

# FOR SALE or LONG TERM GROUND LEASE

±19,618 SF COMMERCIAL LAND  
2282 Arrow Hwy. La Verne, CA 91750

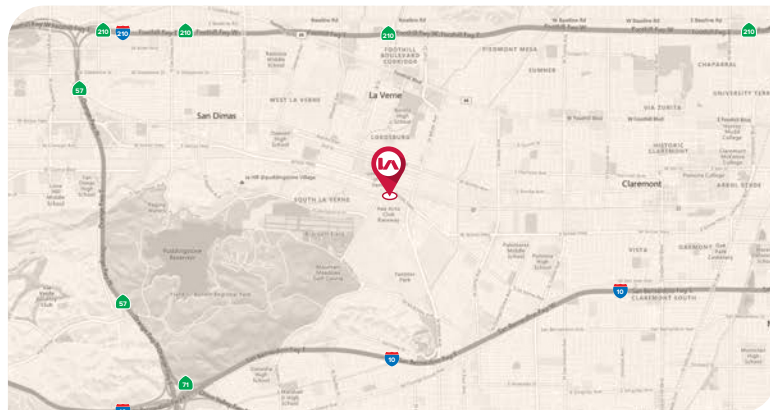


## PROPERTY HIGHLIGHTS

- Located adjacent to Foothill Gold Line
- Two (2) Existing Driveway Cuts
- Curb, Gutter and Street Improvements
- Close to University of La Verne & adjacent to LA County Fairgrounds
- APN: 8378-014-012
- Zoned Commercial  
(CONTACT CITY OF LA VERNE FOR PERMITTED USES)  
[www.cityoflaverne.org](http://www.cityoflaverne.org)
- All Utilities to Site
- ±5,906 Sq. Ft. Structures

## ASKING PRICE ►

| TBD



## DEMOGRAPHICS

## 3 MILE RADIUS

Population	11,251
Households	3,838
Average HH Income	\$98,561

\*U.S. Census Bureau, Census 2010 Summary File 1. Esri forecast for 2020 and 2025.

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

For More Information, Please Contact:

### STEVE SHATAFIAN

Senior Vice President | Lic. # 01779172

P: 562.568.2017

E: [sshatafian@lee-associates.com](mailto:sshatafian@lee-associates.com)



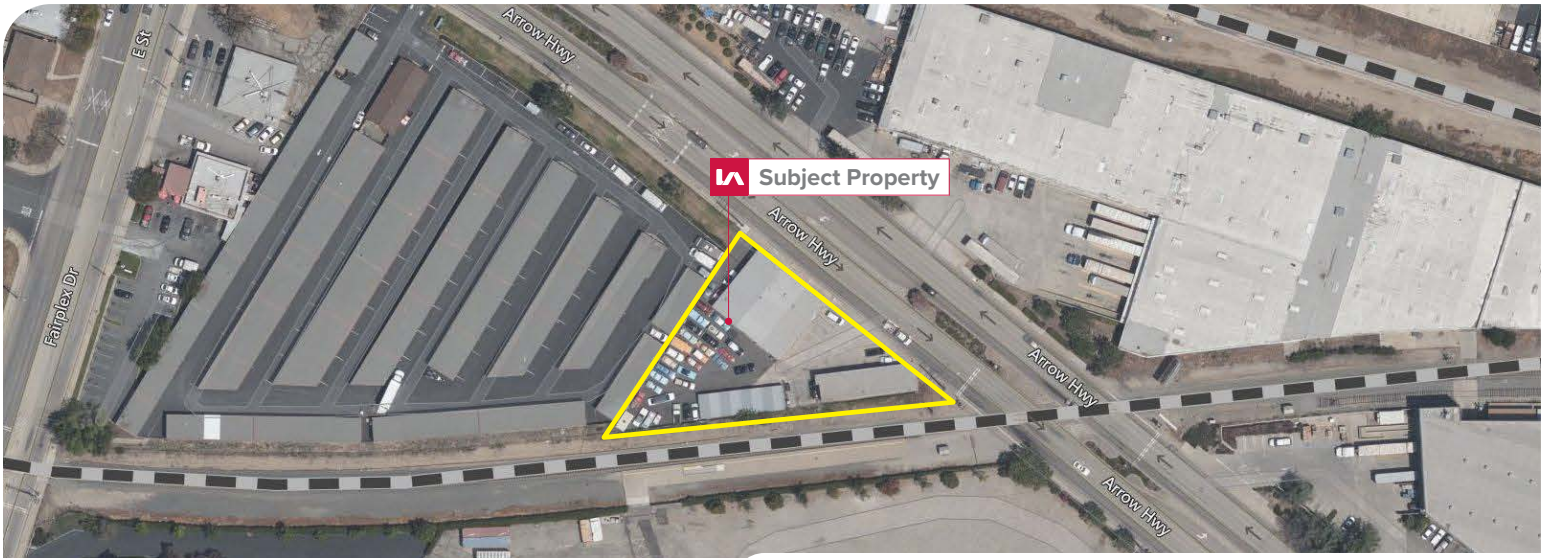
LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



# FOR SALE or LONG TERM GROUND LEASE

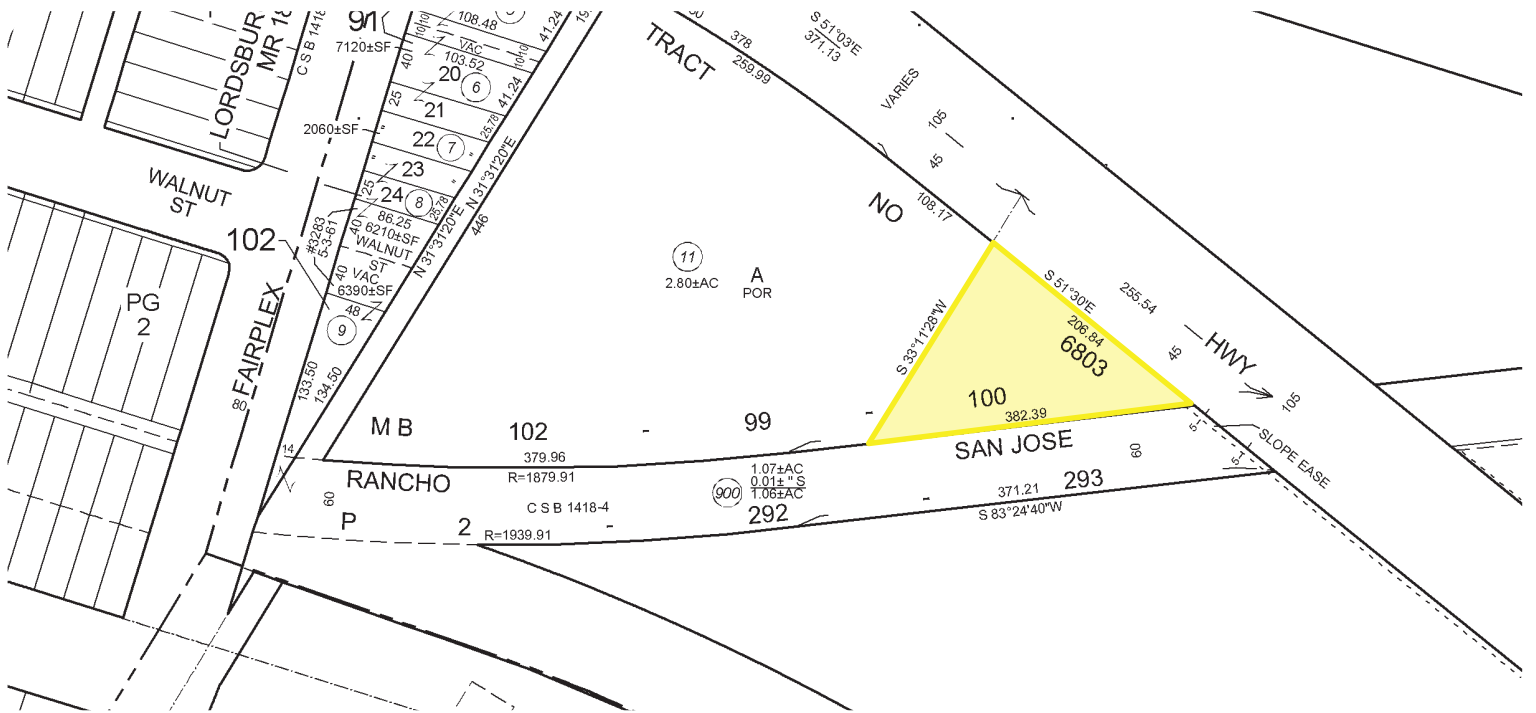
±19,618 SF COMMERCIAL LAND  
2282 Arrow Hwy. La Verne, CA 91750



## TRAFFIC COUNTS ►

Arrow Highway. @ F Street	20,100 CPD
Fair Avenue @ Arrow Highway	20,375 CPD
White Avenue @ N. White Avenue	16,500 CPD

\*2021 Kalibrate Technologies (Q1 2021).



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

For More Information, Please Contact:

**STEVE SHATAFIAN**  
Senior Vice President | Lic. # 01779172  
P: 562.568.2017  
E: sshatafi@lee-associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES