



Retail Space for Lease

NWC Azusa Ave & Arrow Hwy

877 S Azusa Ave
Azusa, CA 91702

Property Highlights

- Prime corner visibility along a busy Azusa Ave Corridor
- Ample parking both in front and behind the building
- Significant retail cotenancy at the intersection
- Strong three-mile demographics with over 183,183 residents and 57,285 households, and an average household income of over \$119,231.
- Exceptional traffic exposure with over 54,000 vehicles per day (S Azusa Ave & Arrow Hwy)
- Within close proximity to the 210 freeway

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Available:

±9,090 SF GLA
±28,211 SF Land

Contact us:

(323) 609 3172

James Rodriguez

Sr. Vice President

+1 213 532 3284

james.rodriguez@colliers.com

Michael Bohorquez

Vice President

+1 213 532 3220

michael.bohorquez@colliers.com

Sebastian Adrianza

Associate

+1 213 532 3270

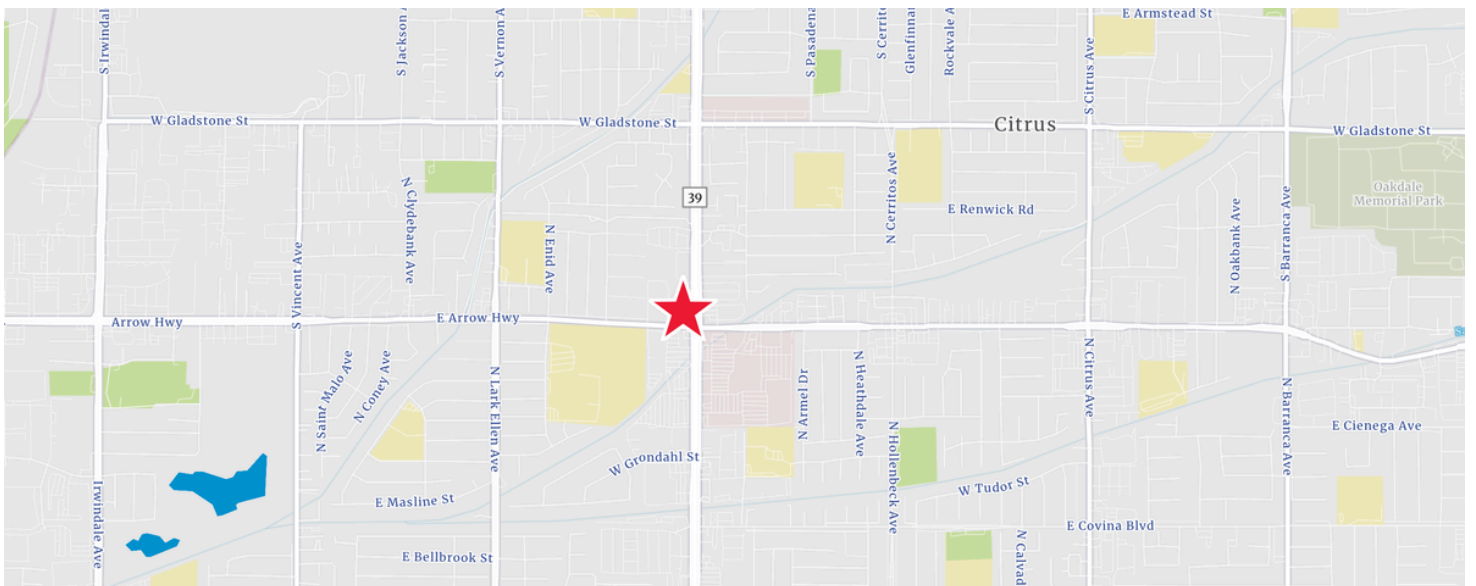
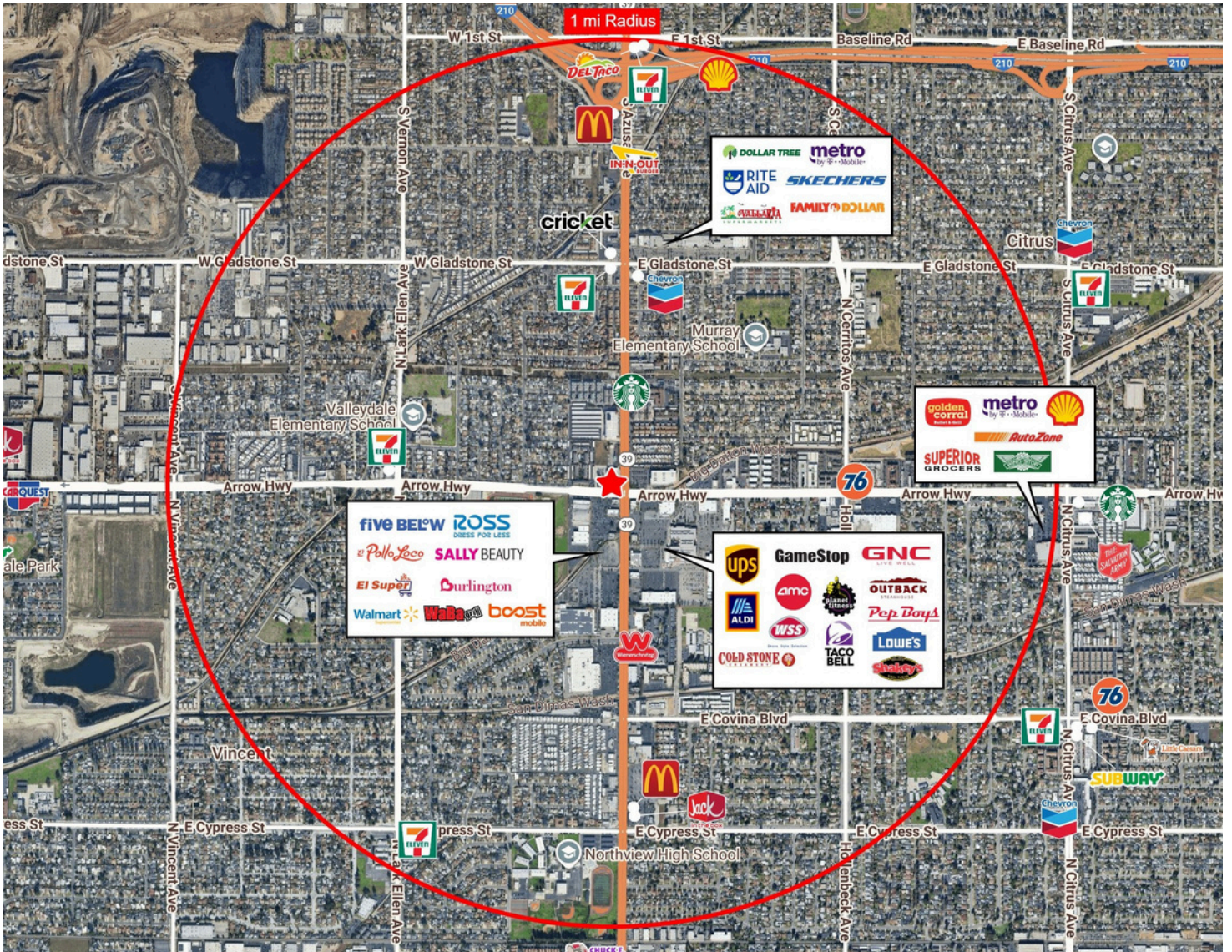
sebastian.adrianza@colliers.com

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Colliers International

865 S. Figueroa St., Suite 3500
Los Angeles, CA 90017

Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	31,646	183,116	389,379
Total Households	9,012	57,316	122,281
Total Family Households	7,199	43,309	93,194
Average Household Size	3.49	3.13	3.13
Median Age	36.3	37.8	39.3
Population Age 25+	21,883	128,212	278,565
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.00%	0.45%	0.26%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-0.76%	-0.40%	-0.59%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.41%	-0.27%	-0.36%
Households	0.03%	0.17%	0.10%
Families	0.06%	0.20%	0.11%
Median Household Income	2.86%	2.75%	2.64%
Current Year Population by Sex			
Male Population	15,926	90,223	191,343
% Male	50.3%	49.3%	49.1%
Female Population	15,720	92,893	198,036
% Female	49.7%	50.7%	50.9%
Current Year Race and Ethnicity			
Total	31,646	183,116	389,378
White Alone	21.8%	26.7%	26.9%
Black Alone	2.5%	3.0%	2.9%
American Indian Alone	3.0%	2.4%	2.0%
Asian Alone	10.8%	15.0%	18.6%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	37.8%	31.1%	29.2%
Two or More Races	24.0%	21.7%	20.2%
Hispanic Origin	76.7%	65.0%	60.0%
Diversity Index	83.2	87.0	87.8
Current Year Educational Attainment			
Total	21,883	128,213	278,567
Less than 9th Grade	11.8%	9.0%	8.9%
9th - 12th Grade, No Diploma	9.1%	7.1%	6.8%
High School Graduate	27.2%	24.1%	24.0%
GED/Alternative Credential	2.9%	2.9%	2.8%
Some College, No Degree	19.1%	19.4%	18.5%
Associate Degree	8.8%	9.5%	9.1%
Bachelor's Degree	14.9%	19.1%	20.4%
Graduate/Professional Degree	6.3%	9.0%	9.5%
Current Year Income and Households Summary			
Median Household Income	\$86,645	\$93,129	\$99,278
Average Household Income	\$108,051	\$119,164	\$127,452
Per Capita Income	\$30,800	\$37,355	\$40,088
Current Year Summary Business Data			
Total Businesses	526	6,712	12,304
Total Daytime Population	21,520	166,868	341,729
Daytime Population: Workers	5,673	74,973	142,609
Daytime Population: Residents	15,847	91,895	199,120

Contact

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