

830 - 8,780 SF

RESTAURANT SPACE; NEIGHBORHOOD STRIP



FOR LEASE



# San Dimas Station

552 West Arrow Highway  
San Dimas, California 91773

## Property Highlights

- 150,000 SF Shopping Center
- 1,968 SF to 10,184 SF Retail Spaces
- 4,000 SF Former Restaurant w/ hood, walk-in Fridge & Grease Trap
- Large Pylon Signage Available Facing 57 Freeway
- Monument Signage Available Facing Arrow Highway
- Ample Parking w/ Multiple Ingress and Egress Points
- Anchored by: 99 Cents Only, Cost Plus World Market & Planet Fitness

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,392	29,383	83,528
Total Population	12,948	87,870	266,136
Average HH Income	\$81,196	\$88,528	\$83,133

SPACES	LEASE RATE	SPACE SIZE
641 (North-Restaurant)	\$2.50 SF/month	4,000 SF
647 (North)	\$2.00 SF/month	1,968 SF
564 (South)	\$2.00 SF/month	3,510 SF
572 (South)	\$2.00 SF/month	6,674 SF
610 (South)	\$2.00 SF/month	8,780 SF
654 (South)	\$2.00 SF/month	830 SF



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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North Signage



North Side



North Side



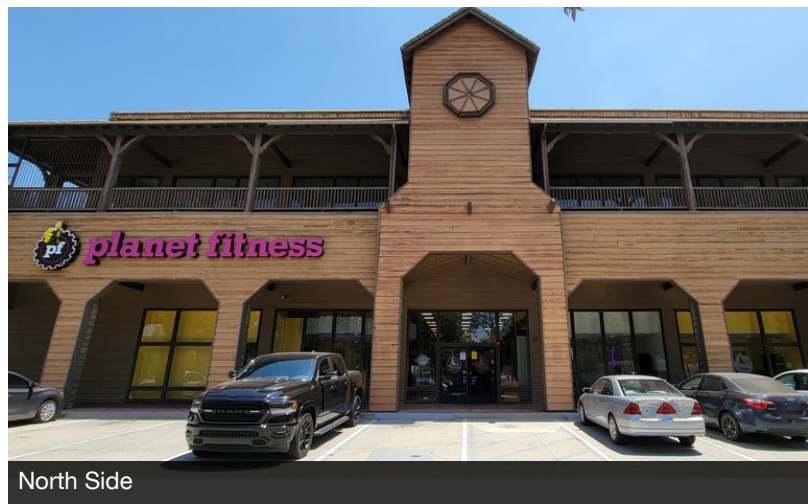
North Side



North Side



North Side



North Side



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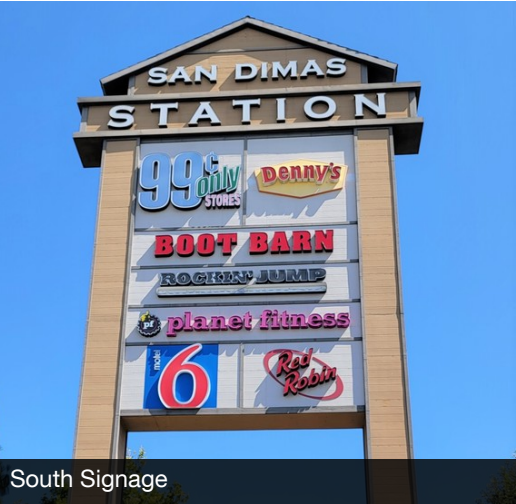
FOR LEASE



South Side



South Side



South Signage



Front of Restaurant



Previous Martial Arts Studio



Retail



South



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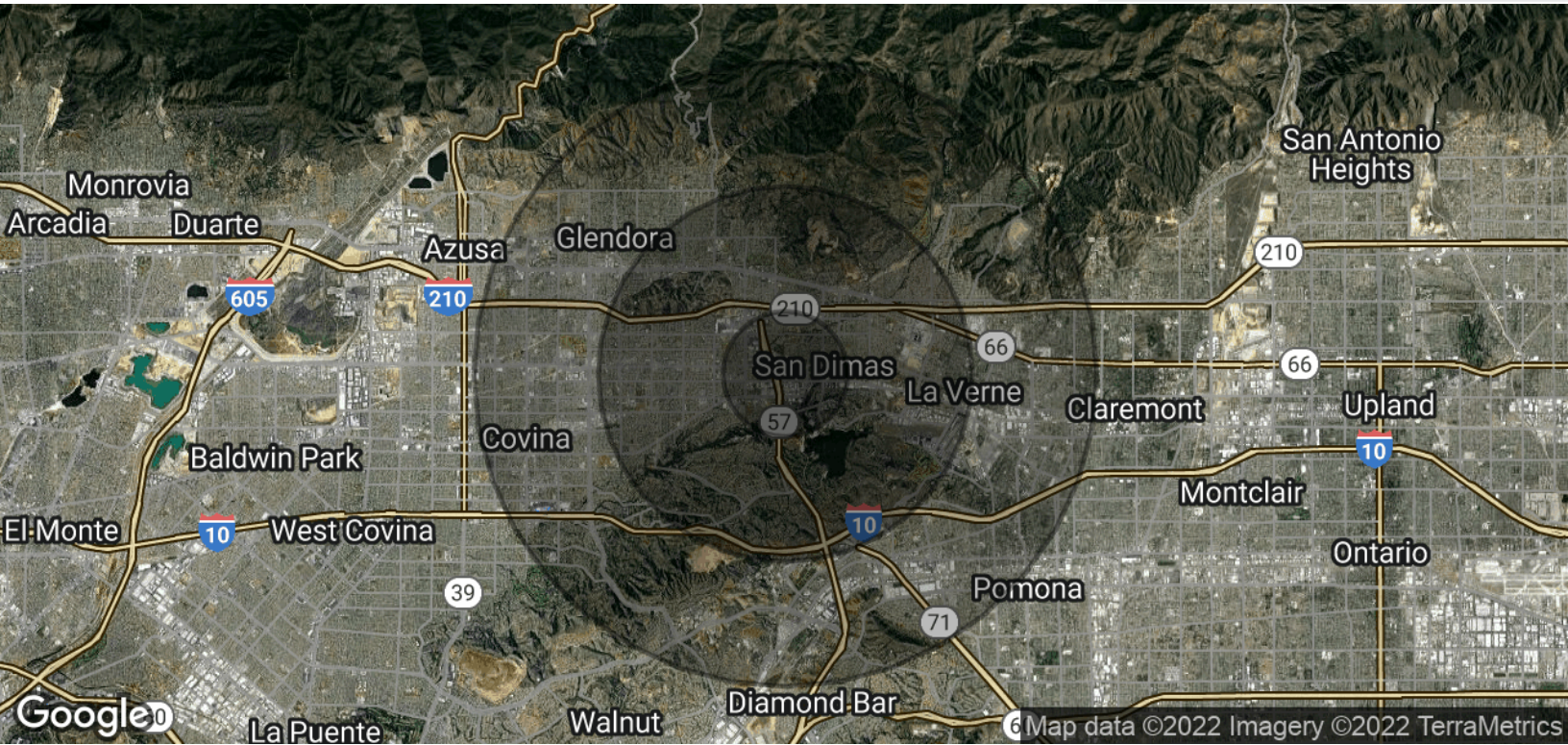
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,948	87,870	266,136
Average Age	36.2	38.5	36.3
Average Age (Male)	34.8	36.7	34.9
Average Age (Female)	37.8	40.1	37.4

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,392	29,383	83,528
# of Persons per HH	2.9	3.0	3.2
Average HH Income	\$81,196	\$88,528	\$83,133
Average House Value	\$425,194	\$504,104	\$497,681

\* Demographic data derived from 2010 US Census



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