

BIXBY HACIENDA PLAZA

±960 - ±990 SF SHOP SPACES FOR LEASE

17120 Colima Road, Hacienda Heights, CA 91745



PAUL SU

Senior VP, Retail Leasing & Sales
O: 909.230.4500 | C: 626.417.4539
paul.su@progressiverep.com
DRE #01949696

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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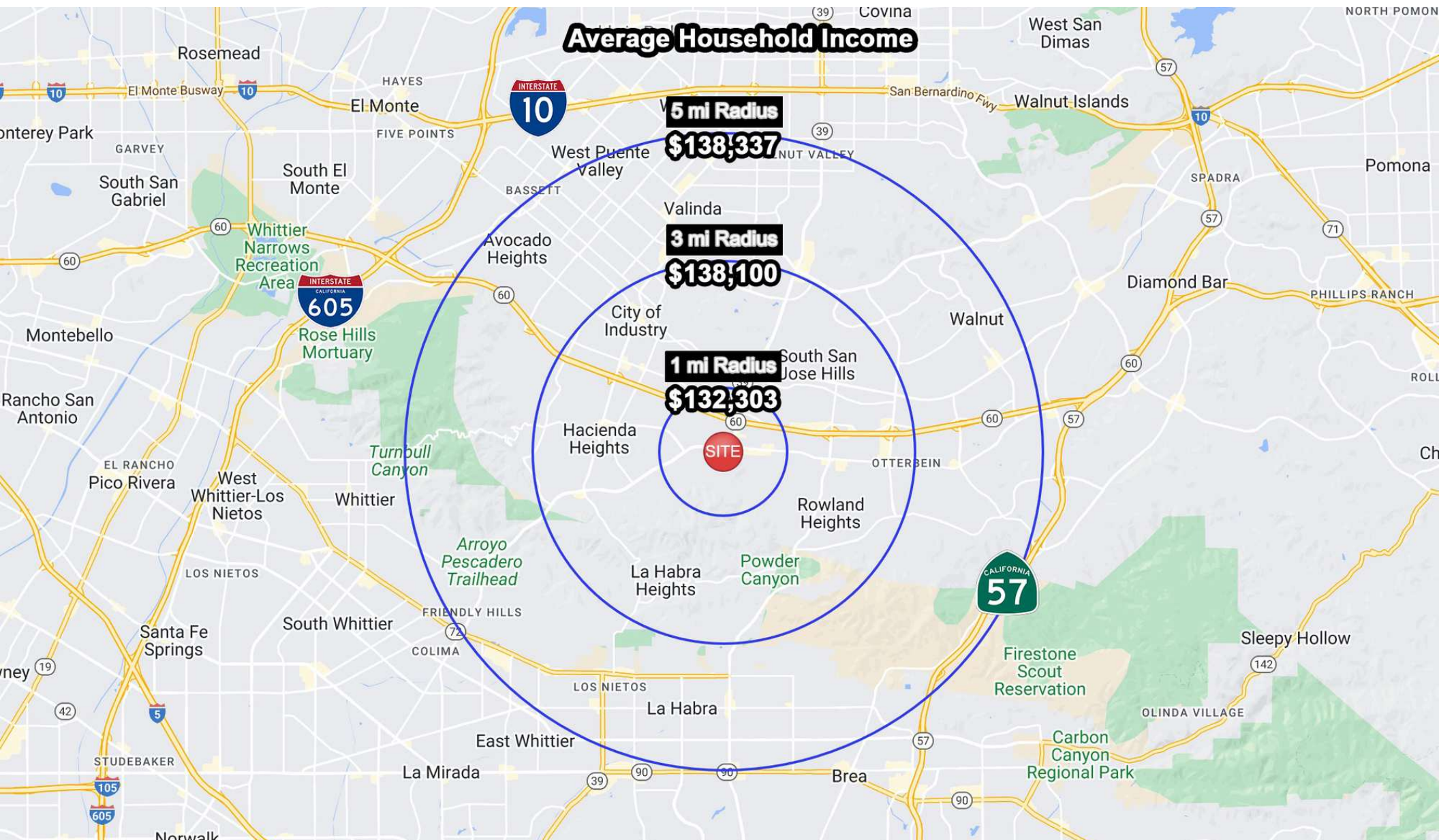
PROPERTY OVERVIEW



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



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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

