



**California 210**  
± 186,000 CPD

**ROUTE 66**  
**FOOTHILL BOULEVARD**  
± 43,681 CPD

± 13,452 CPD

1,752 SF AVAILABLE

MONUMENT SIGNAGE AVAILABLE

LA FITNESS  
WINGS & THINGS DAISO  
SPROUTS FARMERS MARKET  
Bank of America

**Foothill Plaza**  
NWC Foothill Blvd & Wheeler Ave, La Verne, California 91750

**PROPERTY INFORMATION:**

- 2nd generation restaurant space for lease
- Easily accessible from the 210 Freeway
- Prominent location on busy Foothill Blvd. / Rte 66 with ± 43,681 CPD
- Proximate to Pomona Valley Medical Center / 120k patients annually & University of La Verne / 5,000 Students
- 4 miles from LA County Fairplex which generates 1.5 million annual visits / \$324M economic impact
- Center benefits from ongoing activity at Live Oak Park and Heritage Park a few blocks away

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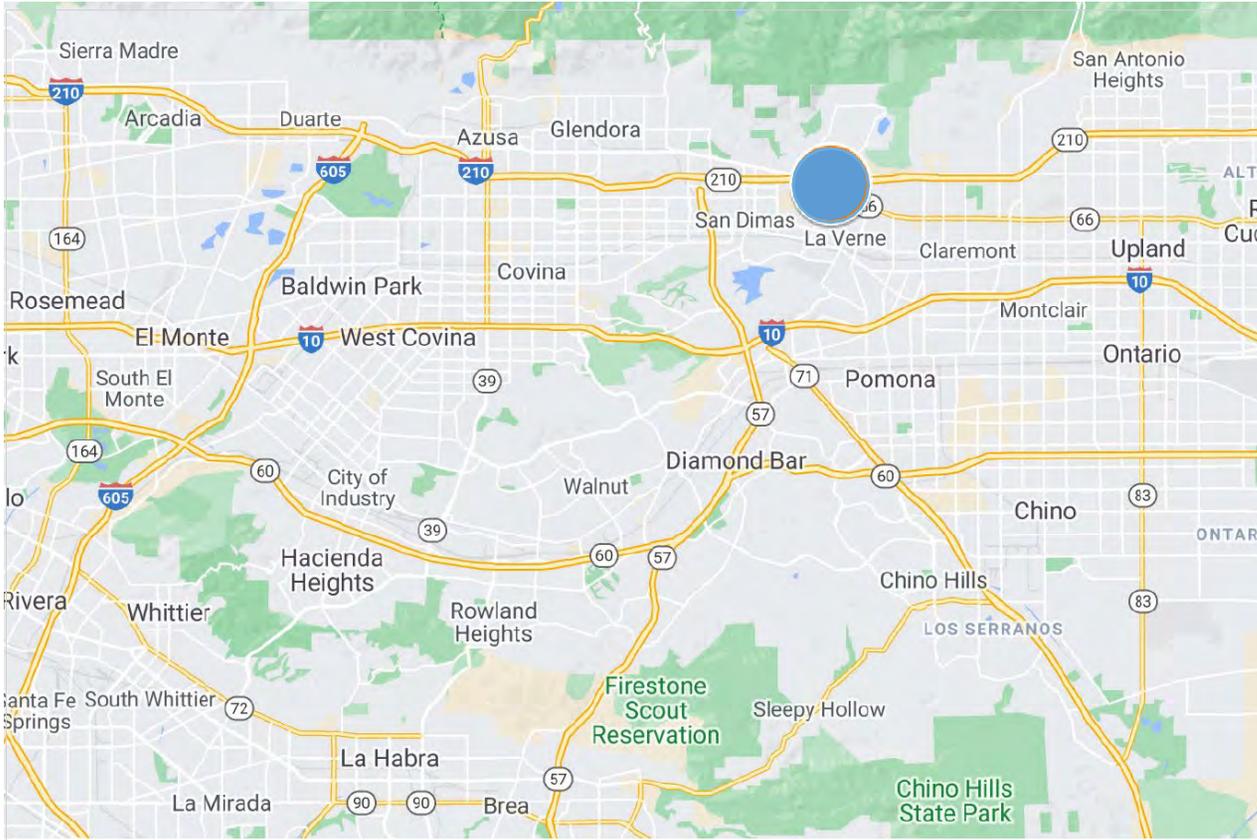
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**XTEAM**  
RETAIL ADVISORS

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**LOCATION**

**1335 Foothill Boulevard  
La Verne, California 91750**



**SIZE AVAILABLE**

**1,752 sf**



**ZONING**

**Commercial**



**TRAFFIC COUNTS**

**± 43,681 CPD**

Foothill Blvd

**± 186,000 CPD**

SH 210



**13,452 CPD**

Wheeler Ave

**2025 DEMOGRAPHIC SNAPSHOT**

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	14,753	83,605	258,064
<b>DAYTIME POPULATION</b>	9,444	63,422	175,341
<b>AVG HH INCOME</b>	\$155,108	\$140,799	\$137,069

**AREA RETAILERS**

