

For Lease

Junior anchor retail opportunity
along Foothill Blvd.

A wide-angle photograph of a commercial parking lot. In the center, a white signpost with a black border contains the text "YOUR SIGN HERE". The parking lot is filled with various cars and SUVs. In the background, there is a single-story commercial building with a red-tiled roof. One of the storefronts has a sign for "SPROUTS". Several tall palm trees are scattered throughout the scene. The sky is overcast and grey.

YOUR SIGN HERE

Foothill Plaza | 1375 Foothill Blvd, La Verne CA

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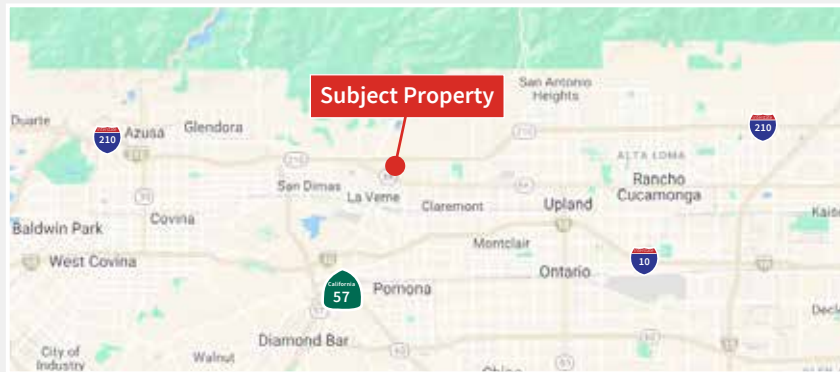
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Property Highlights

Foothill Plaza | 1375 Foothill Blvd, La Verne CA

- Junior anchor space available up to 14,300 sf with signage opportunity fronting 210 freeway and on Foothill Blvd./Route 66
- Opportunity anchored between Sprouts and neighboring LA Fitness
- Highly visible prime corner at one of two major intersections in La Verne
- Located at signalized intersection of Foothill Blvd and Wheeler Ave. with easy access
- Wheeler Ave is a major artery connecting the residential north of 210 Freeway to the commercial/retail hub in La Verne; great freeway visibility
- Nearby anchors include: Ross, Vons, Edwards Cinema, Target, Crunch Fitness, Stater Bros, Marshalls, Staples, ALDI, Rite Aid, Kohls and Michaels
- Nearby restaurants include: In-N-Out, The Habit, Panera Bread, Chilis, Starbucks, Chipotle, Rubio's, PizzaRev and Chop Stop



AREA RETAILERS



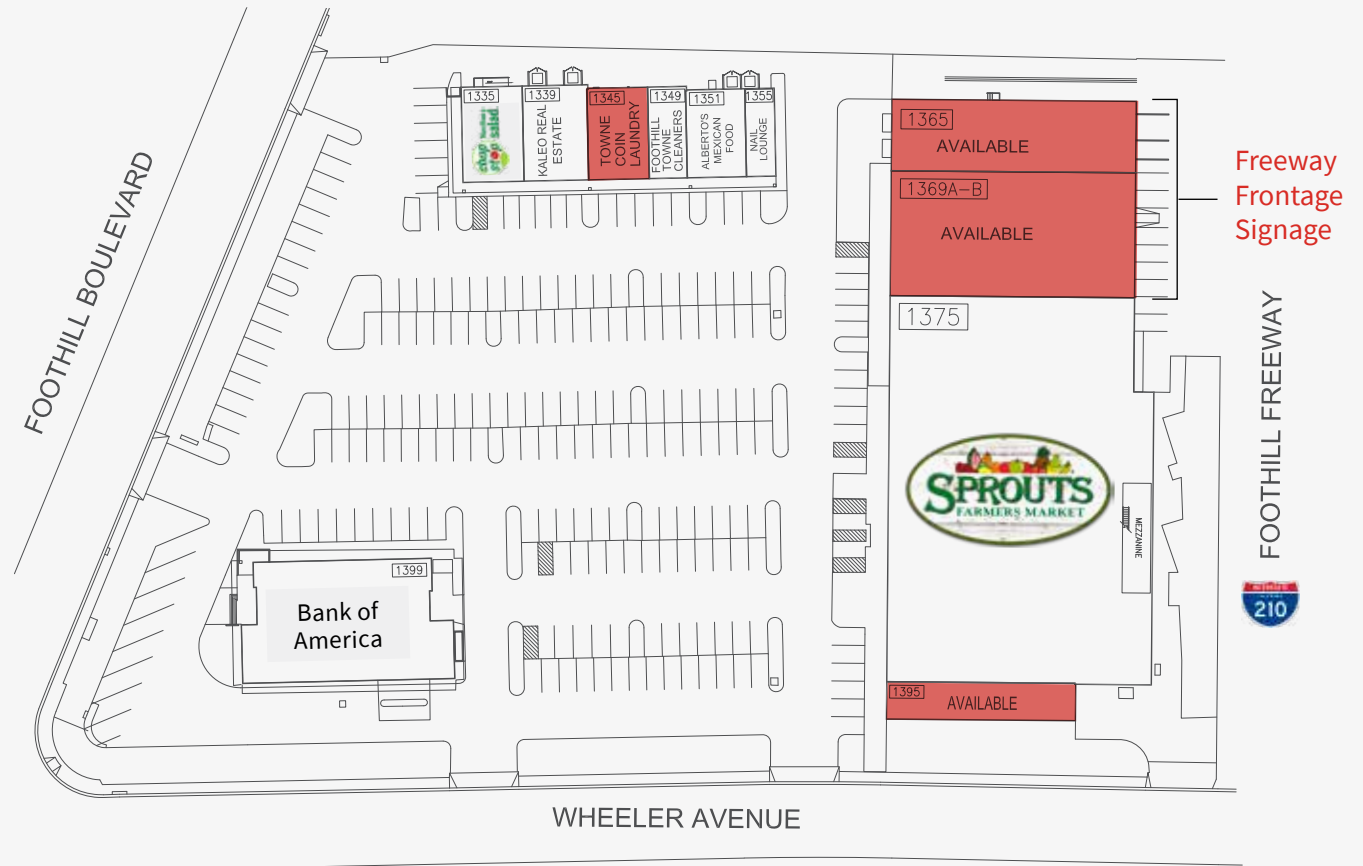
TRAFFIC COUNTS

±26,000 CPD on Foothill Blvd.
±177,000 CPD on 210 Freeway

DEMOGRAPHICS (ESRI 2019)

	1 mile ▼	3 miles ▼	5 miles ▼
	15,008 Total Population	84,615 Total Population	266,412 Total Population
	46.6 Median Age	40.0 Median Age	36.2 Median Age
	\$102,462 Ave. HH Income	\$111,876 Ave. HH Income	\$103,424 Ave. HH Income
	\$590,807 Median Home Value	\$588,065 Median Home Value	\$574,297 Median Home Value

Site Plan



List of Tenants

Suite #	Tenant	SF	Suite #	Tenant	SF
1335	Chop Stop	1,700	1355	Nail Lounge	768
1339	Kaleo Real Estate	1,836	1369A-B	Available	Up to 14,220 SF
1345	Future Available	2,000	1375	Sprouts	30,046
1349	Foothill Towne Cleaners	780	1395	Available	2,070
1351	Albertos Mexican Food	1,536	1399	Bank of America	9,520

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CALIFORNIA 210 177,000 CPD

FOOTHILL FWY

CALIFORNIA 210



Wheeler Ave

Foothill Blvd

SUBJECT PROPERTY



26,000 CPD

16,000 CPD



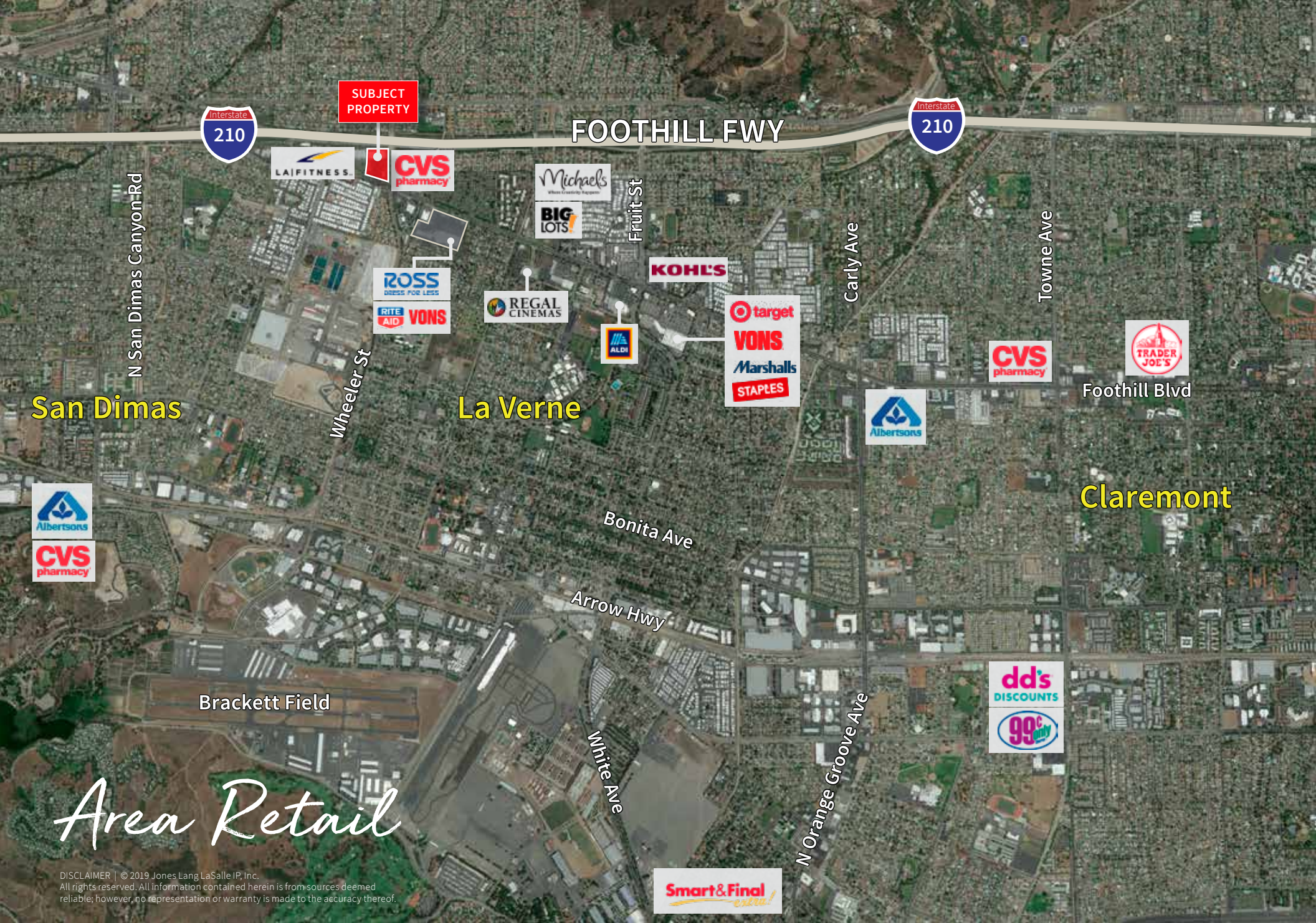
The Commons



Local Retail

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SUBJECT PROPERTY



FOOTHILL FWY

N San Dimas Canyon Rd



Fruit St



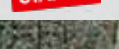
Carly Ave

Towne Ave

San Dimas

La Verne

Wheeler St



Foothill Blvd

Claremont



Bonita Ave

Arrow Hwy

Brackett Field

White Ave

N Orange Groove Ave



Area Retail



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Foothill Plaza





*Achieve
Ambitions*

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