

FOR LEASE | Former JOANN Fabrics Store

2086-A Foothill Blvd., La Verne, CA 91750

AVAILABLE

+/- 11,350 SF



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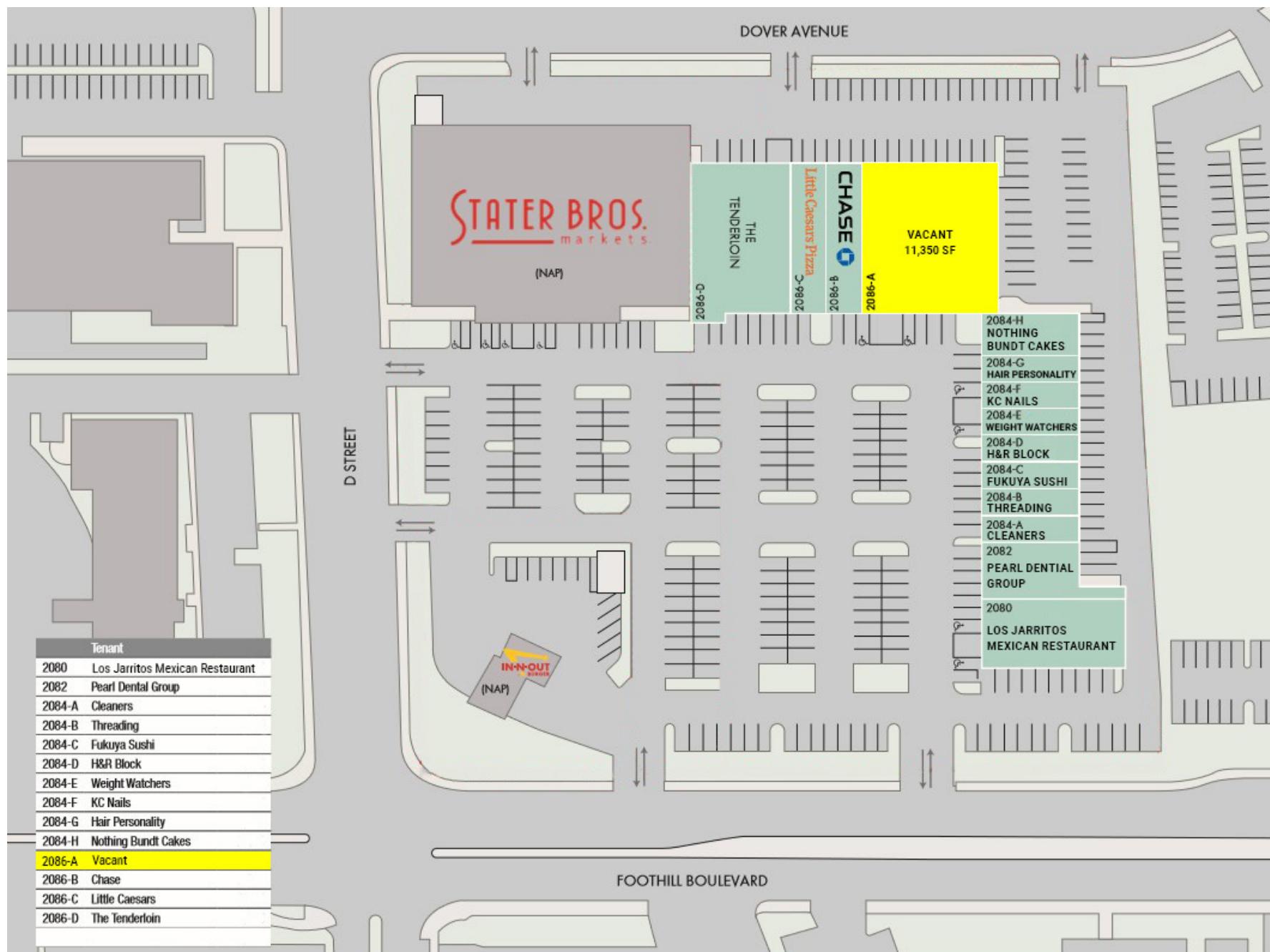
NAI Capital Commercial
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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



- Inline ±11,350 SF retail space within ± 39,658 SF shopping center, including Chase Bank & Little Caesars. Shadow anchored by Stater Brothers with In-N-Out Burgers on the out-corner driving traffic and sales. Over 300 Parking Stalls.
- Well located within the heart of the La Verne retail district with an average household income over \$104,000 and population over 101,000 within a 3-mile radius with immediate proximity to Buena High School.
- Prime visibility along Foothill Blvd (Rte. 66) with convenient access to the Foothill (210) Freeway, to the west at Foothill Boulevard and to the east at White Avenue, with a traffic count over 35,000 CPD.

SITE PLAN - 2080 Foothill Blvd., La Verne, CA



LA VERNE OVERVIEW

La Verne is a "close-knit" community which has been able to retain its "small town" traditions that captures the essence of Southern California living with its warm climate, picturesque landscapes, and a community that radiates charm and friendliness. Nestled in the San Gabriel Valley, La Verne offers a serene and laid-back atmosphere with inviting parks and engaging activities with an array of unique businesses and delightful dining options.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Population	17,653	55,164	101,071
Total Households	7,112	19,954	35,611
Average HH Income	\$98,594	\$100,746	\$104,956
Average House Value	\$465,999	\$516,078	\$556,538





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EXCLUSIVELY LISTED BY:

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