



claremont
Village Square
98.64% LEASED

1-201 N. Indian Hill Blvd.
Claremont, CA 91711
One Retail Space Available



Claremont Village Square is an upscale mixed use 96,000 SF outdoor lifestyle project in Claremont, California, covering three city blocks with office space, unique shops and boutiques, restaurants and cafes, a high-end Laemmle movie theater and the 28 room Hotel Casa 425 and Lounge.

The jewel of Southern California's eastern Los Angeles county and adjacent Inland Empire, Claremont is a New England style university town with pedestrian friendly streets, an east coast ambiance and a rich history rooted in California's citrus industry.

Discover Claremont Village Square, the shopping, dining, lodging and entertainment destination in the center of Claremont Village shopping district. The Village's Town Square in the middle of Claremont Village Square, is an outdoor living room, landscaped with fountains, playful sculptures and outdoor seating for the relaxation of visitors.

The prestigious Claremont Colleges, located in Claremont Village, total seven independent colleges, serving approximately 7,700 students and 3,600 faculty and staff: Pomona College, founded in 1887; Claremont Graduate University, 1925; Scripps College, 1926; Claremont McKenna College, 1946; Harvey Mudd College, 1955; Pitzer College, 1963; and the Keck Graduate Institute for Applied Life Sciences, 1997.

At Claremont Village Square, you'll find an urban shopping village in Claremont's retail district anchored by Laemmle's Claremont 5 Theatres, the 28 room Hotel Casa 425 and Lounge, Chico's, Blaze Pizza, Le Pain Quotidien, Coffee Bean & Tea Leaf, Jamba Juice, Casa Moreno Mexican Cuisine, Vom Fass, Yogurtland, I Like Pie, Poke Dot, O My Sole, Paradis Ice Cream, Grove Vintage, Grove Vintage Home, Jamba Juice, 50-Fifty Asian Cuisine, West Village Optometry, Loving Hut Restaurant, The Quarter Restaurant, Pedal Spin Studio, Cafe X20, The Statesman Luxury Grooming and Chang's Asian Kitchen.

A 470 car public parking structure directly across the street from Hotel Casa 425 on First Street provides convenient parking to visitors and guests of Claremont Village Square.



| Claremont Village Square 1-201 N. Indian Hill Blvd. |

For leasing information, contact:

Cheryl Pestor
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Cal DRE Lic. #00810674

225 S. Lake Ave., Suite
1170 Pasadena, CA 91101



Retail Store for Lease next to End Cap & Facing Indian Hill Blvd.

175 N. Indian Hill Blvd., Suite 100b

PROPERTY DESCRIPTION

- Approximately 1,307 SF retail space
- \$3.25/SF/month NNN (\$0.55/SF/month)
- Available August 24, 2019
- Term: 5 years plus options
- Fully sprinklered
- Ceiling height is 16' with exposed ductwork
- Currently built out as a Skateboard, Shoes, Clothing & Accessories store

HIGHLIGHTS

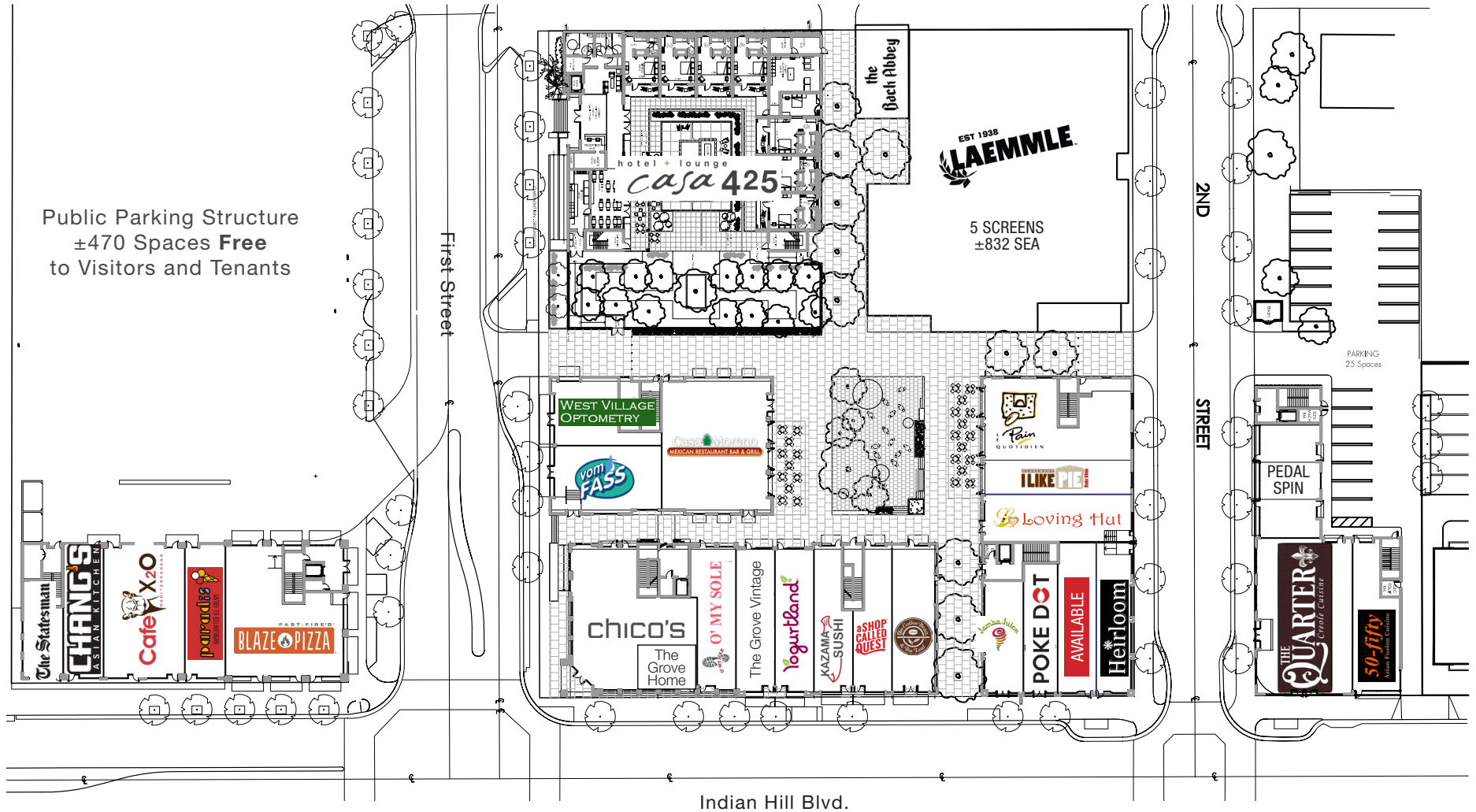
- Co-tenants in block are Heirloom Gifts, Poke Dot, Jamba Juice, Coffee Bean & Tea Leaf, A Shop Called Quest, Kazama Sushi, Yogurtland, The Grove Vintage, O'My Sole, The Grove Home and Chico's
- 470 Parking Spaces on First Street free to visitors & tenants
- Only retail space available at Claremont Village Square

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Demographics

	1 Mile	3 Mile	5 Mile
 Population	20,979	169,323	414,151
 Avg. HH Income	\$95,736	\$76,900	\$78,583
 Median Age	37.5	34.6	34.7



City of Claremont

 Population	34,925
 Median HH Income	\$105,759
 Median Age	38.6



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