

Retail for lease in Azusa!

605-665 East Arrow Highway | Azusa, California



DAVE MALING

Principal

213.618.3825

david.maling@avisonyoung.com

License No. 01139115

CONNER TOLLIVER

Associate

213.618.3814

conner.tolliver@avisonyoung.com

License No. 02187079

**AVISON
YOUNG**



UNIT 641: ±1,025 SF

UNIT 617: ±330 SF

ASKING RENT: \$1.65 - \$3.00 PSF

LEASE TYPE: NNN

LEASE TERM: NEGOTIABLE

The offering

Highlights

- 2 units available in high traffic retail center in Azusa!
- Great visibility on Arrow Hwy (approximately 26,000 VPD)
- 1.2 Miles from 210 Freeway
- 120 parking spaces on site
- Retail spaces are suited for a variety of uses!





UNIT #: 641

SIZE: ±1,025 SF

RATE: \$1.65 PSF/MONTH

LEASE TYPE: NNN

*NNNs are estimated at \$0.50





UNIT #: 617

SIZE: ±330 SF

RATE: \$3.00 PSF/MONTH

LEASE TYPE: NNN

*NNNs are estimated at \$0.50



Location overview

2024 Demographics (1 mile radius)

30,906

Population

8,275

Households

60%

Owner occupied

\$88,280

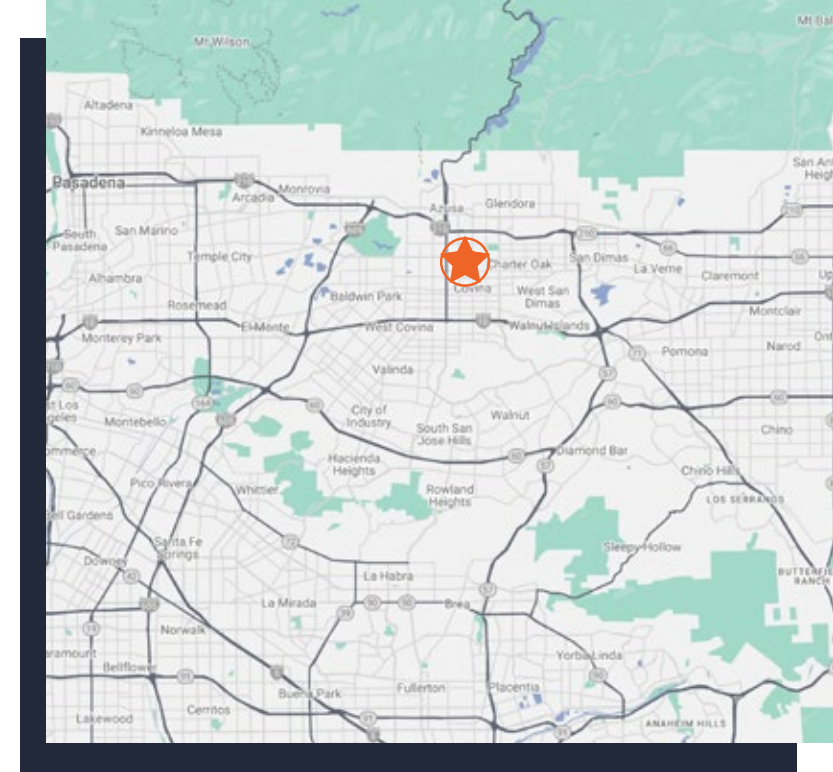
Average household income

36

Median age

40%

Renter occupied

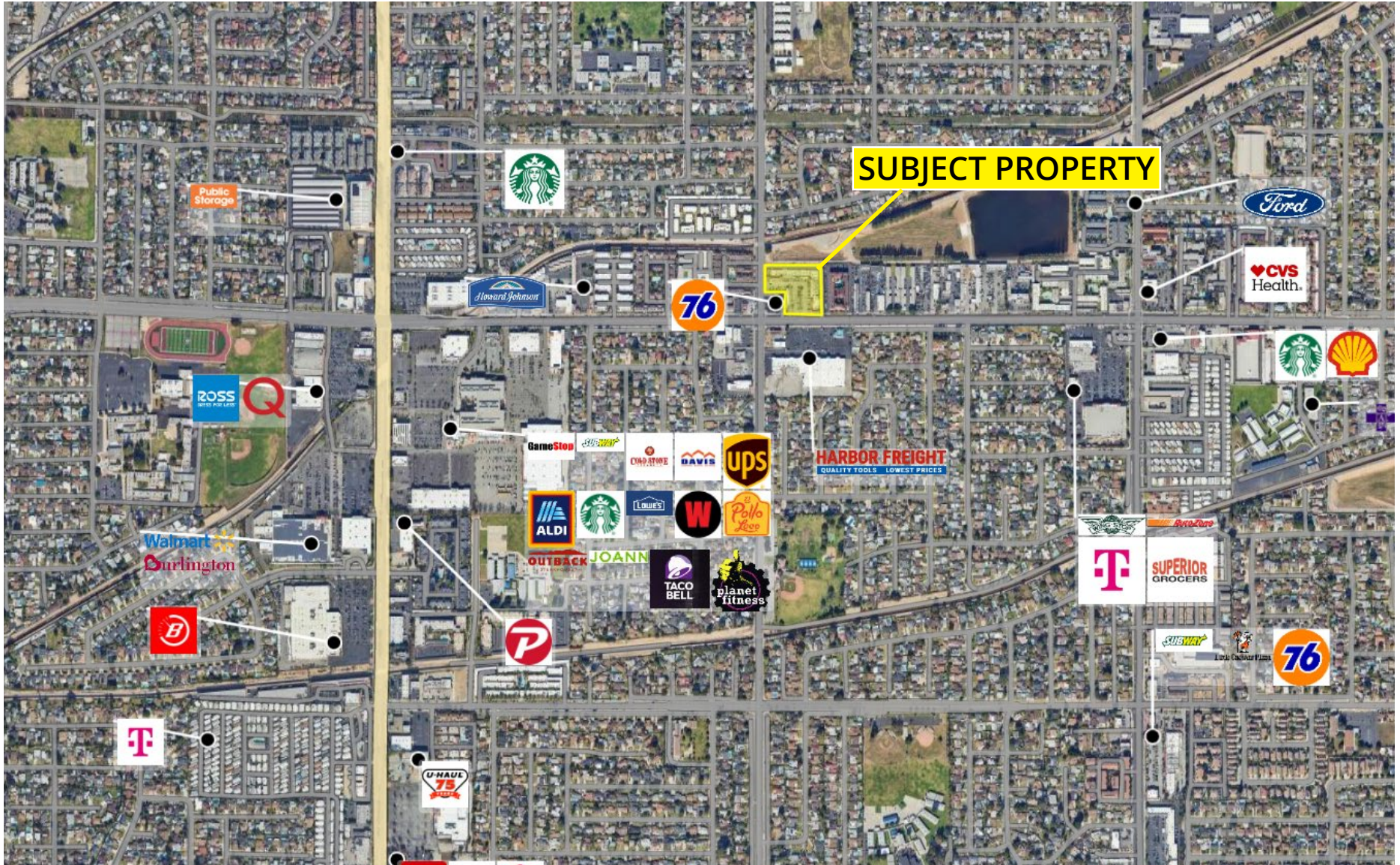


About Azusa, California

Founded in 1887, Azusa is located at the entrance to the San Gabriel Canyon at the base of the San Gabriel Mountains. With a population of roughly 45,000, the city spans approximately 9.13 square miles. Azusa contains nine elementary schools and middle schools, two high schools, and one private school. Nearby cities include Glendora, West Covina, and Duarte. Home to Azusa Pacific University, Azusa offers a vibrant community for APU students. Nearby shopping centers, supermarkets, and restaurants make the city easily accessible to students. In particular, recent additions to the closest shopping center, Citrus Crossing, have expanded the affordable dining options for students.

<https://www.apu.edu/azusa/about/city/>

Your neighbors



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Visit us online
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