Liu**  
Senior Associate | C: 818.744.3398  
nliu@naicapital.com | CalDRE #02038755

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. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CA BRE LIC. #01990696.