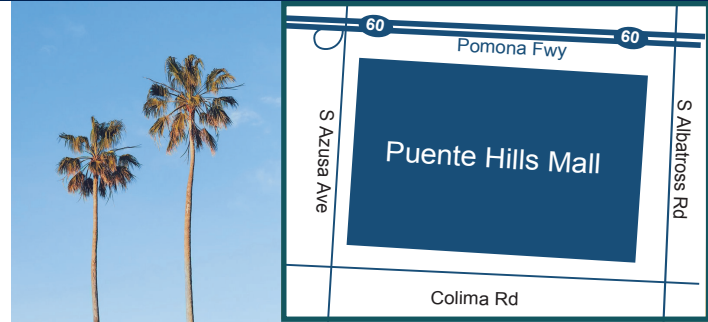


2,207 SF Available
1552 S AZUSA AVE

■ Puente Hills Mall

■ Puente Hills Mall

1552 S Azusa Ave
 City of Industry, CA
 91748



HIGHLIGHTS

- Fully Fixturized Restaurant Space available
- Conveniently located on the 60 Freeway, visible to over 240,000 CPD
- Highly desirable signalized intersection visible to over 75,000 CPD on Asuza
- Excellent population and daytime demographics
- Shopping destination with easy access to/from Los Angeles & Orange County
- Gateway to Costco, Target, Lowes, Round 1| Spo-Cha Entertainment & AMC Theaters



TRADE AREA	3 MILES	5 MILES	10 MILES
AVG. HH INCOME	\$117,740	\$127,206	\$120,791
POPULATION EST.	141,582	353,539	1,586,622

JOIN A STRONG RETAIL MIX, INCLUDING



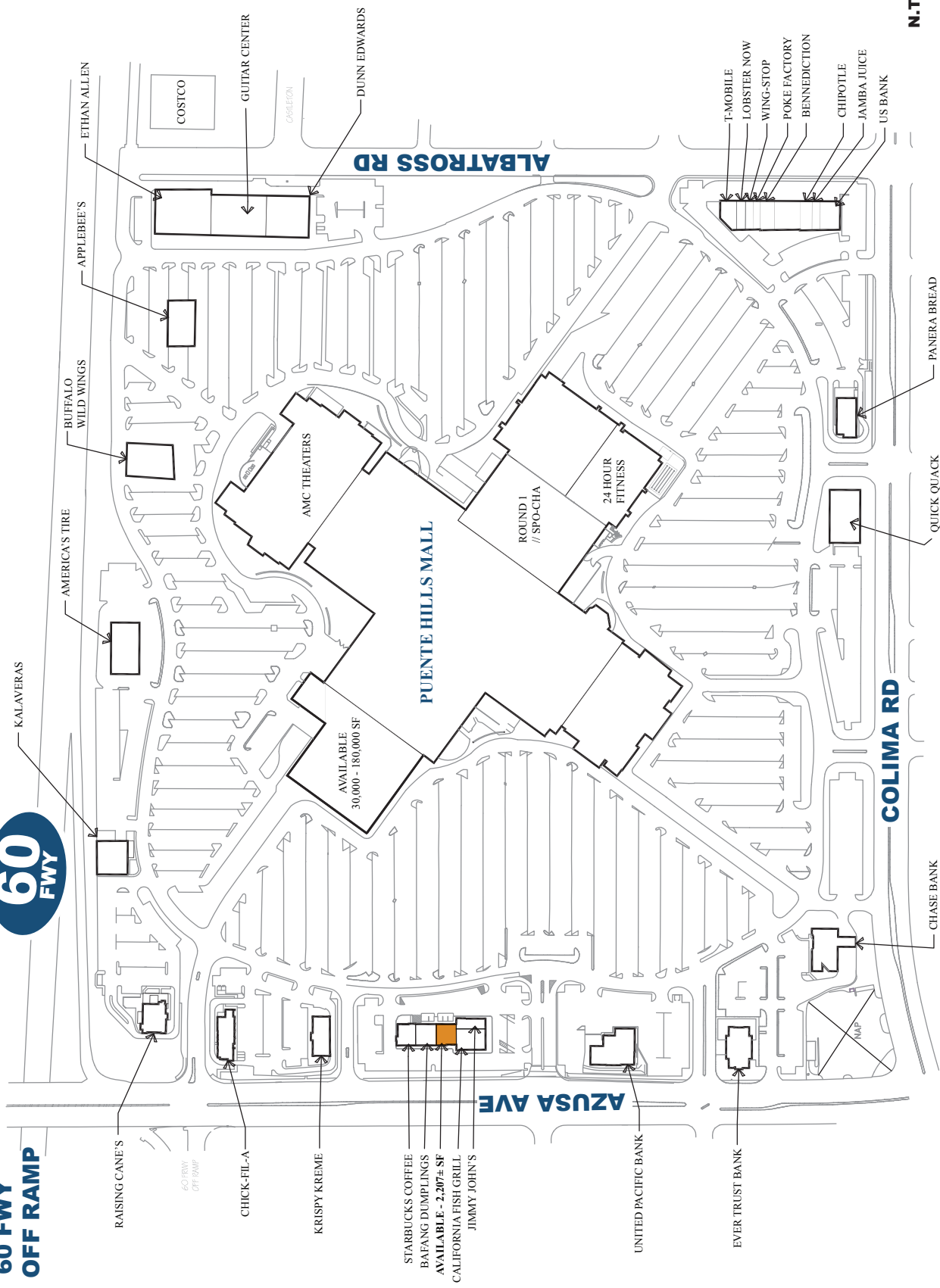
FOR LEASING INFORMATION, CONTACT

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 (725) 228-7031 jay@tkcre.com
- Elaine Garibay
 (725) 228-7038 elaine@tkcre.com

The **KRAUSZ**
COMPANIES LLC

**60 FWY
OFF RAMP**

**60
FWY**



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