

# Shop Space 1,300 SF & Restaurant 3,139 SF For Lease

**Available Now**

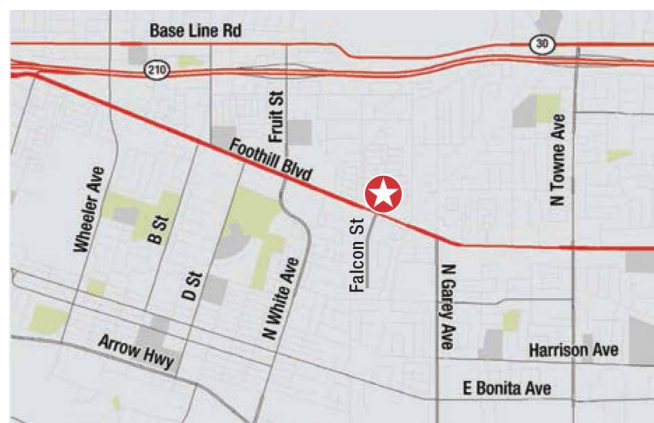


## La Verne Village

Luxury Apartment Homes,  
Shops & Restaurants  
2855 Foothill Blvd., La Verne, CA

### Property Features

- Fully Fixturized restaurant with patio 3,139 SF - **AVAILABLE NOW**
- In-line shop space 1,300 SF – **AVAILABLE NOW**
- Restaurant frontage directly on heavily trafficked Foothill Boulevard
- Excellent visibility at signalized intersection
- New mixed-use development with 172 luxury apartments
- University of La Verne within close proximity
- Strong daytime and evening traffic
- Close proximity to 210 Freeway (Fruit St. exit)
- Monument signage available
- **Traffic Count:** Foothill Blvd 36k+ CPD



### For more information:

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**CBRE**

Join: **WaBa** **TERIYAKI HOUSE** **SportClips** **HAIRCUTS**  
Neighboring Retailers: **Panera BREAD** **STAPLES** **Marshall's** **TARGET**

DEMOGRAPHICS	1 Miles	3 Miles	5 Miles
Population	20,963	118,920	303,130
Households	7,803	39,928	94,356
Avg HH Income	\$101,957	\$115,009	\$98,750

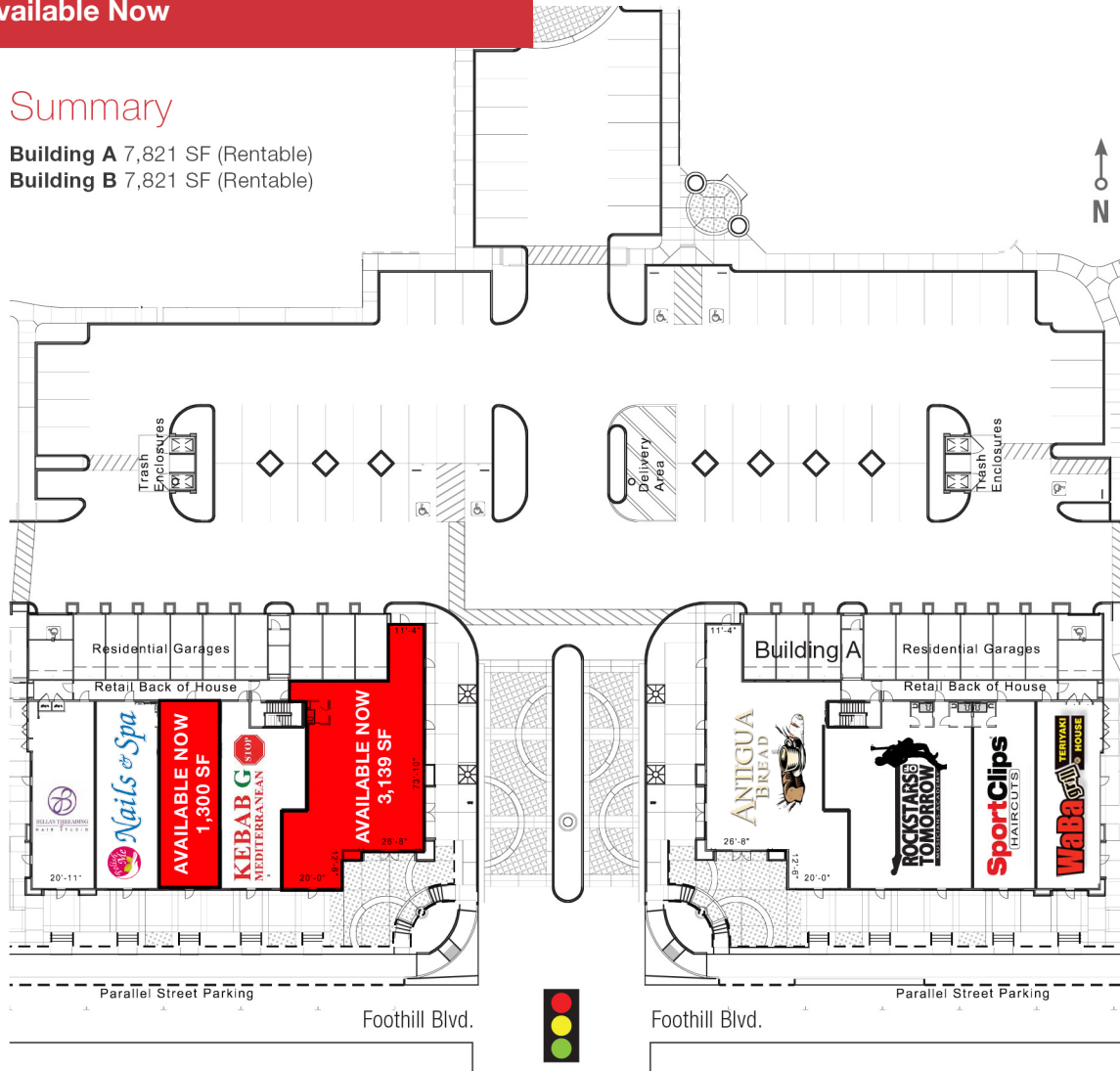
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## Summary

Building A 7,821 SF (Rentable)

Building B 7,821 SF (Rentable)



## Available Space

### BUILDING B

SUITE B101 **AVAILABLE NOW — 3,139 SF**

SUITE B102 **KEBAB G MEDITERRANEAN**

SUITE B103 **AVAILABLE NOW — 1,300 SF**

SUITE B104 **Nails & Spa**

SUITE B105 **BELLA'S THREADING HAIR SALON**

### BUILDING A

SUITE A101 **ANTIGUA BREAD**

SUITE A102-103 **ROCKSTARS TOMORROW**

SUITE A104 **SportClips (HAIRCUTS)**

SUITE A105 **WaBa Grill**

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**HUTTON  
COMPANIES**

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## Elevations



## Site Plan

### La Verne Village Mixed-Use Development



For more information on living at  
La Verne Village,  
go to [lavernevillage.com](http://lavernevillage.com)



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