

FOOTHILL PARK PLAZA

102 West Foothill Boulevard | Monrovia



FOR LEASING, PLEASE CONTACT:

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FOOTHILL PARK PLAZA

HIGHLIGHTS

- + A ± 96,390 square foot grocery anchored shopping center located in the heart of the Monrovia trade area
- + 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

Join these major tenants in Foothill Park Plaza



TRAFFIC COUNTS (SITES USA)

- + 30,028 average cars per day on Foothill Boulevard
- + 15,759 average cars per day on Myrtle Avenue

2019 DEMOGRAPHICS (SITES USA)

	1 Mile	3 Mile	5 Mile
Population:	25,348	100,331	264,991
Average Household Income:	\$107,501	\$113,841	\$107,736
Daytime Population:	17,246	81,036	192,625



WELCOME TO MONROVIA



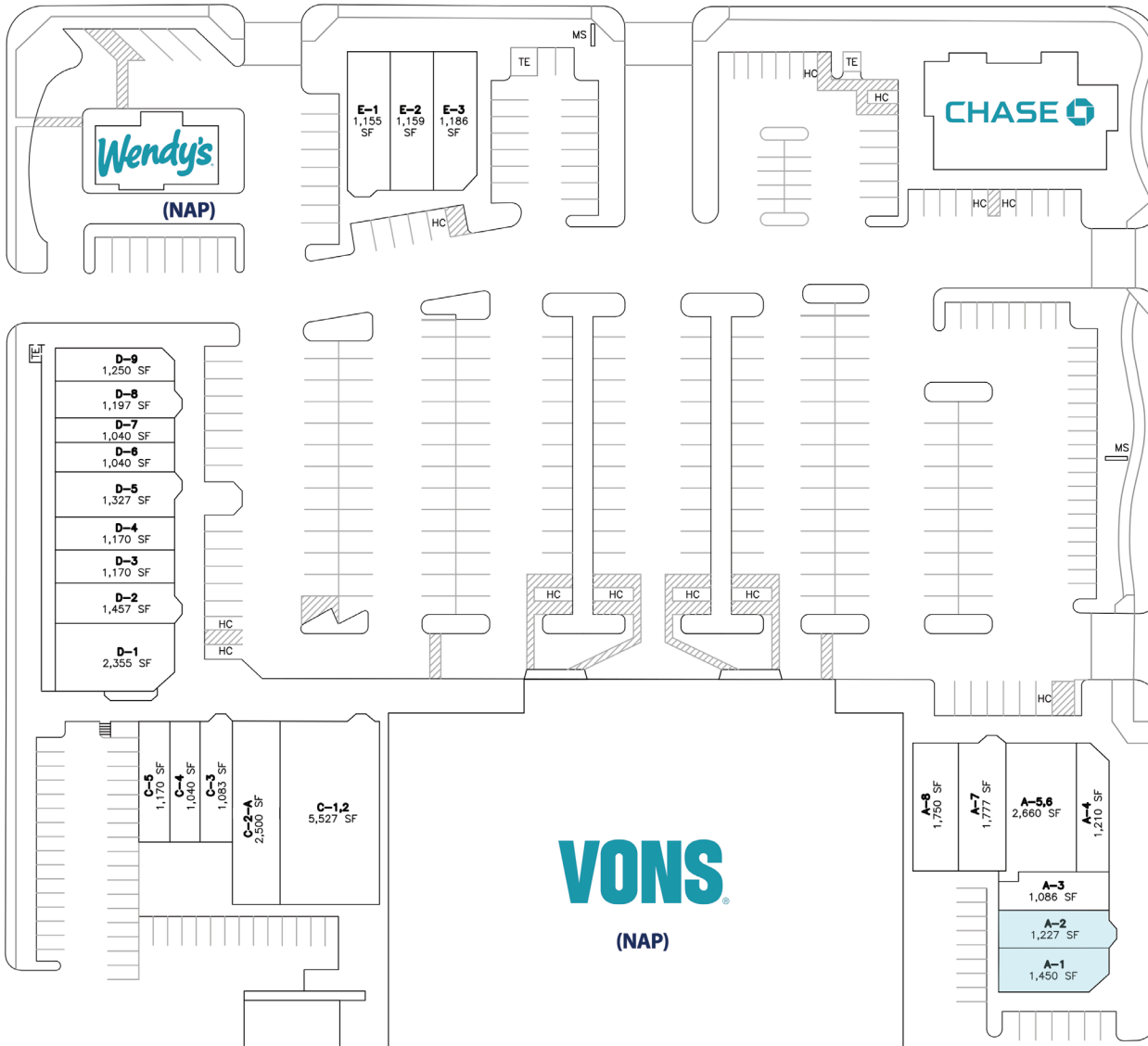
102 West Foothill Boulevard | Monrovia | 91016

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W FOOTHILL BOULEVARD

S PRIMROSE AVENUE



Figures are based on approximate square footages. Actual square footages may change in the final development. All buildings and improvements and the uses thereof shown on this plan, are subject to modification at any time at the owner's discretion without notice.



UNIT	TENANT	SQ. FT.
BLDG-B	Vons (NAP)	49,860sf
PAD-A	Chase Bank	5,544sf
PAD-C	Wendy's (NAP)	3,000sf
A-1	Lindora Clinic (AVAILABLE)	1,450sf
A-2	AVAILABLE	1,227sf
A-3	Aurora Cryo Spa	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 St.	1,750sf
C-1,2	The Dog Zone	5,527sf
C-2A	West Coast Dental	2,500sf
C-3	TK Cafe & Dim Sum	1,083sf
C-4	Art Time	1,040sf
C-5	Sanrio Surprises	1,170sf
D-1	The Wash Wizards	2,355sf
D-2	World's Best Taekwondo	1,457sf
D-3	Euphoria Nails & Spa	1,170sf
D-4	Oke Poke	1,170sf
D-5	Eyebrow Threading Salon	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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FOOTHILL PARK PLAZA
VONS CHASE

BRADBURY, CA
"Ranked #1 for America's Most Expensive Zip Codes."
-FORBES



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