

FOR SALE

CORNERSTONE PLAZA

MULTI-TENANT RETAIL CENTER



100 W Foothill Blvd
Azusa, CA 91702

CONTACT



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PROPERTY INFORMATION

ASKING PRICE	\$4,400,000
PRICE/SF	\$463.16
TOTAL BUILDING SF	±9,500
LOT SF	±21,163
YEAR BUILT	1978
ZONING	AZCBD
APN	8611-004-041



PROPERTY FEATURES

Cornerstone Plaza is a 9,500 SF multi-tenant retail center in the heart of Azusa. Located on the corner of Foothill and Azusa, this center is on the intersection with the highest traffic counts in the city. Current tenants include Nektar Juice, Subway and Pearl Nail Spa. This is a great opportunity for an opportunistic investor to lease up and create value. This center is walking distance to Target, the Azusa Metro Station and the Orchard a new mixed-used development on the same intersection. Azusa Pacific University and Citrus College are also just a few minutes away.



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DEMOGRAPHICS INFORMATION



TOTAL POPULATION

28,021
1 MILE

132,677
3 MILE

312,167
5 MILE



TOTAL HOUSEHOLDS

7,679
1 MILE

39,064
3 MILE

93,379
5 MILE



AVG HOUSEHOLD INCOME

\$81,087
1 MILE

\$89,436
3 MILE

\$94,383
5 MILE



TRAFFIC COUNT

Collection St	Cross St	Dist.	Year	Count
W Foothill Blvd.	N Azusa Ave	0.01	2022	19,188
W Foothill Blvd.	San Gabriel Ave	0.09	2022	15,405



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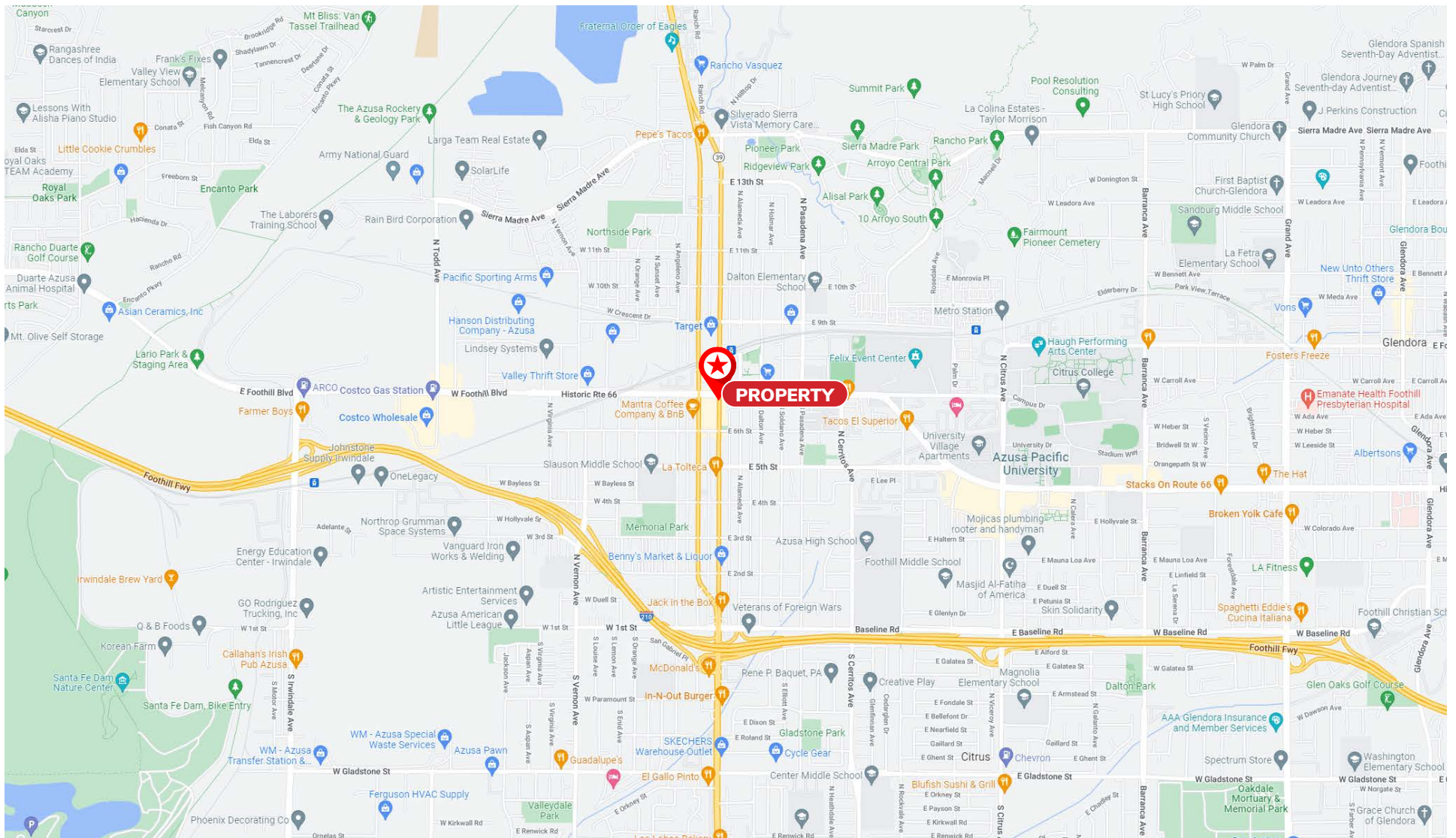
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OVERVIEW MAP



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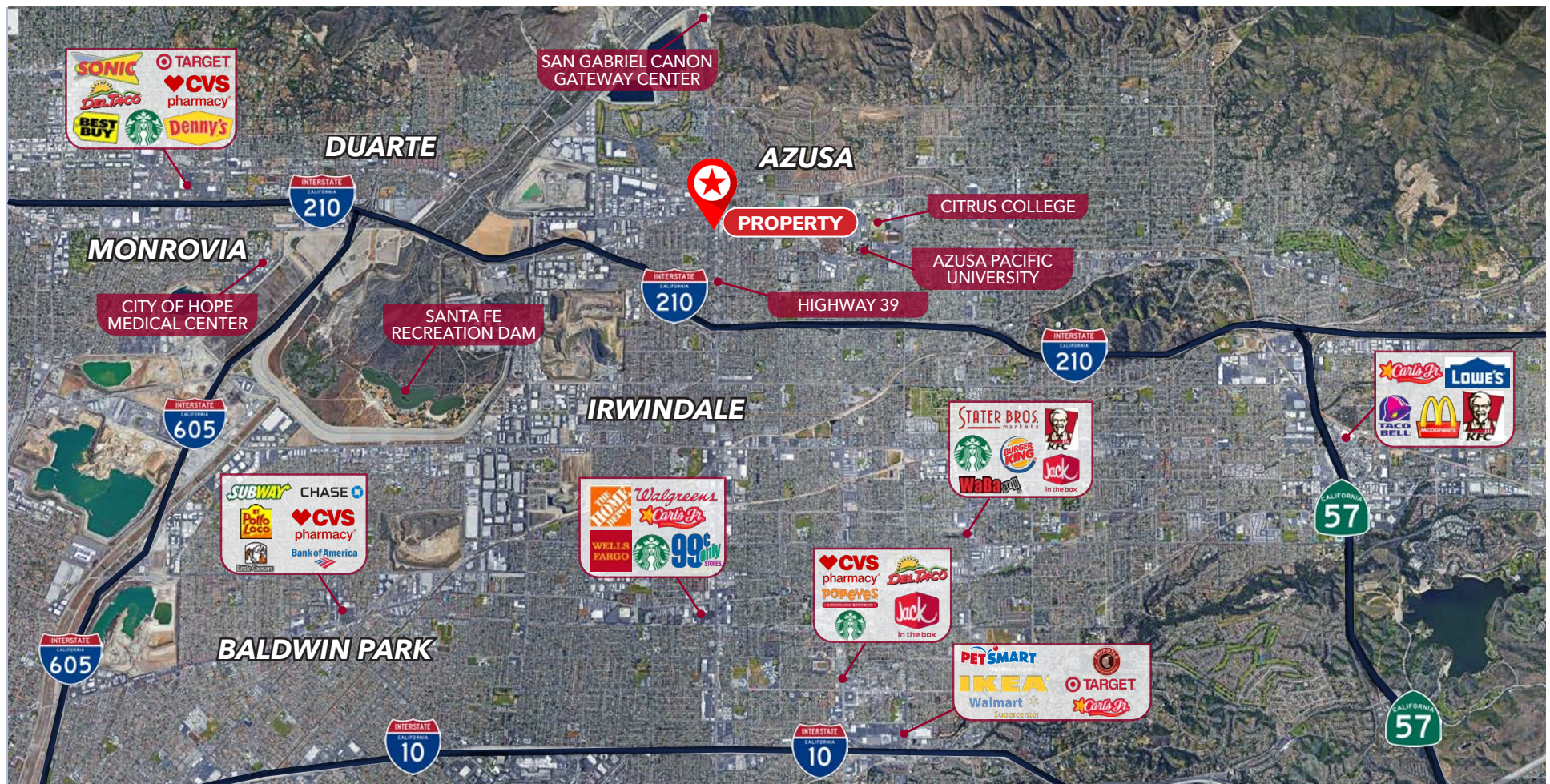
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AMENITIES MAP

The property is located at the south-west corner of East Foothill Boulevard and North Azusa Avenue. The City of Azusa is nestled in the center of the San Gabriel Valley.

To the west are the communities of Bradbury, Monrovia, Arcadia and Pasadena. To the east are the cities of Glendora, La Verne and Claremont, home of the Claremont Colleges.



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FINANCIAL ANALYSIS

Income			2026	
Unit	Size	Item	Monthly	Annual
100	3294	Your Pie Pizza	\$ 8,085.00	\$ 97,020.00
112	1128	Subway	\$ 3,901.59	\$ 48,068.00
118	1664	Nekter Juice Bar	\$ 5,740.80	\$ 68,889.60
130	1032	Pearl Nails	\$ 2,213.92	\$ 26,567.04
136	1022	Sneaker Souffle	\$ 1,465.15	\$ 17,581.80
655	1223	Vacant	\$ -	\$ -
Total	9363		\$ 21,406.46	\$ 258,126.44

CAM Reimbursements				
100		Your Pie Pizza	\$ 2,543.75	\$ 31,746.00
112		Subway	\$ 761.00	\$ 9,497.00
118		Nekter Juice Bar	\$ 1,175.00	\$ 14,664.00
130		Pearl Nails	\$ 712.08	\$ 8,887.00
136		Sneaker Souffle	\$ 722.00	\$ 9,011.00
655		Vacant	\$ -	\$ -
Total			\$ 5,913.83	\$ 73,805.00

Effective Gross Income **\$ 331,931.44**

Expense		
	Property Insurance	\$ 8,680.00
	Landscaping	\$ 7,500.00
	Trash Collection	\$ 7,205.00
	Water	\$ 2,312.00
	Electricity	\$ 1,980.00
	Property Taxes	\$ 36,884.00
	Admin Fee	\$ 9,039.00
Total Expenses		\$ 73,600.00

Net Operating Income **\$ 258,331.44**

Prepared September 24, 2025

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