



Retail/Restaurant Space for Lease

NWC Foothill & Azusa

101 W. Foothill Blvd.
Azusa, CA 91702

Property Highlights

- Exceptional corner visibility in the heart of Azusa
- Large 1.78 acre lot
- Short distance to Azusa Pacific University and Citrus College campuses
- Strong three-mile demographics with over 119,646 residents and 39,790 households, and an average household income of over \$124,159.
- Strong daily exposure with approximately 30,000 vehicles per day

Available for Lease:

±16,730 SF - Retail

±1,954 SF - Restaurant

Contact us:

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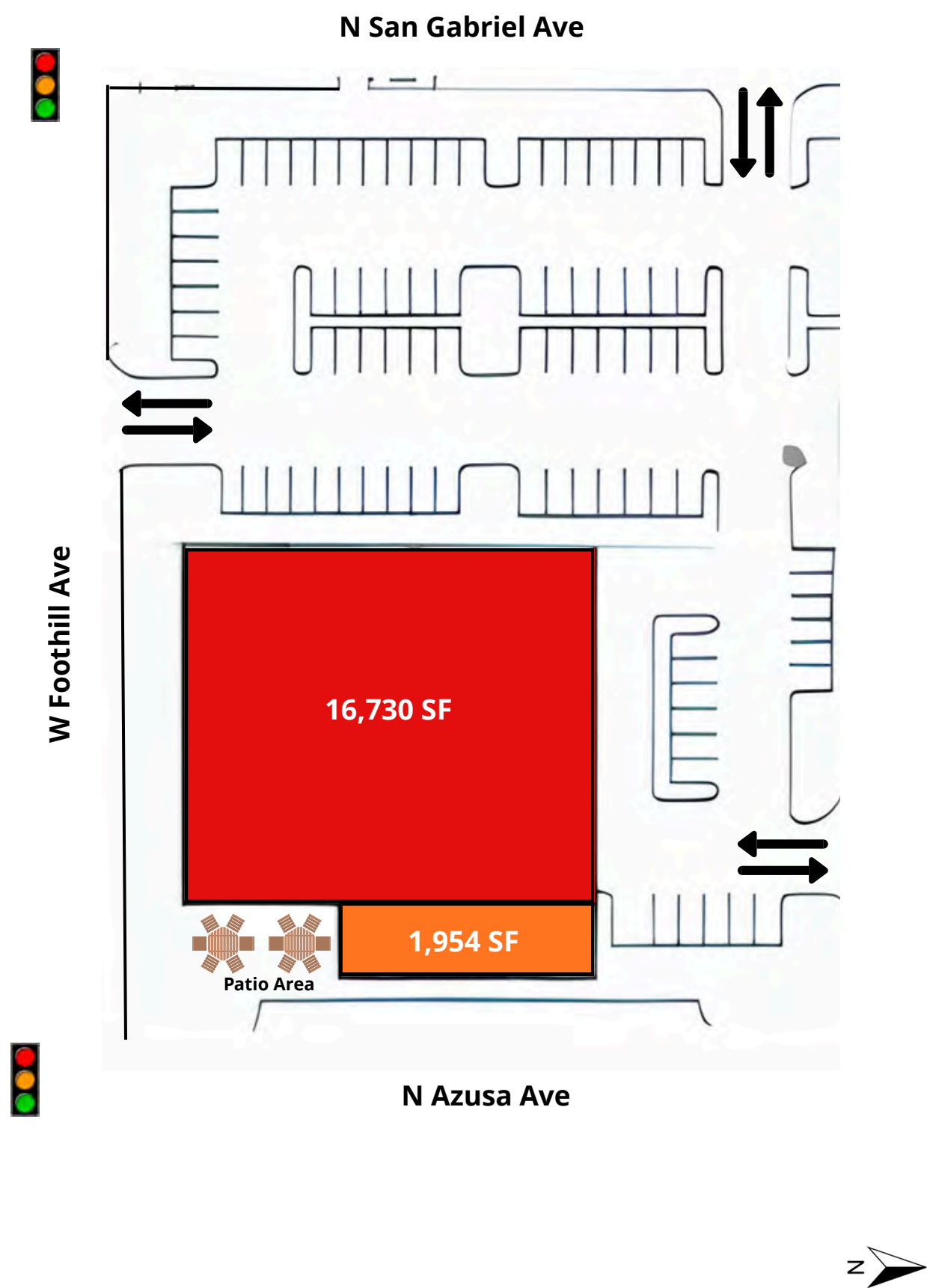
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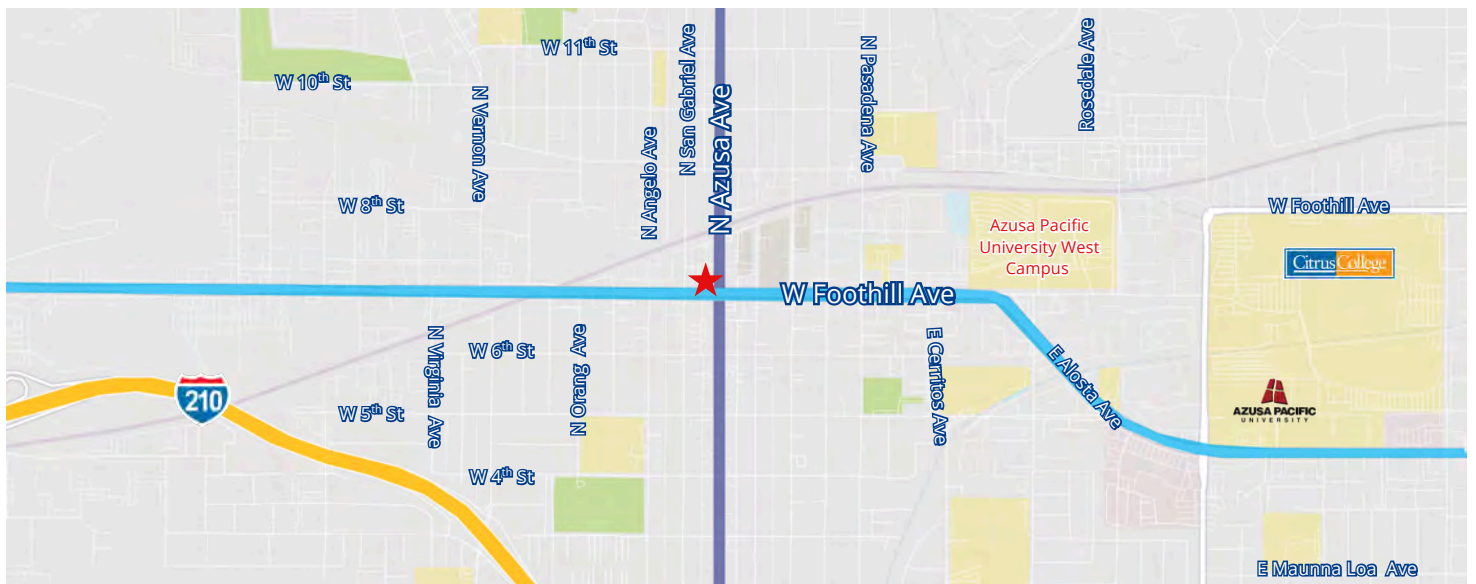
Accelerating success.

Site Plan



- Available
- Available Soon

Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	25,729	126,069	306,623
Total Households	8,159	39,790	98,507
Total Family Households	6,043	29,886	73,899
Average Household Size	3.12	3.08	3.05
Median Age	36.3	38.0	39.3
Population Age 25+	17,730	88,149	218,627
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.69%	0.49%	0.31%
2020-2025 Total Population: Annual Growth Rate (CAGR)	0.04%	-0.48%	-0.50%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.02%	-0.29%	-0.32%
Households	0.42%	0.12%	0.13%
Families	0.46%	0.15%	0.14%
Median Household Income	2.86%	2.56%	2.65%
Current Year Population by Sex			
Male Population	12,778	62,168	150,516
% Male	49.7%	49.3%	49.1%
Female Population	12,951	63,901	156,107
% Female	50.3%	50.7%	50.9%
Current Year Race and Ethnicity			
Total	25,729	126,069	306,623
White Alone	24.7%	30.6%	29.6%
Black Alone	3.1%	3.0%	3.0%
American Indian Alone	3.0%	2.3%	2.1%
Asian Alone	13.6%	14.4%	16.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	35.0%	28.5%	28.4%
Two or More Races	20.5%	21.0%	20.4%
Hispanic Origin	68.9%	60.8%	59.5%
Diversity Index	85.9	87.4	87.7
Current Year Educational Attainment			
Total	17,727	88,149	218,631
Less than 9th Grade	11.5%	8.2%	8.4%
9th - 12th Grade, No Diploma	8.3%	6.5%	6.5%
High School Graduate	24.6%	22.9%	23.4%
GED/Alternative Credential	2.7%	2.5%	2.8%
Some College, No Degree	16.5%	18.9%	18.9%
Associate Degree	9.2%	9.8%	9.2%
Bachelor's Degree	17.2%	20.6%	20.7%
Graduate/Professional Degree	10.1%	10.7%	10.1%
Current Year Income and Households Summary			
Median Household Income	\$88,187	\$97,407	\$98,232
Average Household Income	\$112,936	\$124,159	\$126,908
Per Capita Income	\$35,181	\$39,299	\$40,822
Current Year Summary Business Data			
Total Businesses	664	4,015	10,942
Total Daytime Population	20,683	108,978	282,336
Daytime Population: Workers	7,699	46,155	126,451
Daytime Population: Residents	12,984	62,823	155,885

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