

GATEWAY POINTE CENTER

1167-1275 Foothill Boulevard
La Verne, CA 91750



JOIN THE
LISTS OF
GREAT TENANTS



MAR INVESTMENTS
"Real Estate
Development and
Investment"

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AVAILABLE SUITES

1211

2160 SF

\$2.90/SF/MO NNN

1215

2944 SF

\$2.90/SF/MO NNN

1167

1664 SF

\$2.50/SF/MO NNN

1171

1092 SF

\$2.50/SF/MO NNN

NNN's = \$0.70/SF



PROPERTY HIGHLIGHTS

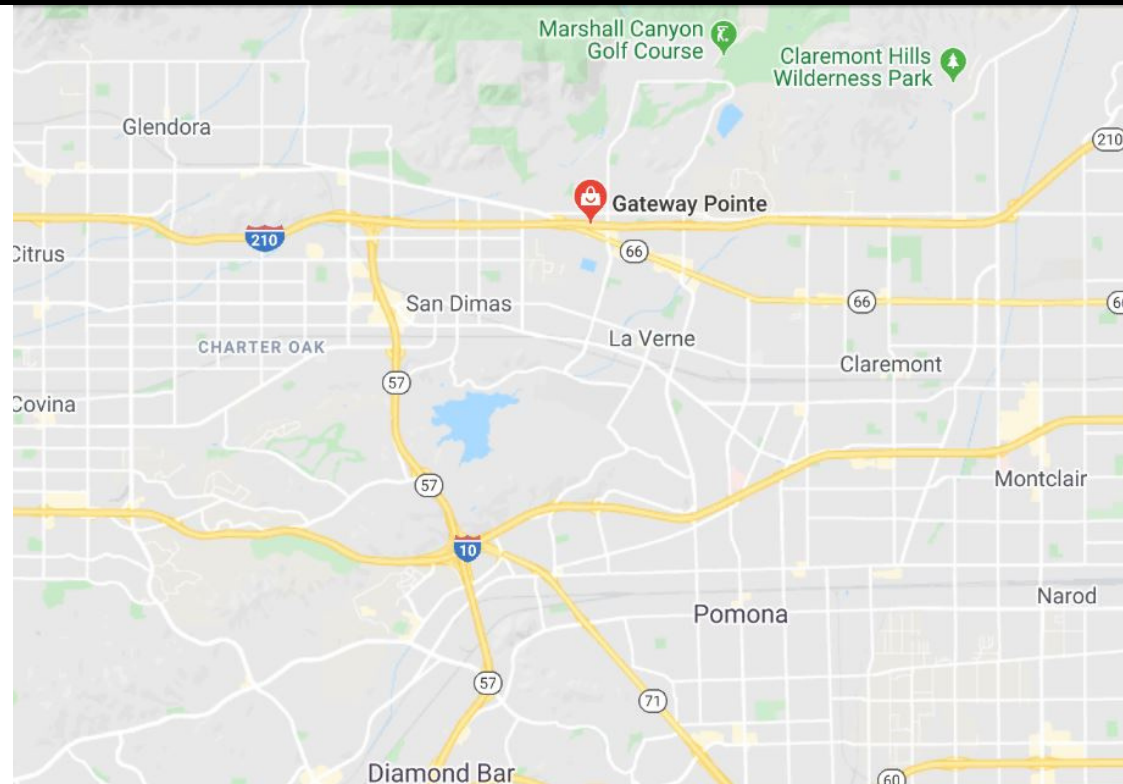
>>EXCELLENT VISIBILITY ON VERY BUSY FOOTHILL BLVD. JUST WEST OF WHEELER AVE. (SIGNALIZED INTERSECTION)

>>NEAR HIGHWAY 210, HIGHWAY 66, HIGHWAY 57 AND HIGHWAY 10

>>ANCHORED BY LA FITNESS. OTHER TENANTS: STARBUCKS, IHOP, TOGO'S AND AT&T

>>EXCELLENT FREEWAY VISIBILITY, EXCELLENT VISIBILITY TO CONSUMERS, EXCELLENT ACCESSIBILITY, AMPLE FREE PARKING

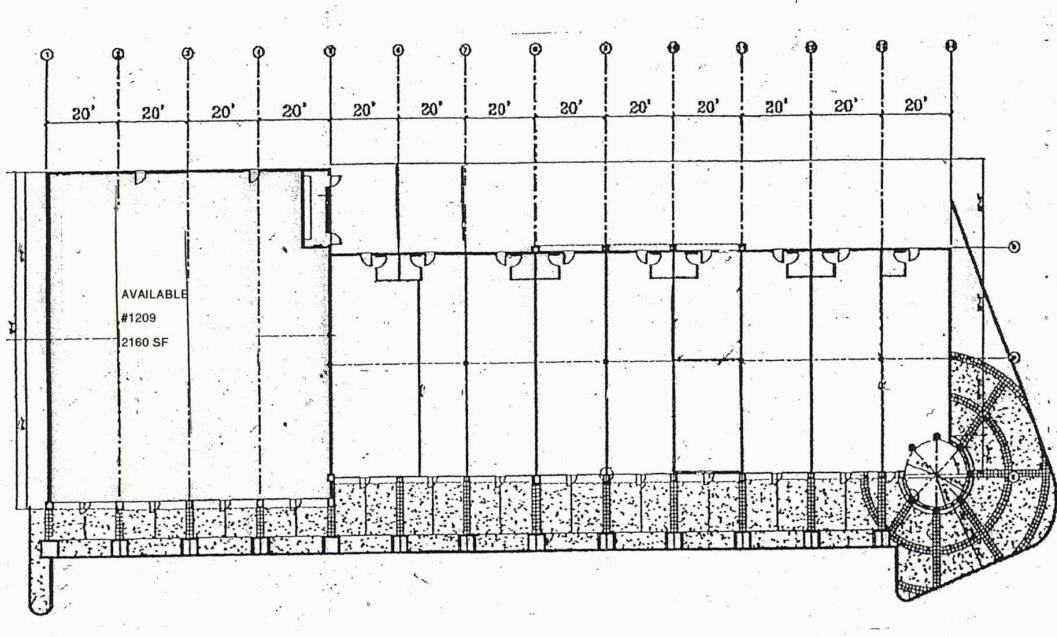
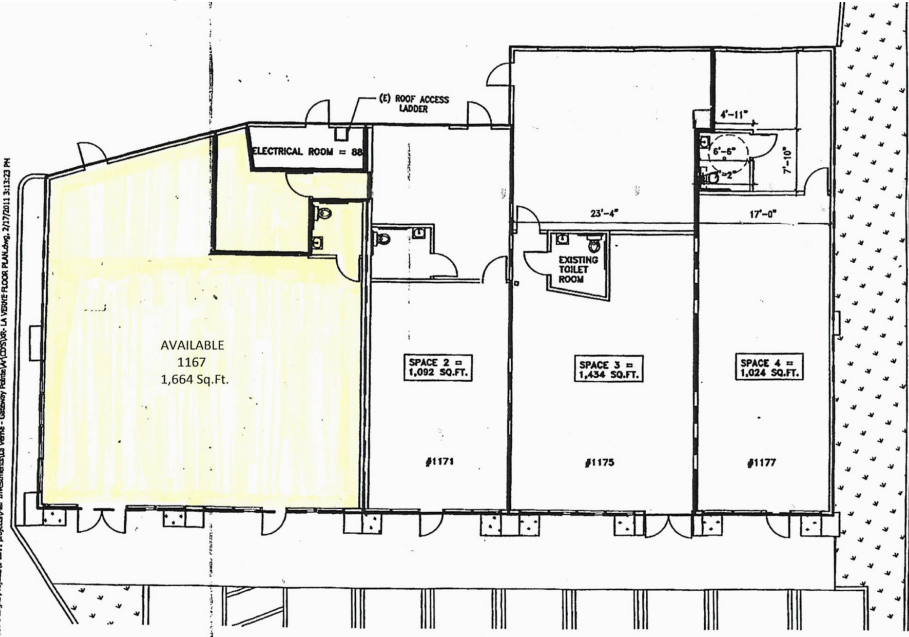
>>TRAFFIC COUNT: FOOTHILL BLVD. - 26,500 CARS PER DAY, 210 FWY - 165,000 CARS PER DAY





AVAILABLE SPACE	SF	RATE
1211	2,160 SF	\$2.90 PSF/MO NNN
1215	2,944 SF	\$2.90 PSF/MO NNN
1167	1,664 SF	\$2.50 PSF/MO NNN
1171	1,092 SF	\$2.50 PSF/MO NNN

NNN's = \$0.70/SF





PEOPLE

	1 MILE	3 MILE	5 MILE
Population	15,397	82,221	263,384
Households	5,630	28,981	82,304
Families	4,082	21,061	60,861
Avg. HH Size	2.71	2.80	3.06

INCOME

	1 MILE	3 MILE	5 MILE
Median HH Income	\$84,561	\$87,211	\$78,123
Avg. HH Income	\$104,991	\$112,873	\$104,326

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Caucasian	74.6%	67.7%	60.9%
African American	2.7%	4.9%	4.9%
American Indian	0.8%	0.8%	0.9%
Asian	8.4%	9.4%	9.8%
Pacific Islander	0.1%	0.2%	0.2%
Some Other Race	8.3%	11.4%	18.0%
Two or More Races	5.1%	5.5%	5.3%
Hispanic Origin	33.3%	36.5%	47.8%

