

**Shop Space 1,300 SF
For Lease**
Available Now

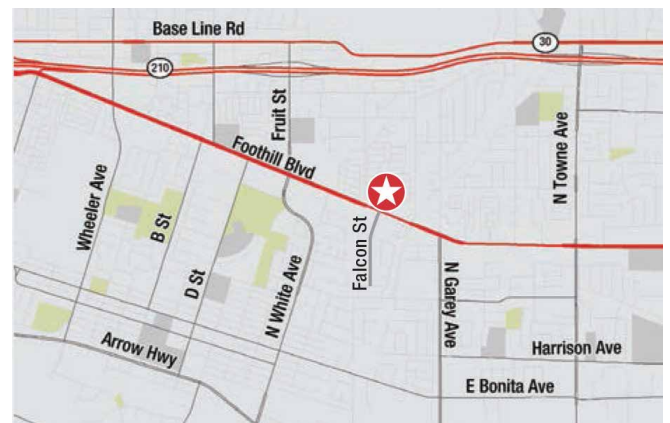


La Verne Village

Luxury Apartment Homes,
Shops & Restaurants
2855 Foothill Blvd., La Verne, CA

Property Features

- In-line shop space 1,300 SF – **AVAILABLE NOW**
- Restaurant frontage directly on heavily trafficked Foothill Boulevard
- Excellent visibility at signalized intersection
- New mixed-use development with 172 luxury apartments
- University of La Verne within close proximity
- Strong daytime and evening traffic
- Close proximity to 210 Freeway (Fruit St. exit)
- Monument signage available
- Traffic Count: Foothill Blvd 36k+ CPD



Join: **Waba** **TERIYAKI HOUSE** **SportClips** (HAIRCUTS)

Neighboring Retailers: **Panera BREAD** **STAPLES** **MARSHALLS** **TARGET**

DEMOGRAPHICS	1 Miles	3 Miles	5 Miles
Population	20,963	118,920	303,130
Households	7,803	39,928	94,356
Avg HH Income	\$101,957	\$115,009	\$98,750

For more information:
Dawn Lowder, Vice President
909 243 7616 | dawnlowder@naicapital.com
Cal DRE License #00380377

Fred Encinas, Broker
Oaks Commercial Real Estate
909 609 4675 | fred@oakscre.com
Cal DRE License #00582260

Vicky Espinosa
909 418 2120
Vicky.Espinosa@cbre.com
Cal DRE License #01114702



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

3633 Inland Empire Blvd. Suite 900
Ontario, California 91764
909 945 2339
naicapital.com

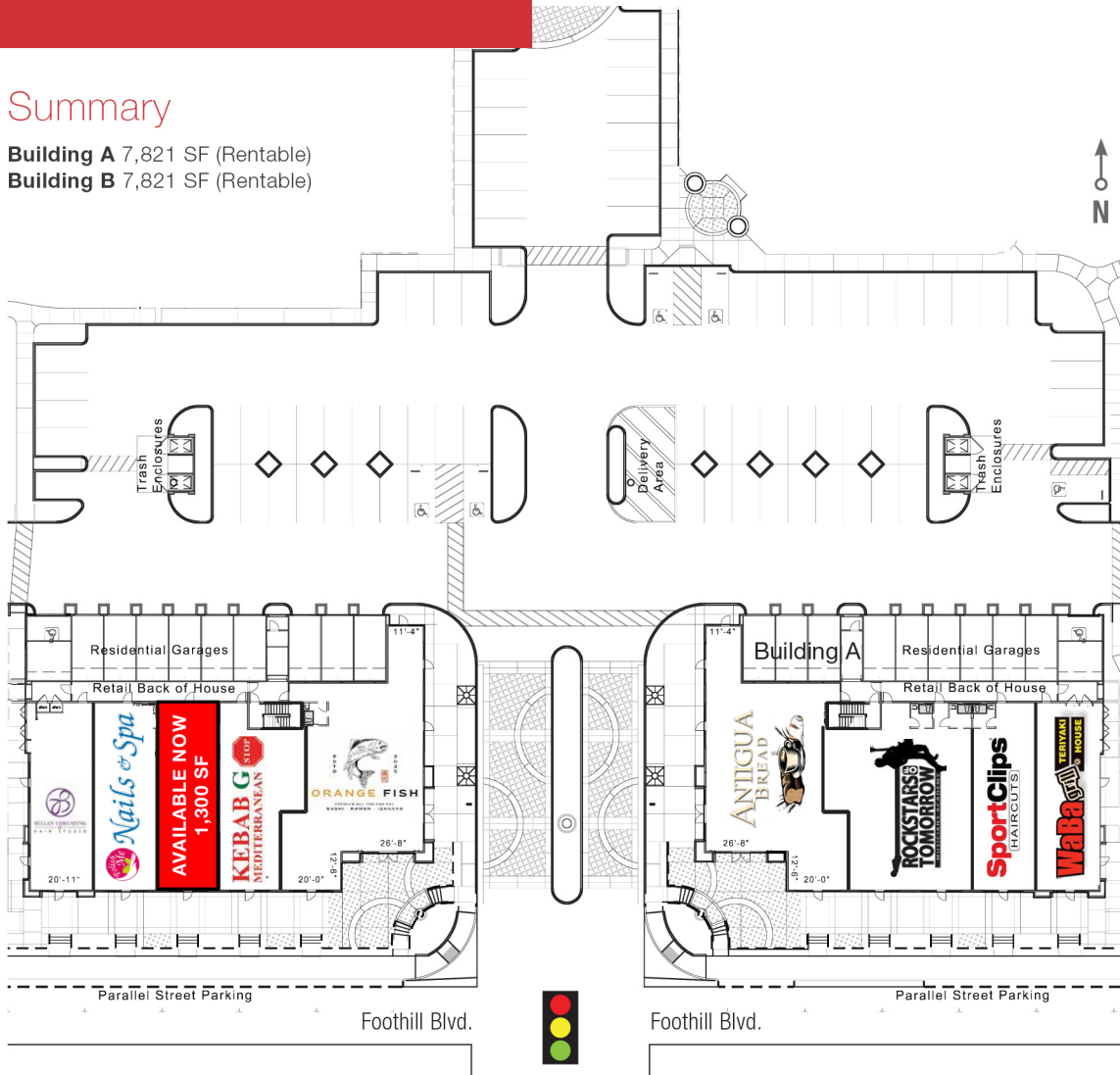
Shop Space 1,300 SF For Lease

Available Now

Summary

Building A 7,821 SF (Rentable)

Building B 7,821 SF (Rentable)



Available Space

BUILDING B

SUITE B101



SUITE B102



SUITE B103

AVAILABLE NOW — 1,300 SF

SUITE B104



SUITE B105



BELLA'S THREADING HAIR SALON

BUILDING A

SUITE A101



SUITE A102-103



SUITE A104



SUITE A105



For more information:

Dawn Lowder

909.243.7616

dawnlowder@naicapital.com

Cal DRE License #00380377

Fred Encinas

Oaks Commercial Real Estate

909.609.4675

oaksrealty@hotmail.com

Cal DRE License #00582260

Vicky Espinosa

909.418.2120

Vicky.Espinosa@cbre.com

Cal DRE License #01114702

Another Quality Development By:



**HUTTON
COMPANIES**

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

Shop Space 1,300 SF For Lease

Available Now

Elevations



Site Plan

La Verne Village Mixed-Use Development

For more information on living at
La Verne Village,
go to lavernevillage.com



For more information:

Dawn Lowder

909.243.7616
dawnlowder@naicapital.com
Cal DRE License #00380377

Fred Encinas

Oaks Commercial Real Estate
909.609.4675
oaksrealty@hotmail.com
Cal DRE License #00582260

Vicky Espinosa

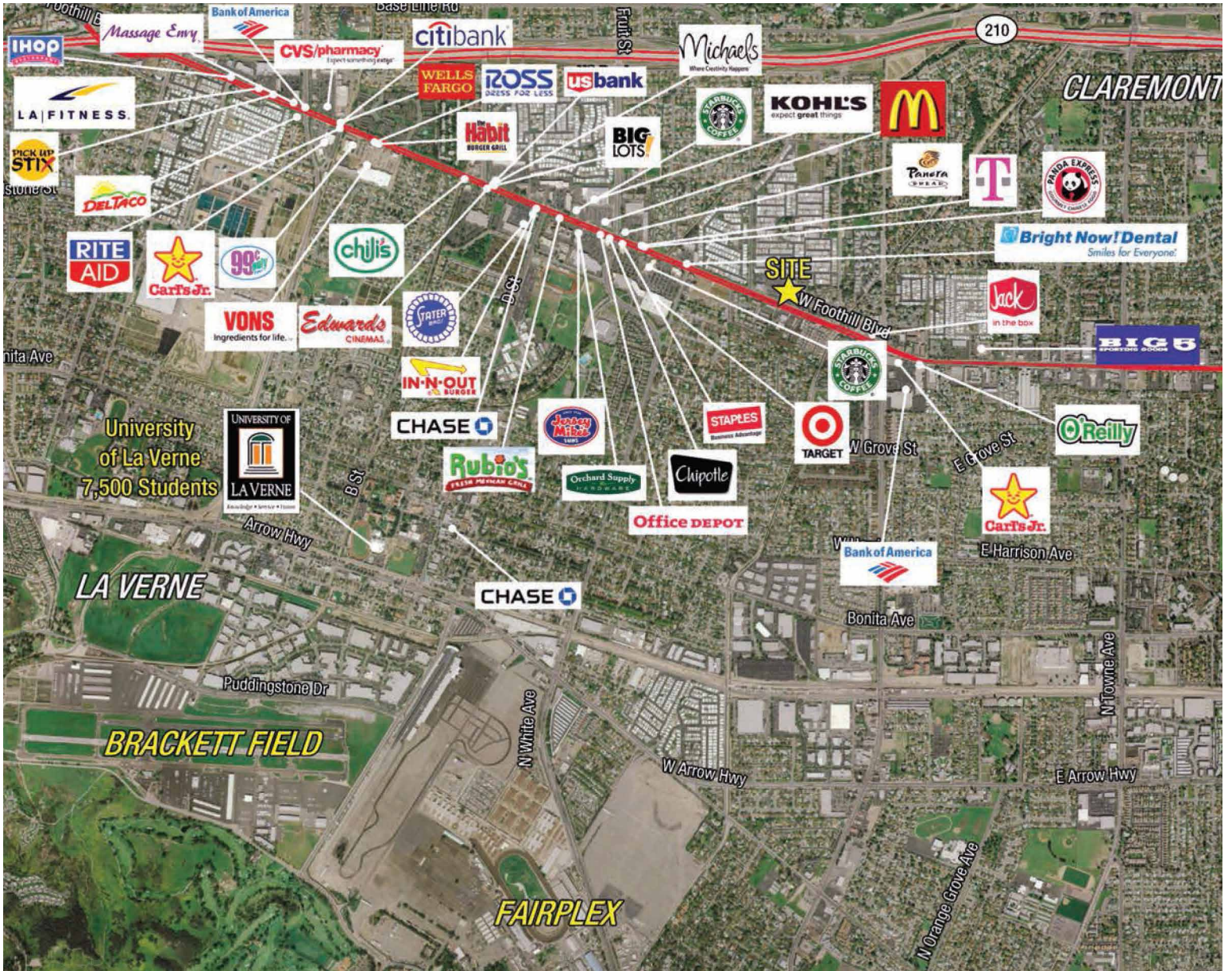
909.418.2120
Vicky.Espinosa@cbre.com
Cal DRE License #01114702

Another Quality Development By:



Shop Space 1,300 SF For Lease

Available Now



For more information:

Dawn Lowder

909.243.7616
dawnlowder@naicapital.com
Cal DRE License #00380377

Fred Encinas

Oaks Commercial Real Estate
909.609.4675
oaksrealty@hotmail.com
Cal DRE License #00582260

Vicky Espinosa

909.418.2120
Vicky.Espinosa@cbre.com
Cal DRE License #01114702

Another Quality Development By:

