

# THE ALOSTA CENTER

680 E Alostia Ave, Azusa, CA 91702

Leasing Brochure

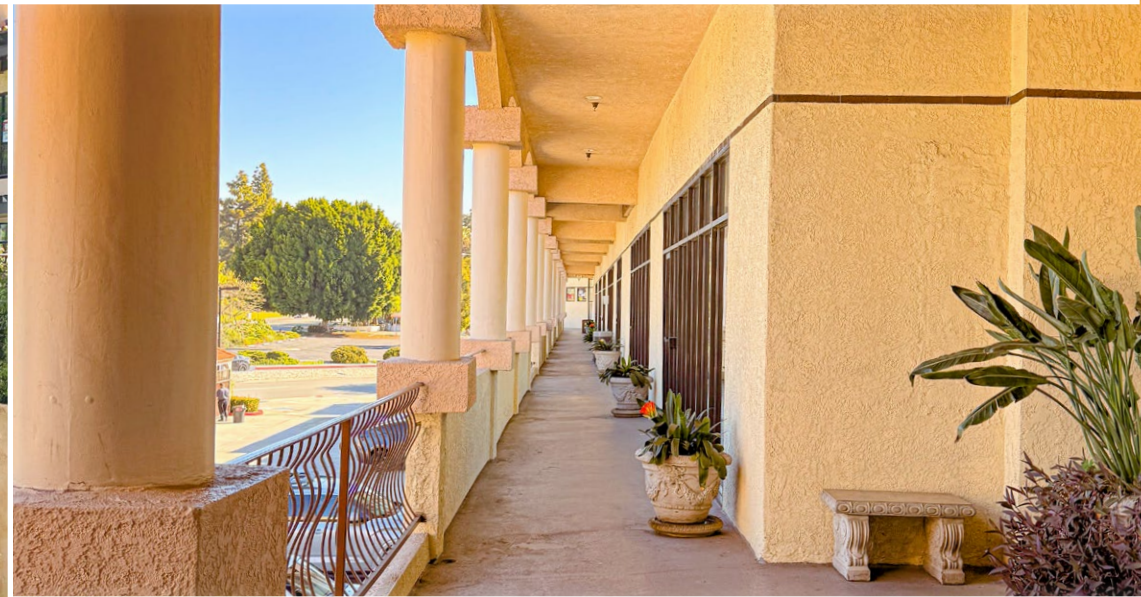


RETAIL SPACE  
FOR LEASE

**MATTHEWS**™

# LEASING HIGHLIGHTS

- Two story shopping center with retail and office opportunities available in a prime location on Route 66 and Foothill Blvd.
- Walking distance from Azusa Pacific University and Citrus College.
- Blocks away from Azusa High School with  $\pm 1,500$  students.
- Secured underground parking garage as well as street level surface parking.
- Elevator served.
- Near the 210 freeway.
- Nearby Tenants include Cava, Regency Theatre, Chick-Fil-A, and much more!



# EASY ENTRY & EXIT OFF ROUTE 66



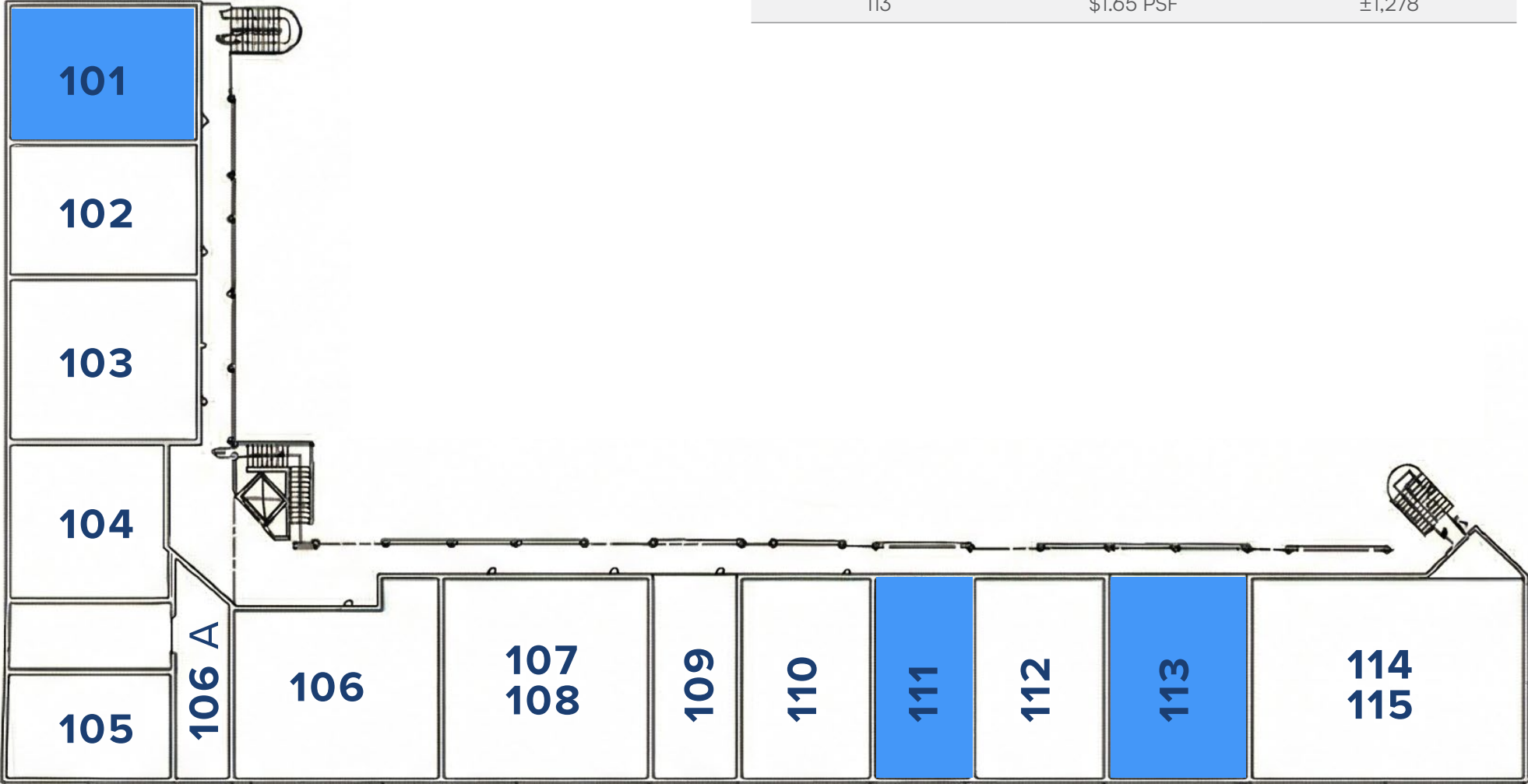
HISTORIC ROUTE 66 | ±21,674 VPD

MILLENNIUM  
**MOBILE HOME SALES**  
TAX SERVICES

**MC TECH**

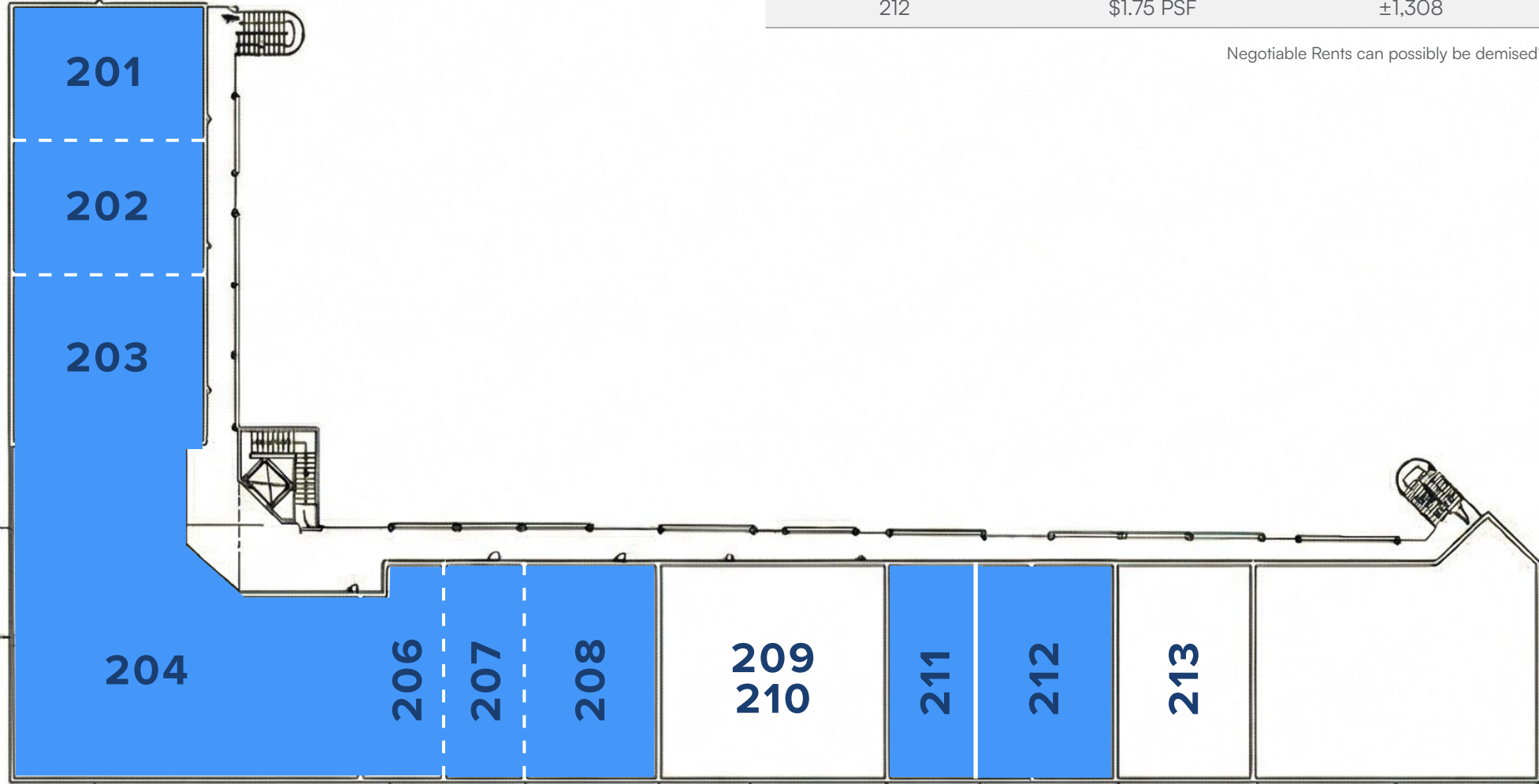
**ON-SITE PARKING**

# FIRST FLOOR SITE PLAN



Suite	Asking Rent	SF
101	\$1.75 PSF	±1,095
111	\$1.75 PSF	±872
113	\$1.65 PSF	±1,278

# SECOND FLOOR SITE PLAN



Suite	Asking Rent	SF
201-208	Negotiable	±11,816
211	\$1.65 PSF	±892
212	\$1.75 PSF	±1,308

Negotiable Rents can possibly be demised\*

# INTERIOR PHOTOS | UNITS 201-208





 **La Fetra Elementary School**  
±594 Students

 **Dalton Elementary School**  
±339 Students



 **Citrus College**  
±11,863 Students

**Subject Property**

 **University Village**  
±320 Units



**Smart & Final**

**Historic Rte 66 ± 21,674 VPD**

 **Azusa High School**  
±1,729 Students

**N Ceritos Ave**



 **± 257,000 VPD**

**± 13,602 VPD**

Google Earth



**Citrus College**  
±11,863 Students

 **Cullen Elementary School**  
±540 Students



 **Glendora High School**  
±2,151 Students



**Subject Property**

 **Glendora Country Club**  
Golf Course



**Historic Rte 66 ± 21,674 VPD**




**± 257,000 VPD**



**N Cerritos Ave ± 13,602 VPD**



 **Charter Oak High School**  
±1,299 Students

 **Kindred Hospital San Gabriel Valley**  
±91 Beds

Google Earth

# AZUSA, CA

Azusa is a foothill community in the San Gabriel Valley region of Los Angeles County, positioned along the I-210 Foothill Freeway approximately 25 miles northeast of Downtown Los Angeles. The city benefits from steady population density, regional commuter accessibility, and proximity to major employment corridors throughout the Inland Empire and greater Los Angeles Basin. Median household incomes in the surrounding San Gabriel Valley exceed national averages, supported by diversified employment in education, healthcare, logistics, and professional services. The presence of Azusa Pacific University and Citrus College contributes to consistent daytime population and housing demand.

The Foothill corridor has experienced ongoing reinvestment driven by Metro's A Line (formerly Gold Line) extension, which directly connects Azusa to Pasadena and Downtown Los Angeles. Retail and mixed-use development near transit nodes has strengthened consumer traffic and long-term fundamentals. Access to the Angeles National Forest, established residential neighborhoods, and proximity to regional retail centers in Glendora, Duarte, and West Covina further reinforce the area's appeal for both residents and businesses.

## MARKET OVERVIEW



**\$82,400** HH INCOME  
WITHIN 3-MILES OF SUBJECT PROPERTY

**13,900** HOUSEHOLDS  
WITHIN 3-MILES OF SUBJECT PROPERTY

**49,800** RESIDENTS  
WITHIN 3-MILES OF SUBJECT PROPERTY

**\$1.5B** CONSUMER SPENDING  
WITHIN 3-MILES OF SUBJECT PROPERTY

# THE ALOSTA CENTER

680 E Alostia Ave, Azusa, CA 91702

Leasing Brochure

## EXCLUSIVELY LISTED BY



**JIDA HAMED**  
ASSOCIATE  
jida.hamed@matthews.com  
DIR (619) 330-7339  
LIC No. 02160386 (CA)



**CAMERON CROWNER**  
SENIOR VICE PRESIDENT  
cameron.crowner@matthews.com  
DIR (310) 694-9455  
LIC No. 00924460 (CA)



**MATT SUNDBERG**  
VP & SENIOR ASSOCIATE  
matt.sundberg@matthews.com  
DIR (949) 777-5991  
LIC No. 02052540 (CA)

DAVID HARRINGTON | *BROKER OF RECORD* | Broker License No. 02168060 (CA) | Firm License No. 02168060 (CA)

This Leasing Package contains select information pertaining to the business and affairs of **680 E Alostia Ave, Azusa, CA 91702** ("Property"). It has been prepared by Matthews Real Estate Investment Services™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

**MATTHEWS™**