FOTHILL PARK

P·L·A·Z·A Monrovia, California











For More Information, Contact:

(800) 353 7822 www.WestarAssociates.com

CA License NO: 00655156

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HIGHLIGHTS

- ± 96,390 square foot grocery anchored shopping center located in the heart of the Monrovia trade area.
- Offers such notable tenants as Vons, Chase Bank, Blaze Pizza, Starbucks, Baskin-Robbins, Wendy's, WingStop, Waba Grill. Verizon Wireless and Fantastic Sams.
- Close proximity to high income areas of Bradbury, Monrovia, Foothills, and Sierra Madre
- Convenient access via multiple ingress/egress points on Foothill Boulevard, Myrtle Avenue and Primrose Avenue.
- Approximately 38,000 customer trips per week

TRAFFIC COUNTS

- 25,400 Average Daily Traffic on Foothill Boulevard
- 11,200 Average Daily Traffic on Myrtle Avenue

2017 DEMOGRAPHICS (Alteryx)

	Estimated Population	Average H.H. Income	Daytime Population
1 MILE	24,171	\$96,522	25,099
3 MILE	102,226	\$106,390	114,726
5 MILE	264,939	\$99,909	249,025



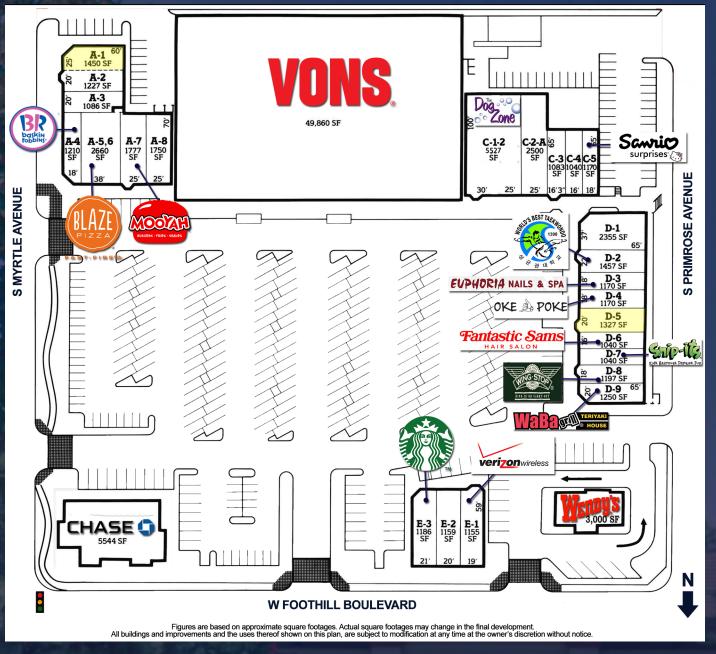






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SITE PLAN



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Unit	Tenant	Sq. Ft
BLDG B	Vons	49,860sf
PAD A	Chase Bank	5,544sf
PAD C	Wendy's	3,000sf
A-1	Lindora Clinic (Available)	1,450sf
A-2	N2 Lab Boba Tea	1,227sf
A-3	Aurora Core CryoSpa	1,086sf
A-4	Baskin Robbins Ice Cream	1,210sf
A-5-6	Blaze Pizza	2,660sf
A-7	MOOYAH Burgers, Fries, Shakes	1,777sf
A-8	Noodle Street	1,750sf
C-1-2	The Dog Zone	5,527sf
C-2A	West Coast Dental	2,500sf
C-3	TK Cafe	1,083sf
C-4	Art Time	1,040sf
C-5	Sanrio Surprises	1,170sf
D-1	All My Laundry	2,355sf
D-2	World's Best Taekwondo	1,457sf
D-3	Euphoria Nail Salon	1,170sf
D-4	Oke Poke	1,170sf
D-5	Available (3/1/2019)	1,327sf
D-6	Fantastic Sams	1,040sf
D-7	Snip-its	1,040sf
D-8	Wingstop	1,197sf
D-9	Waba Grill	1,250sf
E-1	Verizon Wireless	1,155sf
E-2	Hon Sushi	1,159sf
E-3	Starbucks	1,186sf



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MONROVIA TRADE AREA



102 W Foothill Blvd. | Monrovia, CA 91016



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