

For Lease
Claremont Promenade

865 South Indian Hill Boulevard
Claremont, CA 91711

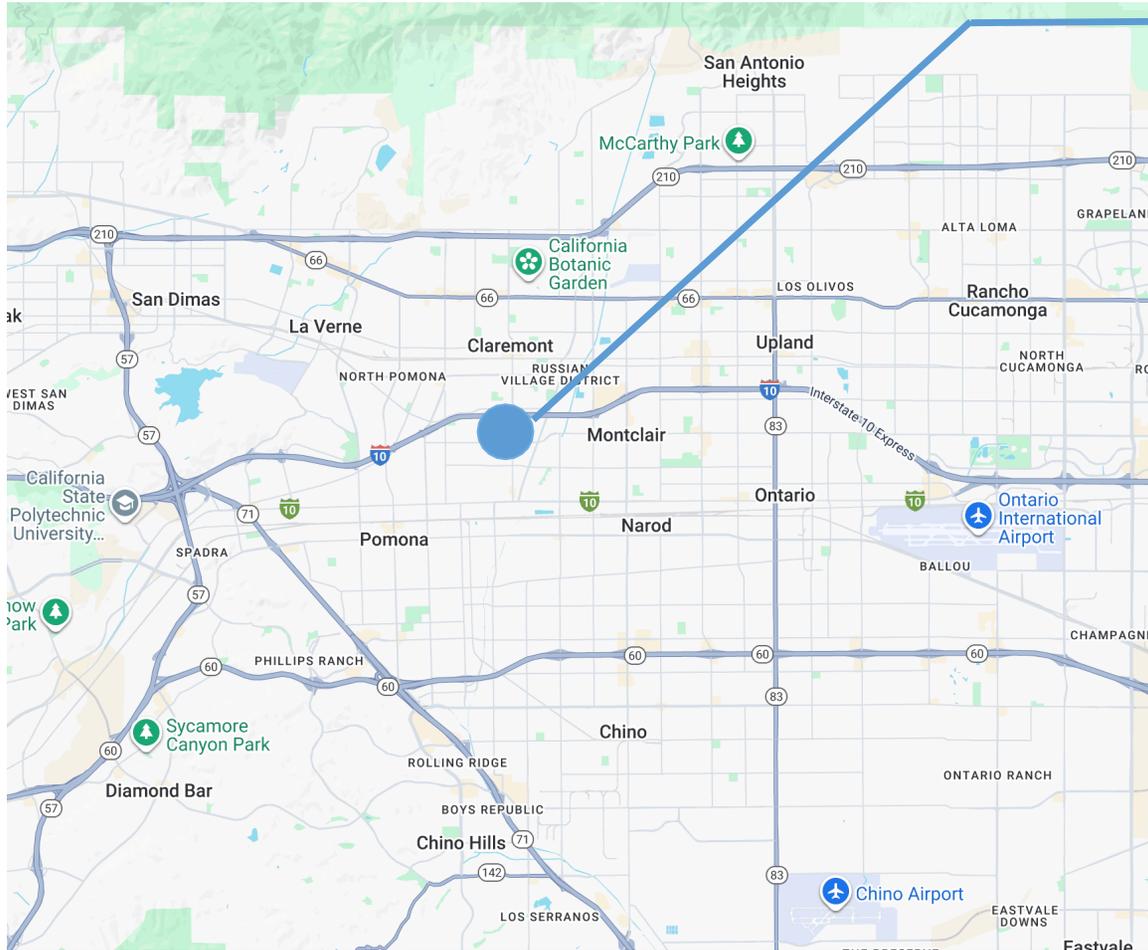


SOUTH INDIAN HILL BOULEVARD

AUTO CENTER DRIVE

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Property Highlights:

- Easy access and excellent visibility along I-10 w/exposure to over 285,000 CPD
- High performing Super King is the dominant grocer in the trade area, which has a more regional draw than typical grocers
- Center benefits from 15 colleges within a 15-minute drive with a combined 110,000 students enrolled
- Robust daytime employment base of 65,507 within a 3-mile radius. Top employers include Claremont Colleges (approx. 3,000 staff) and Claremont Unified School District (750 staff)
- Adjacent to high volume dealership, Toyota Claremont, with annual sales over \$51M

Demographics:

2025 Estimates	1 MILE	3 MILE	5 MILE
Population	25,321	188,086	435,516
Daytime Population	3,649	65,607	132,651
AHH Income	\$114,087	\$111,968	\$120,724

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