

FOR SALE

CORNERSTONE PLAZA

MULTI-TENANT RETAIL CENTER



**100 W Foothill Blvd
Azusa, CA 91702**

CONTACT



DAVID CHEN, CCIM, MBA, MRED
dchen@lee-associates.com
C 310.350.3810
License ID 01923629

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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 Nekter 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
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TOTAL HOUSEHOLDS

7,679 1 MILE	39,064 3 MILE	93,379 5 MILE
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AVG HOUSEHOLD INCOME

\$81,087 1 MILE	\$89,436 3 MILE	\$94,383 5 MILE
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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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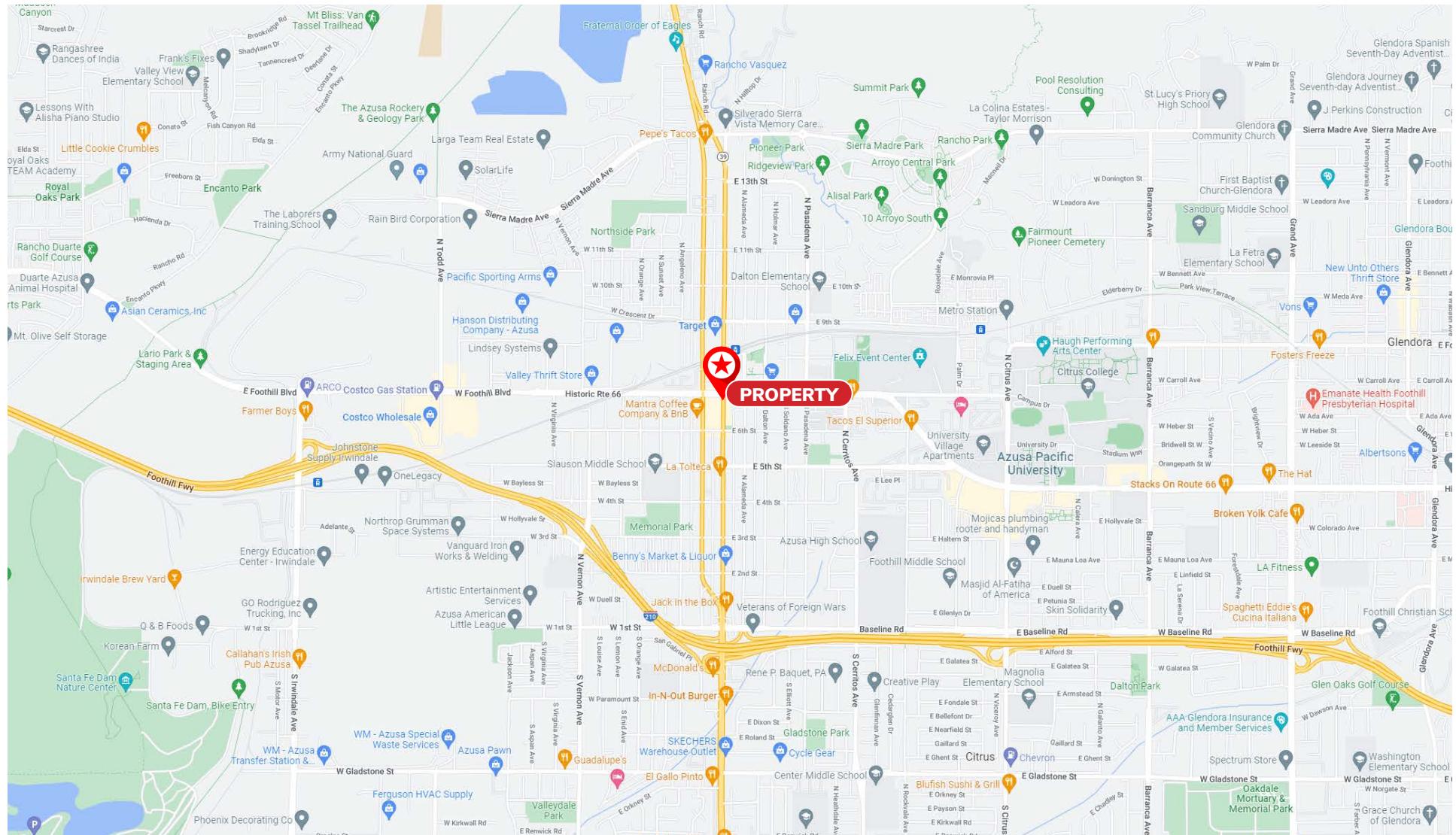
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OVERVIEW MAP



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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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