

BIXBY HACIENDA PLAZA

±900 - ±5,930 SF SHOP SPACES FOR LEASE

17120 Colima Road, Hacienda Heights, CA 91745



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PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

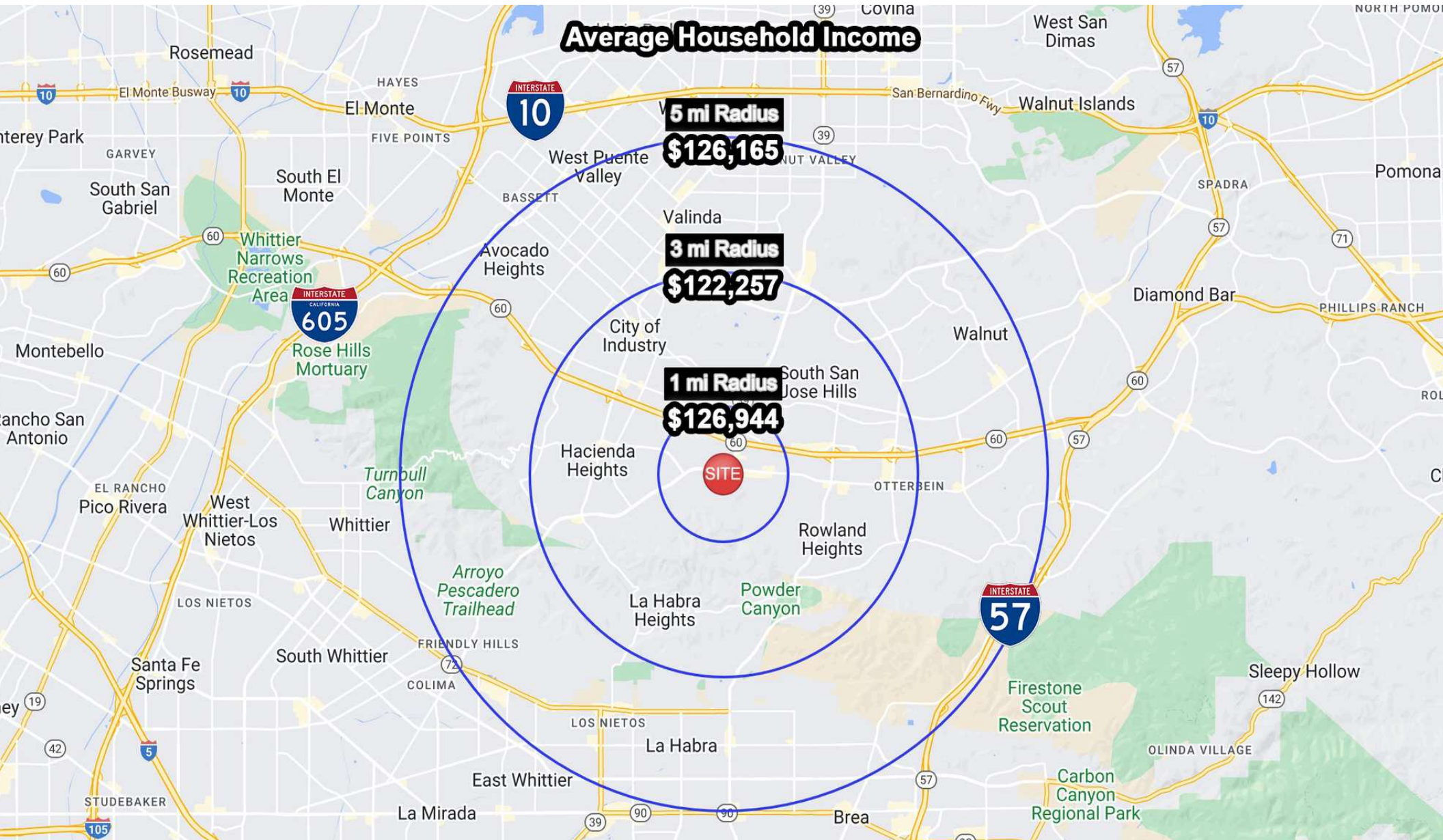
PROPERTY OVERVIEW



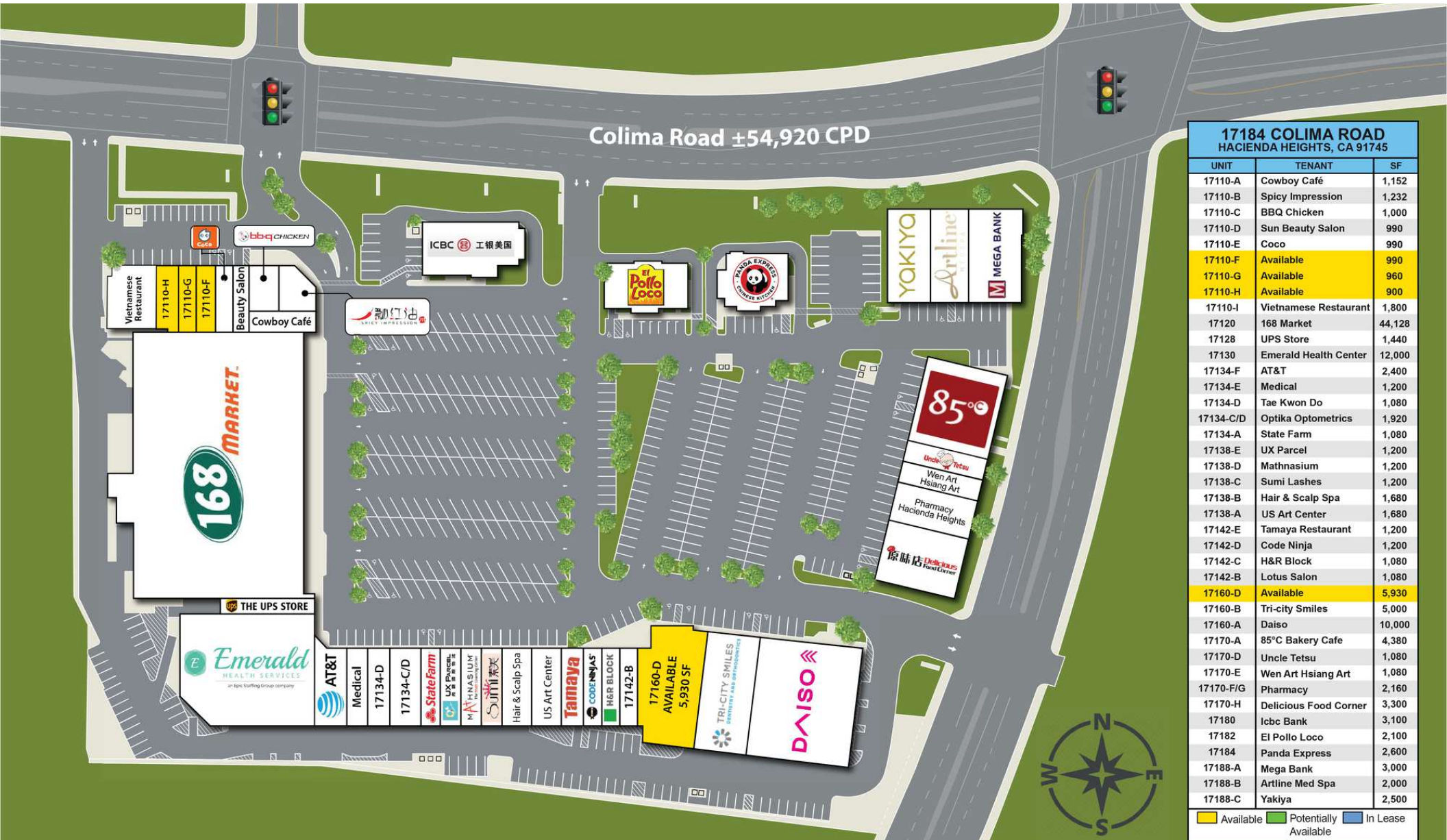
HIGHLIGHTS

- Available shop sizes range between ± 900 to $\pm 5,930$ square feet.
- Second-generation restaurant and former Chase Bank facility are available.
- The shopping center is anchored by 168 Market, Daiso, and a group of high performance restaurants led by Yakiya Premium Japanese BBQ, 85 Degree, Uncle Tetsu, Delicious Food Corner, Panda Express, El Pollo Loco, Spicy Impression, and many more.
- It is located on the southwest corner of Colima Road and Azusa Ave, which experiences extremely high traffic volume of approximately over $\pm 54,920$ cars per day.
- The trade area is affluent, with an average income above \$120,000 per year.
- It is adjacent to Courtyard by Marriott (150 rooms) and across the street from the regional Puente Hills shopping mall.
- The shopping center offers convenient proximity to the 60 Freeway

LOCATION MAP



SITE PLAN



RETAILER MAP IMMEDIATE VICINITY



AVAILABLE SPACES PHOTOS



Former Bank (5,930 SF)
Space 17160 -D (In-Line)



Former Restaurant (960 SF)
Space 17110-G (In-Line)



Former Foot Massage (990 SF)
Space 17110-F (In-Line)



Former Shipping Office (900 SF)
Space 17110- H (In-Line)

PHOTOS OF MONUMENT SIGNAGE



PHOTOS OF CO-TENANTS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION			
2023 Total Population	11,231	125,271	356,060
2023 Median Age	46.3	38.5	38.3
2023 Total Households	3,953	36,261	105,424
2023 Average Household Size	2.84	3.45	3.36
INCOME			
2023 Average Household Income	\$126,944	\$122,257	\$126,165
2023 Median Household Income	\$87,082	\$90,651	\$96,522
2023 Per Capita Income	\$44,314	\$35,430	\$37,432
BUSINESS SUMMARY			
2023 Total Businesses	916	6,456	15,981
2023 Total Employees	8,704	55,697	132,319

South Azusa Ave
 Colima Road - ±54,920 CPD