

La Verne Towne Center North

Presented by
Westhill Management

2445-2497 Foothill Blvd, La Verne, CA 91750



Price: \$22.20 - \$26.40 /SF/YR

La Verne Town Center North is a well-maintained strip center that boasts excellent visibility and a diverse mix of tenants. It offers ample onsite parking both at the front and rear. Located in a high population demographic neighborhood, the center provides easy access to major freeways. Available Retail Spaces: 4,408 sq. ft. at \$1.85/sq. ft./month, 2,450 sq. ft. (formerly "KutHaus") at \$1.85/sq. ft./month, 1,498 sq. ft. (currently E-Bike shop) at \$2.20/sq. ft./month. The center is home to established tenants such as X2O Mediterranean Café, Dental services, Dry Cleaners, Barbershop, Nail Salon, Foot Spa, My Gym (kids gym), Brazilian Jiu Jitsu, State Farm Insurance, Lash Studio, and E-Bikes.

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Well-Maintained Strip Center

Excellent Visibility: High exposure to passing traffic on Foothill

Diverse Tenant Mix: A variety of businesses that attract consistent customer flow

Ample Onsite Parking: Convenient parking available at both front and rear

Prime Location: Situated in a high-population neighborhood

Easy Freeway Access: Quick connectivity to major routes for customers and tenants

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Santa Monica, CA 90402



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KutHaus



KutHaus

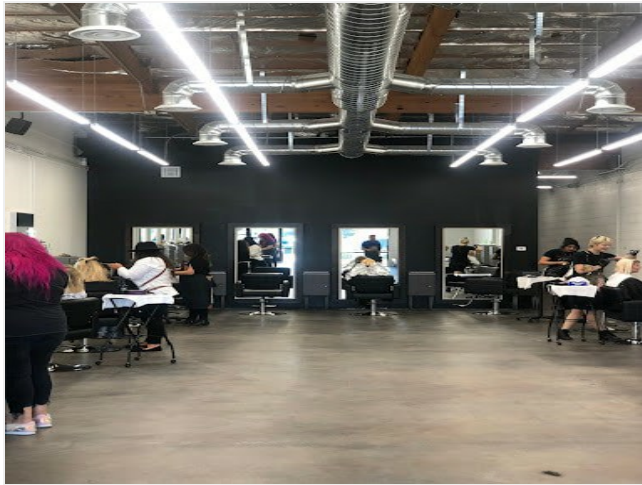
Major Tenant Information

Tenant	SF Occupied	Lease Expired
B & C Headliners Barber & Hair Salon Inc	1,375	
Cafe X2O	1,569 and 3,055	
Healthy Body & Foot Spa	1,300	
La Verne Towne Center Cleaners	2,766	
My Gym	3,000	
State Farm	798	
Tranquil Nails & Spa	1,085	

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e-Bike space



former Kut Haus

Listing spaces

1st Floor Ste 2451 C

Space Available	1,498 SF
Rental Rate	\$26.40 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Retail
Space Use	Retail
Lease Term	Negotiable

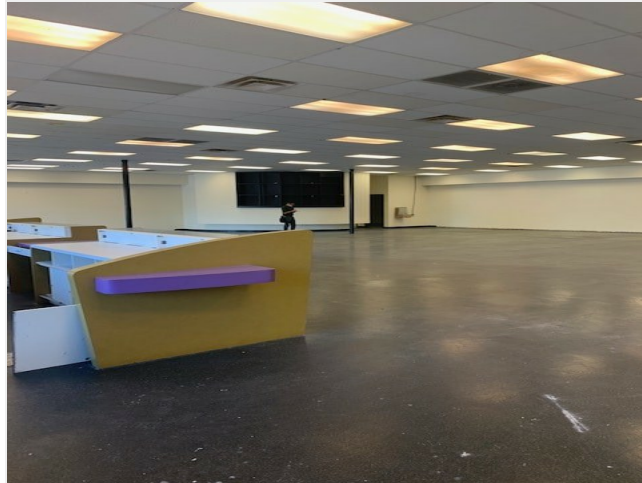
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1st Floor Ste 2451-F

Space Available	2,450 SF
Rental Rate	\$22.20 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Retail
Space Use	Retail
Lease Term	Negotiable

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e-Bike space

Listing spaces

1st Floor Ste 2497-G

Space Available	4,408 SF
Rental Rate	\$22.20 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN) \$0.72/sq ft/month CAM
Built Out As	Standard Retail
Space Type	Retail
Space Use	Retail
Lease Term	Negotiable

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Property Photos



exterior



exterior

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Property Photos



Building Photo



exterior

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Property Photos



2497G



2497G

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Property Photos



2497G



2497G

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Property Photos



possible space division 1



possible space division 2

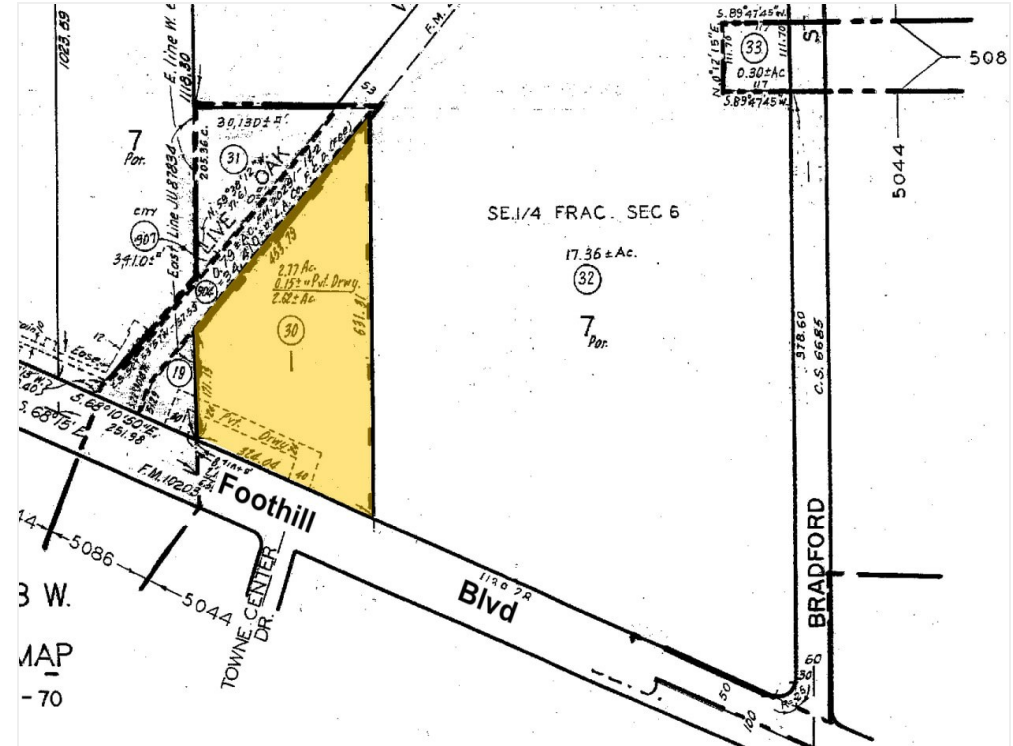
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Property Photos



possible space division 3



Plat Map

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Location

