

±988 SF & ±1,945 SF RETAIL SPACES FOR LEASE

2335 & 2357 Foothill Blvd. La Verne, CA 91750



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Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

PROPERTY OVERVIEW



HIGHLIGHTS

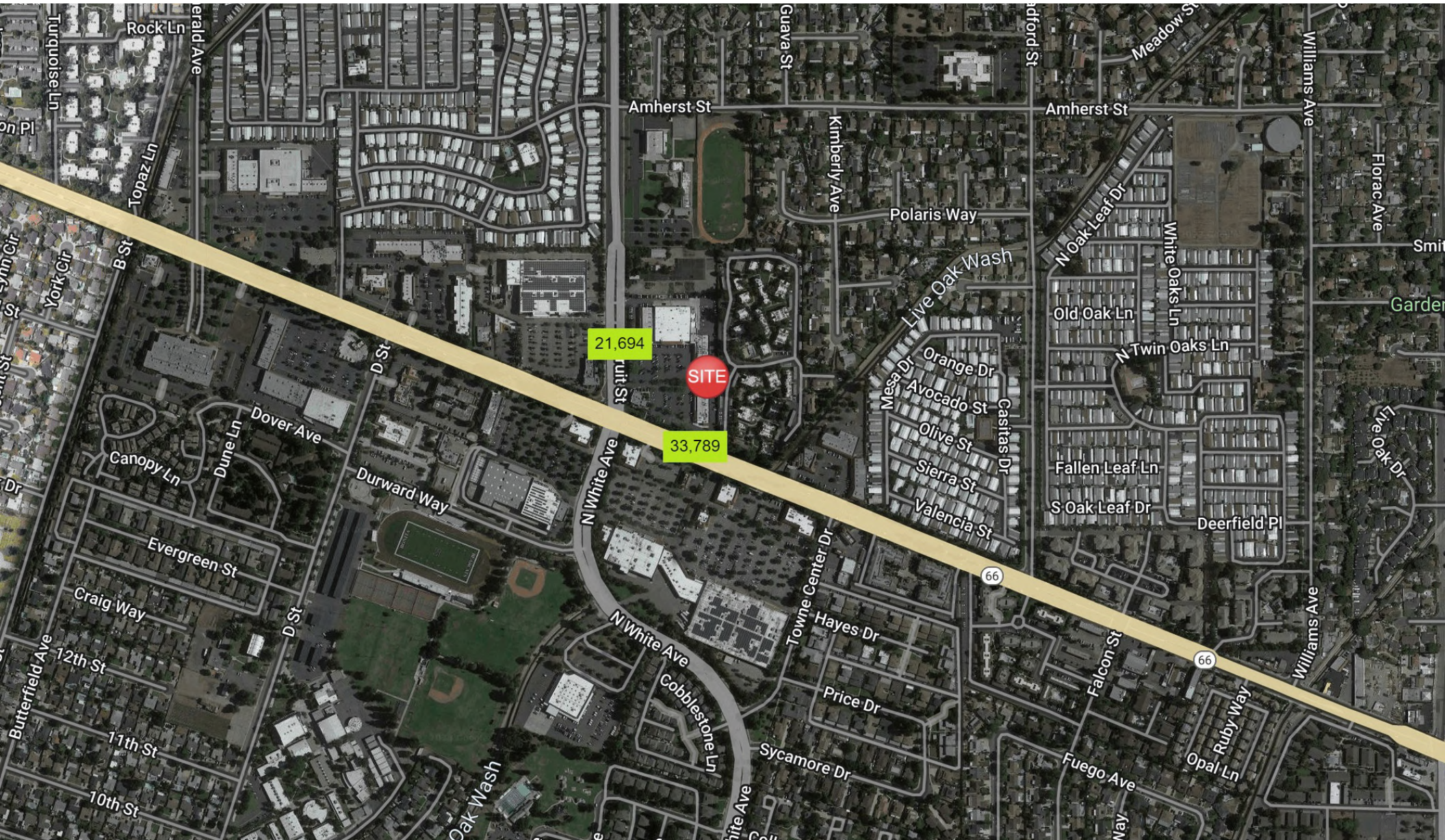
- ±988 SF fully built out dental office with reception, several rooms with sinks, and restroom.
- ±1,945 SF second generation space with open area and two restrooms. Last Tenant was a martial arts studio.
- Prime La Verne trade area with average incomes of \$143,432 and population of 105,605 within a three-mile radius.
- Located on the main thoroughfare Foothill Blvd with approximately 33,789 cars per day.
- Traffic generators for the trade area include University of La Verne, a private not-for-profit university (7,400 students) located one mile away. Additionally, located 2.8 miles away are the seven prestigious private institutions of the Claremont Colleges (9,000 students). Bonita High School (1,925 students) is located less than a mile away.
- Co-Tenants include Pomona Valley Health Center which features an Urgent Care, Physical Therapy, Imaging, and Family Medicine. Panera Bread, Panda Express, Wing Stop, & T-Mobile are a few additional co-tenants.
- Amazon Fresh, Kohls, Target, Aldi's, and further retail exist in the immediate trade area providing a large amount of retail synergy for the site.

SITE PLAN

SUITE	TENANTS	SF
2335	AVAILABLE	988
2337	PREMIER MASSAGE	1,072
2343	STORAGE SPACE	480
2341-2347	WABI SABI TEPPAN STEAK & SUSHI	4,627
2349	FOOTHILL AQUATIC & PETS	2,695
2353	PHARMACY	1,200
2355	MI YA EYELASH & FACIALS	1,050
2357	AVAILABLE	1,945
2359-2361	THE CORNER BUTCHER SHOP	2,760
2363	EVA'S SHOP	1,191
2365	STYLE WITH US	1,071
2367	T-MOBILE	1,554
2369-A	LA VERNE MISS DONUT & BAGEL	1,809
2369-B	WINGSTOP	1,968
2371	PANDA EXPRESS	1,690
TOTAL SQUARE FOOTAGE		26,100



TRAFFIC COUNT MAP

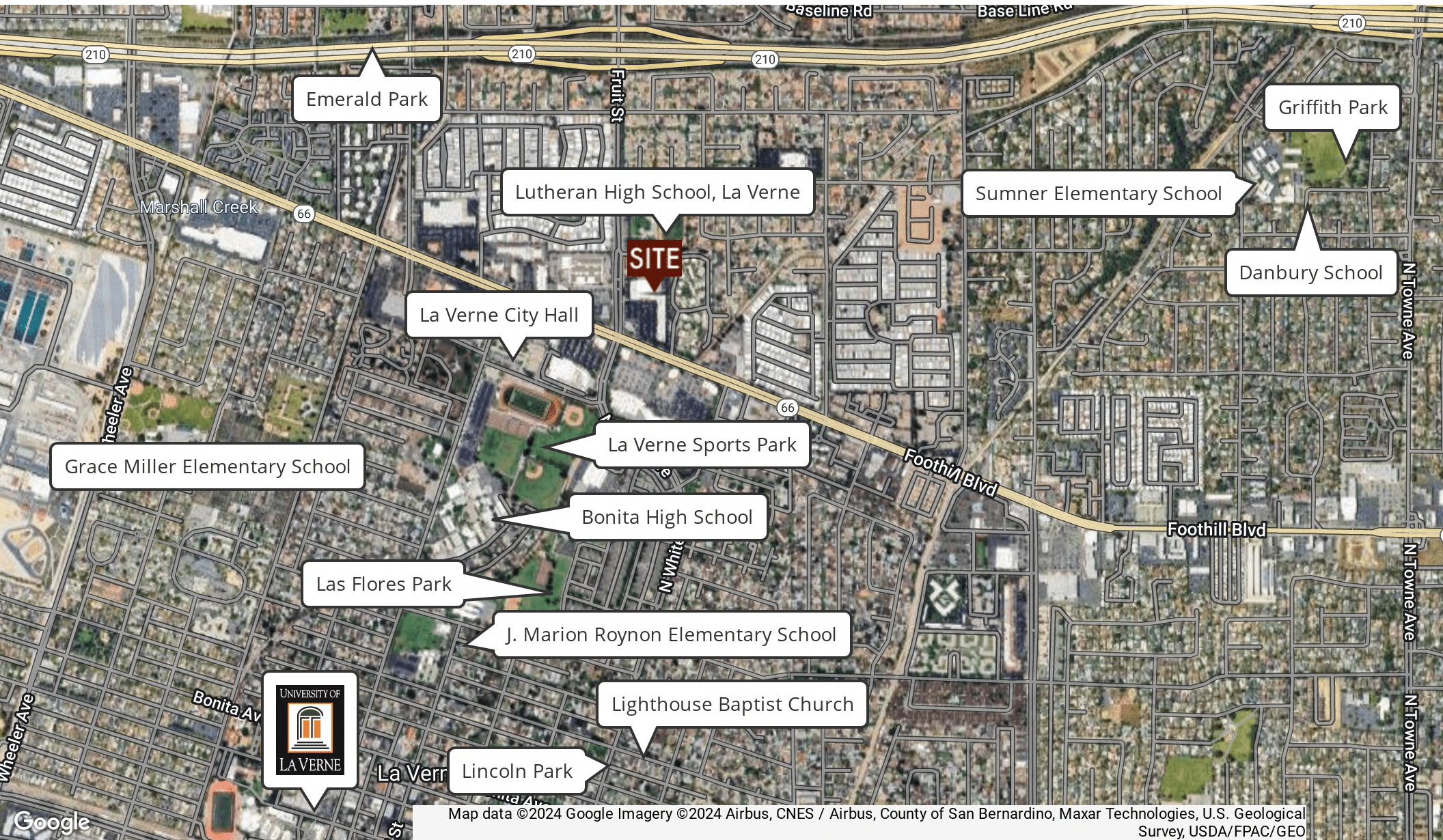


RETAILER MAP



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TRAFFIC GENERATOR MAP



INTERIOR PHOTOS - SUITE 2357



INTERIOR PHOTOS - SUITE 2335



ADDITIONAL SHOPPING CENTER PHOTOS



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2023 Total Population	19,645	105,605	288,765
2023 Median Age	41.3	41.0	37.0
2023 Total Households	7,953	37,566	90,460
2023 Average Household Size	2.5	2.7	3.1
<u>INCOME</u>			
2023 Average Household Income	\$123,819	\$143,432	\$128,246
2023 Median Household Income	\$93,284	\$108,009	\$98,229
2023 Per Capita Income	\$50,268	\$51,414	\$40,527
<u>BUSINESS SUMMARY</u>			
2023 Total Businesses	735	4,541	11,953
2023 Total Employees	4,962	41,597	109,542