



Retail Space For Lease

## Lake View Terrace Village

11912-11998 Foothill Blvd  
Lake View Terrace, CA, 91343

### Property Highlights

- Established 78,000 SF neighborhood shopping center with multiple national tenants
- Tenants include Auto Zone, Planet Fitness, The Habit, Panda Express, Boba Time, and more.
- Two large pylon signs available for maximum exposure along Foothill Blvd
- Located along a major thoroughfare and in close proximity to the 210 and 118 Freeways
- Strong three-mile demographics with over 150,000 residents, 34,000 households, a daytime population of 42,000, and average household income over \$86,000
- Traffic Counts: ±20,078 CPD (Foothill Blvd)

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Available:

±1,225 - 3,450 SF

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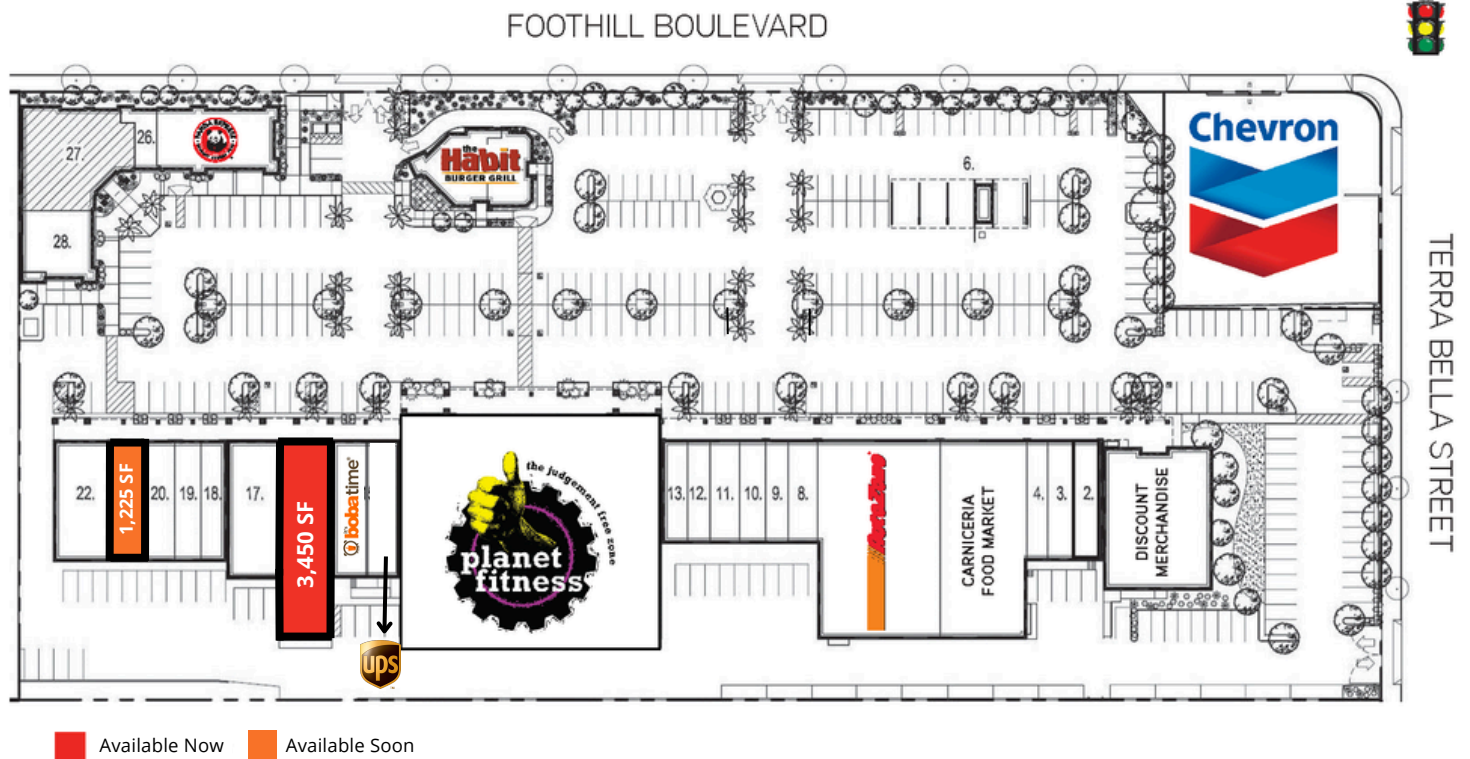


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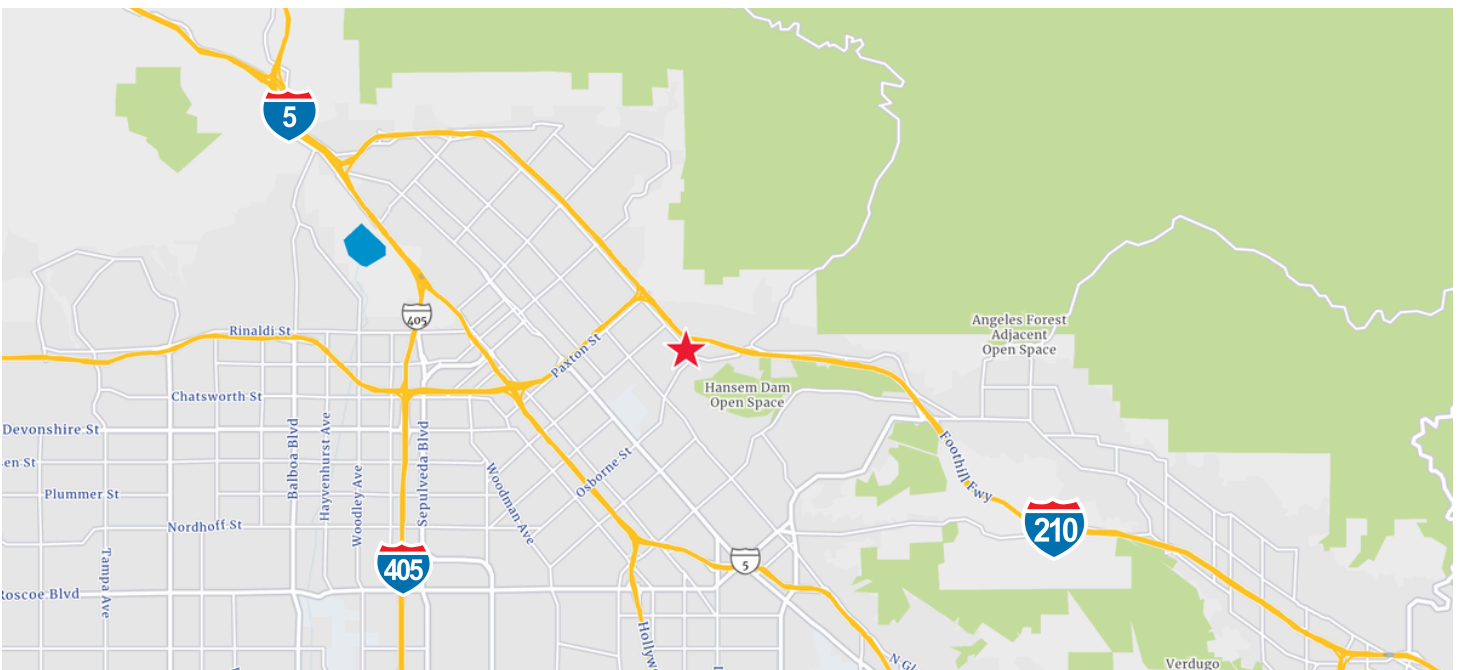


# Site Plan & Aerial





# Location Maps





# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	28,879	150,085	428,127
Total Households	6,680	34,393	106,852
Total Family Households	5,548	28,952	86,798
Average Household Size	4.23	4.32	3.97
Median Age	30.7	31.9	33.4
Population Age 25+	17,458	92,949	275,380
2010-2021 Population: Annual Growth Rate (CAGR)	0.31%	0.28%	0.29%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	0.11%	0.10%	0.13%
Households	0.04%	0.04%	0.05%
Families	0.09%	0.08%	0.10%
Median Household Income	3.08%	2.85%	3.03%
<b>Current Year Population by Sex</b>			
Male Population	14,460	75,739	214,563
% Male	50.1%	50.5%	50.1%
Female Population	14,419	74,345	213,563
% Female	49.9%	49.5%	49.9%
<b>Current Year Race and Ethnicity</b>			
Total	28,881	150,085	428,127
White Alone	42.4%	46.6%	47.1%
Black Alone	9.0%	3.8%	3.1%
American Indian Alone	0.6%	0.9%	0.8%
Asian Alone	5.4%	3.7%	8.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	38.2%	40.8%	36.0%
Two or More Races	4.3%	4.1%	4.3%
Hispanic Origin	79.4%	84.6%	75.4%
Diversity Index	87.1	83.7	85.5
<b>Current Year Educational Attainment</b>			
Total	17,457	92,949	275,382
Less than 9th Grade	19.5%	22.9%	18.8%
9th - 12th Grade, No Diploma	14.5%	13.8%	12.0%
High School Graduate	25.2%	25.6%	24.8%
GED/Alternative Credential	2.0%	2.4%	2.3%
Some College, No Degree	16.1%	15.4%	17.0%
Associate Degree	6.2%	5.4%	6.3%
Bachelor's Degree	12.3%	10.8%	14.5%
Graduate/Professional Degree	4.3%	3.7%	4.4%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$59,387	\$67,841	\$67,999
Average Household Income	\$78,228	\$86,027	\$85,311
Per Capita Income	\$18,186	\$19,749	\$21,356
<b>Current Year Summary Business Data</b>			
Total Businesses	367	3,860	10,137
Total Daytime Population	23,873	132,691	366,254
Daytime Population: Workers	6,077	42,941	118,643
Daytime Population: Residents	17,796	89,750	247,611

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