

FOR LEASE

# ±26K SF High Volume Space in Lowe's Anchored Center

186 Village Ct | San Dimas, CA 91773



## CO-ANCHOR OPPORTUNITY

26,122 SF

Available 10/2025

## DESCRIPTION

- Approximately 26,122 SF high-volume space in Lowe's anchored center
- Large, highly visible freeway pylon signage
- Rear loading
- Lower NNN pass through expenses compared to the competing retail
- Growing area with strong mix of employment and residential demographics
- Regional pull given immediate proximity to 57 freeway

## CONTACT

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## 2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,439	101,893	292,889
Avg Household Income	\$118,432	\$142,208	\$128,602
Daytime Population	15,226	38,270	106,289

Source: Esri

## TRAFFIC COUNTS

CA-57 Fwy

approx. 165,200 cpd

W Arrow Hwy

approx. 33,000 cpd

Source: Costar

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3390 University Ave | Suite 460 | Riverside, CA 92501

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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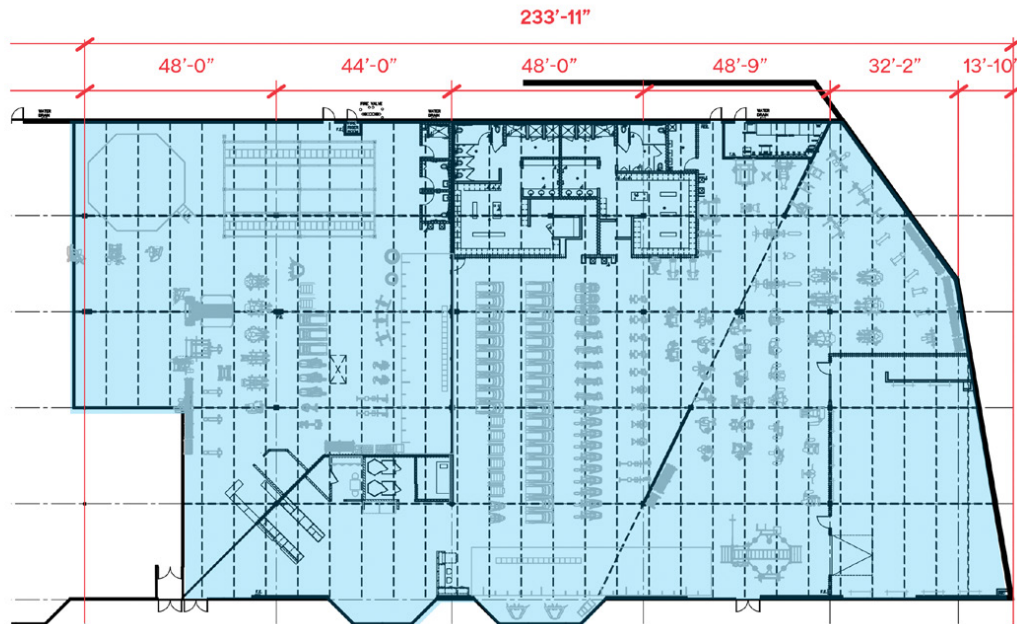


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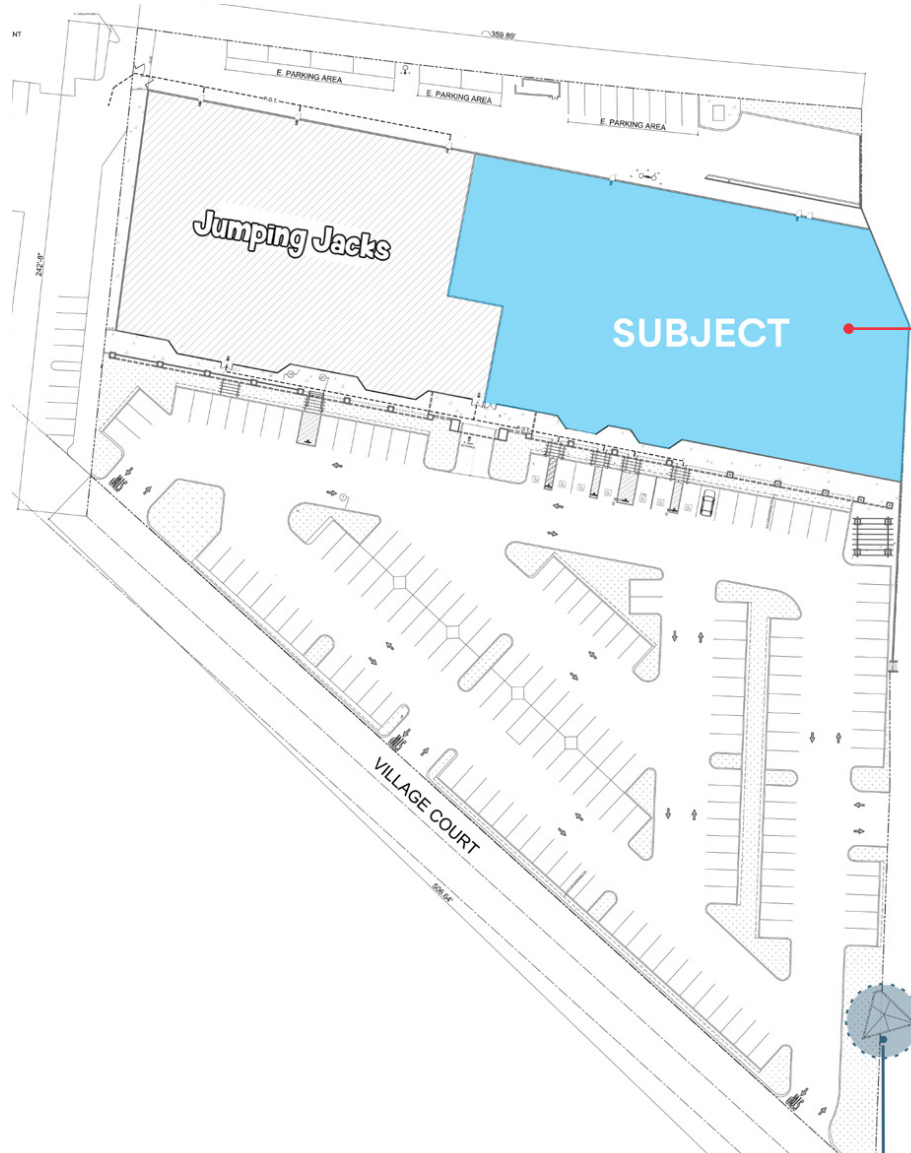
## SPACE PLAN: ±26K SF SUBJECT





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*Visible freeway  
pylon signage*



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### Site

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