



# Walgreens

1086 West Arrow Highway  
San Dimas, California 91773

## Property Highlights

- 15,160 SF Freestanding Retail Building
- Situated On A 2.04-Acre Parcel
- Nearly 30-Year Operating History At The Location
- Existing Drive-Thru Pharmacy Infrastructure
- Signalized Intersection With Over 54,000 CPD
- Affluent Trade Area With Average Household Incomes Exceeding \$137,000
- Excellent Visibility And Access
- Immediate Access To The 57, 10, And 210 Freeways
- Located Within A Thriving Retail Corridor Alongside National Tenants
- Ideal For Retail, Medical, Pharmacy, Restaurant, Financial, And Service Users

Spaces	Lease Rate	Size (SF)		
Walgreens	Negotiable	15,160		
Demographics	1 Mile	3 Miles	5 Miles	
Total Households	4,994	36,378	95,127	
Total Population	14,175	104,395	295,526	
Average HH Income	\$119,409	\$137,380	\$123,817	

For more information

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For Sale or Lease

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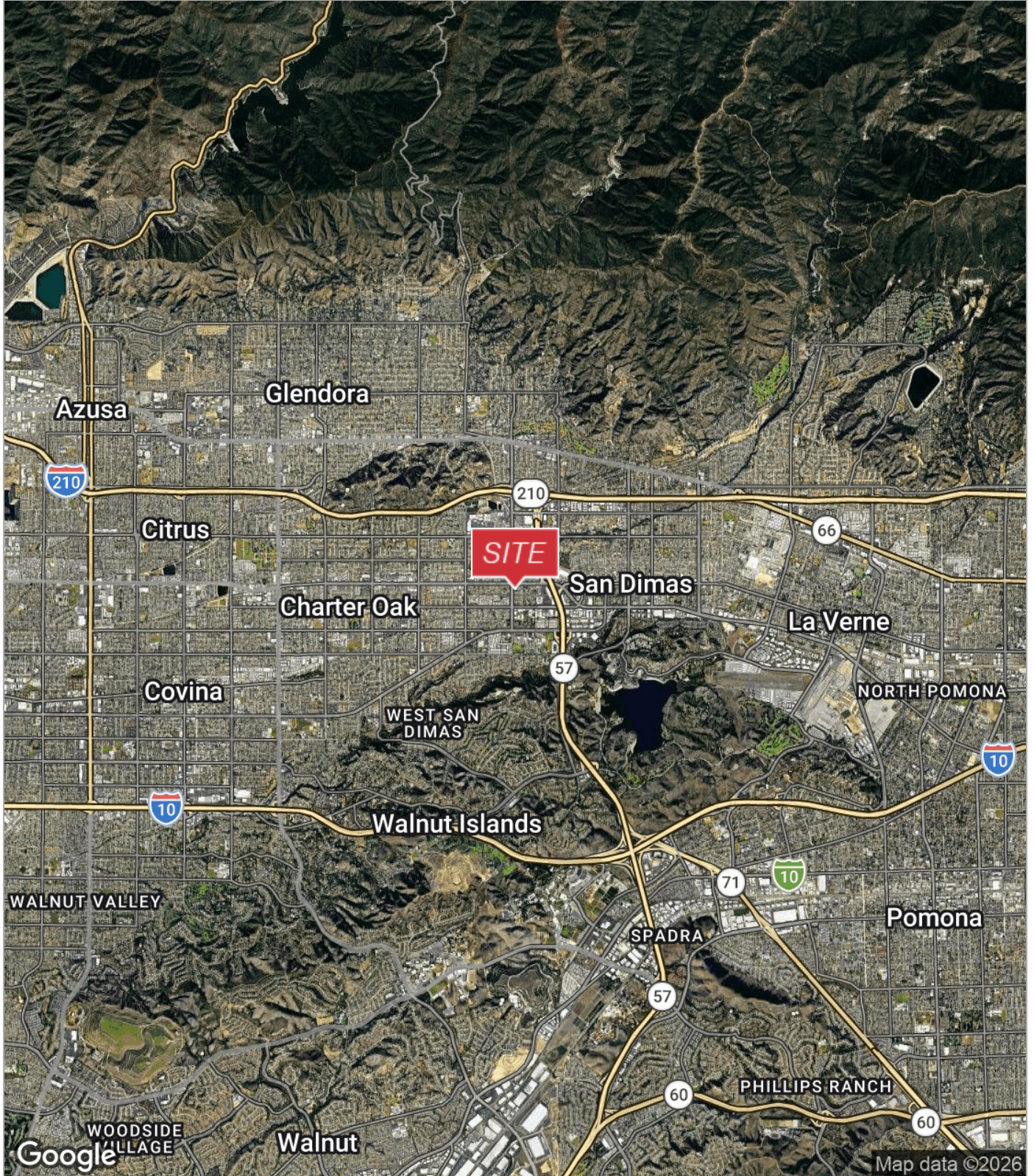
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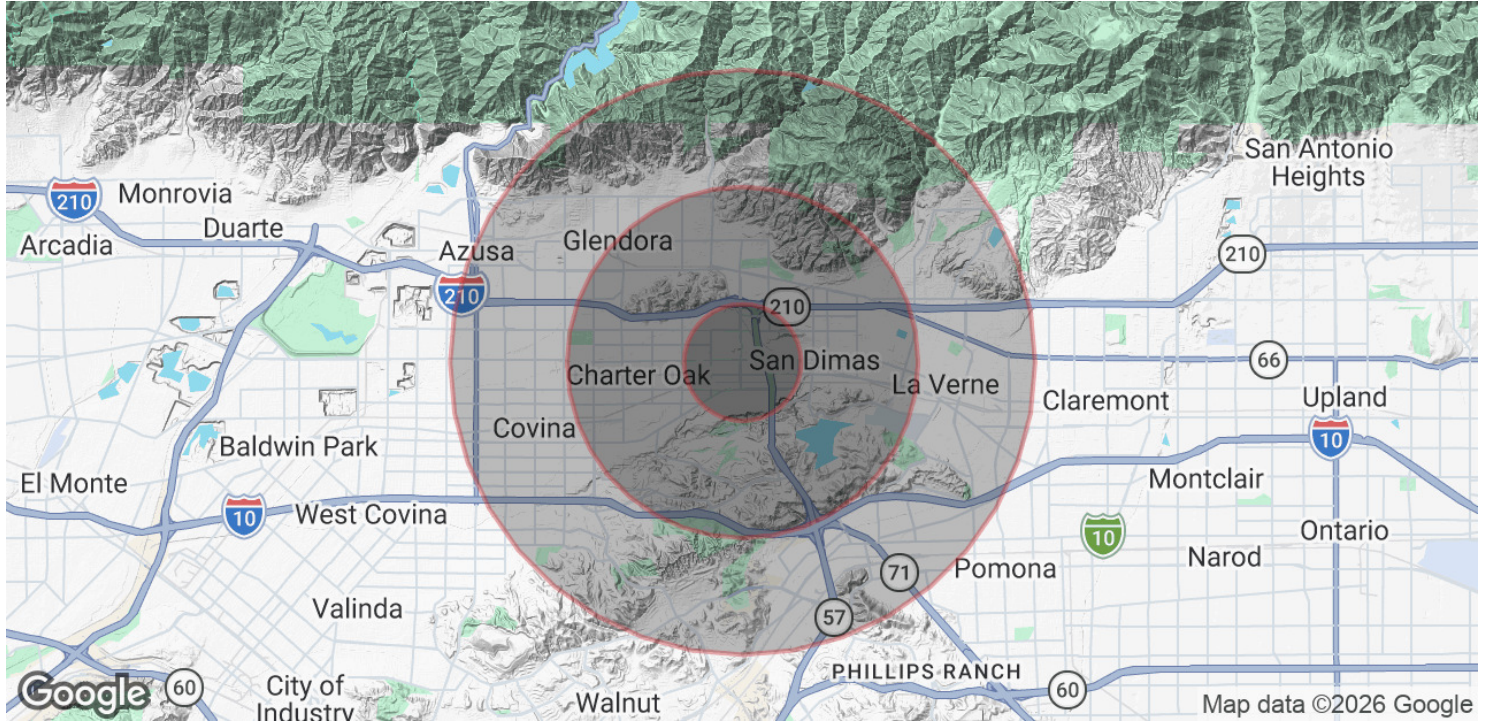
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,175	104,395	295,526
Average Age	43	43	41
Average Age (Male)	42	42	40
Average Age (Female)	45	44	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,994	36,378	95,127
# of Persons per HH	2.8	2.9	3.1
Average HH Income	\$119,409	\$137,380	\$123,817
Average House Value	\$655,287	\$827,303	\$784,407

2020 American Community Survey (ACS)

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