

BIXBY HACIENDA PLAZA

±960 - ±990 SF SHOP SPACES FOR LEASE

17120 Colima Road, Hacienda Heights, CA 91745



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PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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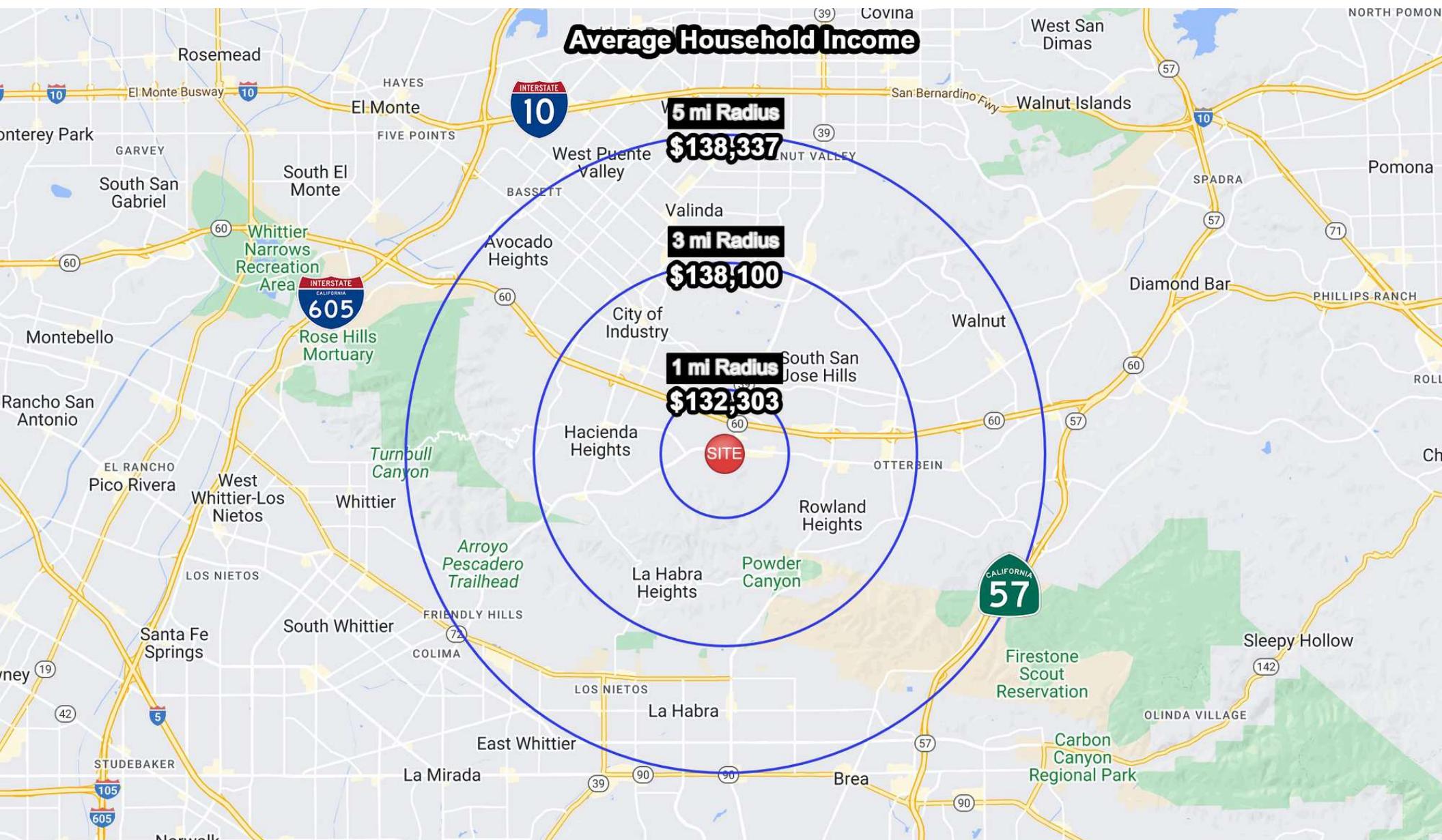
PROPERTY OVERVIEW



HIGHLIGHTS

- ± 960 to ± 990 SF former restaurant available.
- The shopping center is anchored by 168 Market, Daiso, and a group of high performance restaurants led by Yakiya Premium Japanese BBQ, 85 Degree, Uncle Tetsu, Delicious Food Corner, Panda Express, El Pollo Loco, Spicy Impression, and many more.
- It is located on the southwest corner of Colima Road and Azusa Ave, which experiences extremely high traffic volume of approximately over $\pm 72,000$ cars per day.
- The trade area is affluent, with an average income above \$138,100 per year within 3 miles.
- It is adjacent to Courtyard by Marriott (150 rooms) and across the street from the regional Puente Hills shopping mall.
- The shopping center offers convenient proximity to the 60 Freeway

LOCATION MAP



SITE PLAN



RETAILER MAP IMMEDIATE VICINITY



Map data ©2025 Imagery ©2025 Airbus,
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AVAILABLE SPACES PHOTOS



Former Foot Massage (990 SF)
Space 17110-F (In-Line)



Former Restaurant (960 SF)
Space 17110-G (In-Line)

PHOTOS OF MONUMENT SIGNAGE



PHOTOS OF CO-TENANTS



DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|-------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2025 Total Population | 12,012 | 122,535 | 346,681 |
| 2025 Median Age | 46.2 | 40.5 | 40.2 |
| 2025 Total Households | 4,200 | 36,701 | 105,641 |
| 2025 Average Household Size | 2.9 | 3.3 | 3.3 |
| INCOME | | | |
| 2025 Average Household Income | \$132,303 | \$138,100 | \$138,337 |
| 2025 Median Household Income | \$101,532 | \$105,558 | \$107,699 |
| 2025 Per Capita Income | \$46,272 | \$41,413 | \$42,251 |
| BUSINESS SUMMARY | | | |
| 2025 Total Businesses | 832 | 6,355 | 16,577 |
| 2025 Total Employees | 6,684 | 54,589 | 137,319 |