



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



RESTAURANT SPACE AVAILABLE!

1253 Foothill Blvd., La Verne, CA 91750



ARMEN TCHAPANIAN
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DRE#02041876

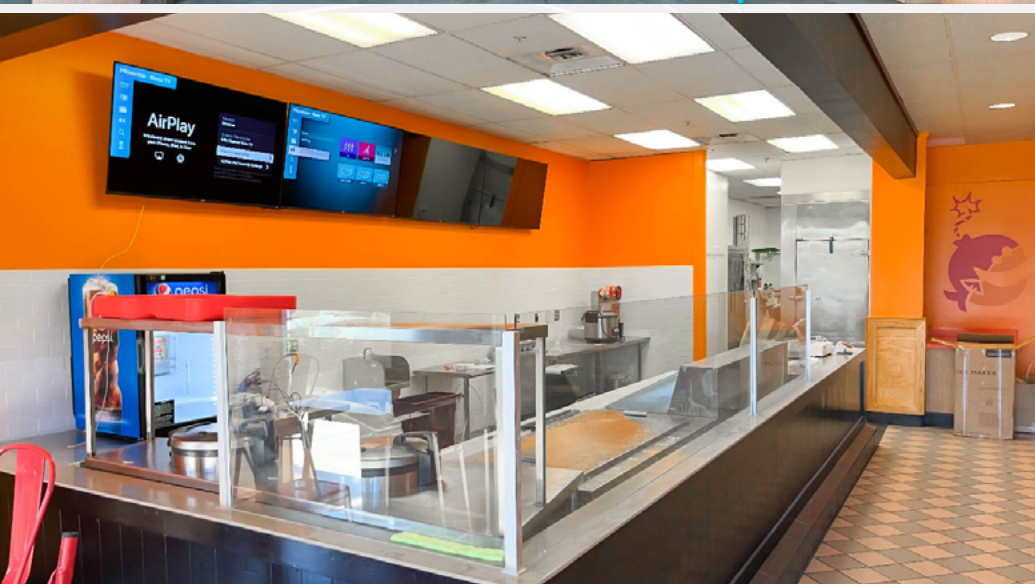


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RESTAURANT SPACE
LA VERNE, CA

PROPERTY FEATURES

1253 Foothill Blvd., La Verne, CA 91750







APPROX. 1,538 SF

RESTAURANT SPACE AVAILABLE

- ✓ Sublease space available from current tenant
- ✓ FF&E - \$65,000
- ✓ Unit is currently being used as a Poke Restaurant
- ✓ Unit has sinks, prep tables, refrigerator and more

AREA AMENITIES

- ✓ Highly traveled Foothill Boulevard location
- ✓ Property features a spacious lot with ample parking, making it an ideal choice for a wide-range of enterprises
- ✓ Excellent visibility
- ✓ Retail center anchored by LA Fitness
- ✓ Other tenants include Starbucks drive-thru, IHOP, AT&T and more

| — DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--|-------------------------------|-----------|-----------|
|  Population | 14,633 | 78,396 | 248,523 |
|  Avg. HH Income | \$127,981 | \$120,197 | \$114,583 |
|  Daytime Pop | 12,353 | 65,083 | 204,085 |
|  Traffic Count | ± 26,272 CPD ON FOOTHILL BLVD | | |

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INTERIOR PHOTOS

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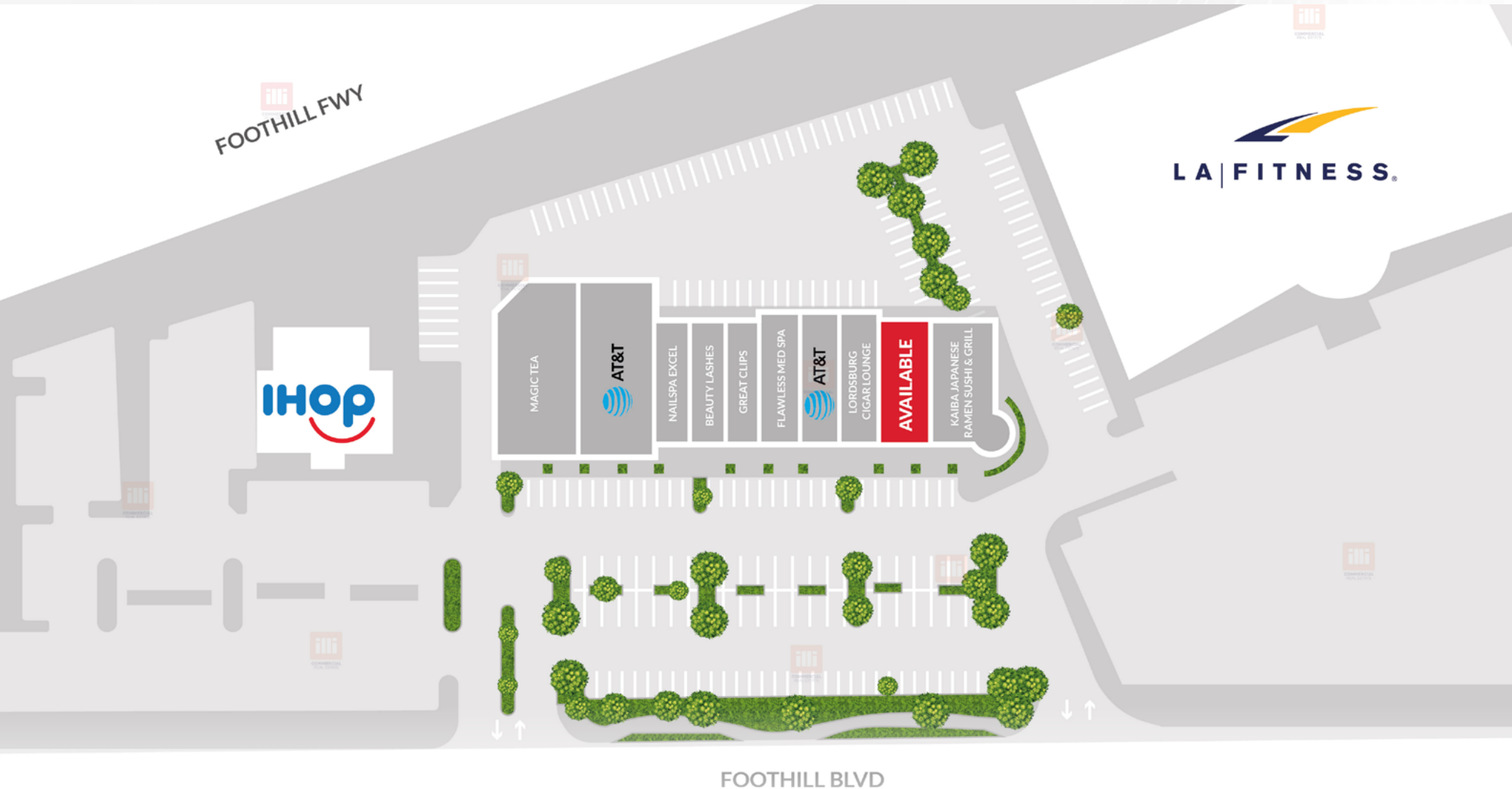
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SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.