

### **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

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

(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

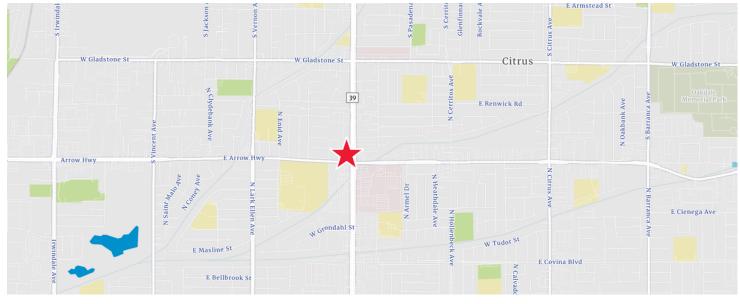
**Sebastian Adrianza** Associate +1 213 532 3270 <u>sebastian.adrianza@</u>colliers.com



**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			101.01
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	21.646	102.116	200 270
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%
-	6.3%	9.0%	9.5%
Graduate/Professional Degree	6.3%	9.0%	9.5%
Current Year Income and Households Summary	¢06.645	¢02.120	¢00.270
Median Household Income	\$86,645	\$93,129	\$99,278
Average Household Income Per Capita Income	\$108,051 \$30,800	\$119,164	\$127,452
Current Year Summary Business Data	\$30,800	\$37,355	\$40,088
<u> </u>	F36	6.712	12.20
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

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

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2025. All rights reserved.