

120 E Bonita Ave, San Dimas, CA



Presented by
Gary Solomon & Company



Price: Upon Request

A+ Location on a highly visible corner.
Beautifully renovated shopping center.
Multiple national tenants in the area.

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Listing space

1st Floor Ste 120 E
Bonita Ave

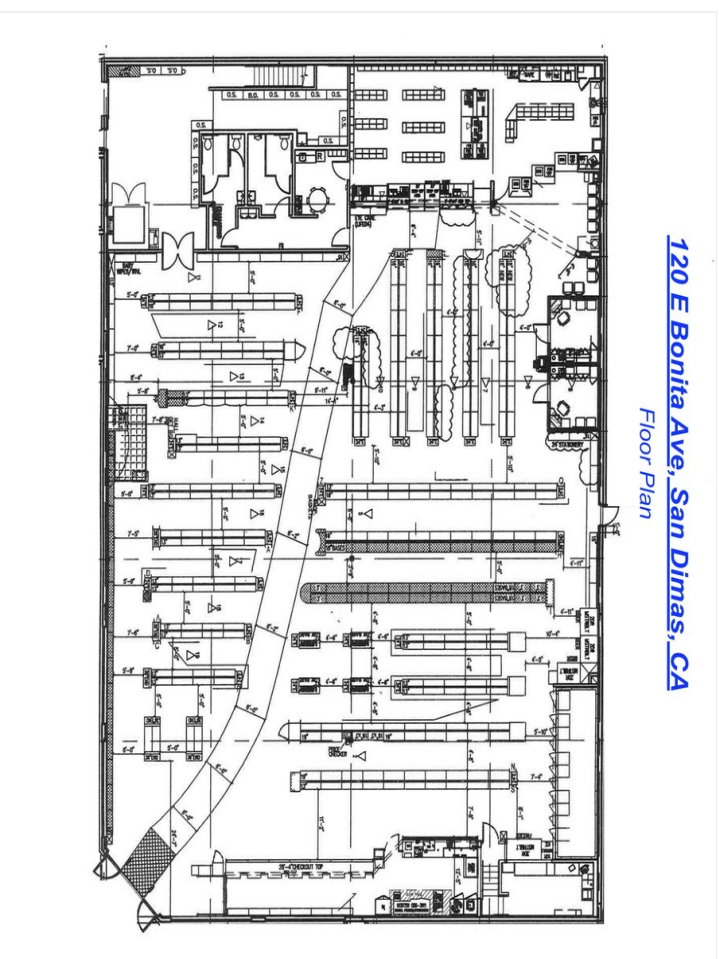
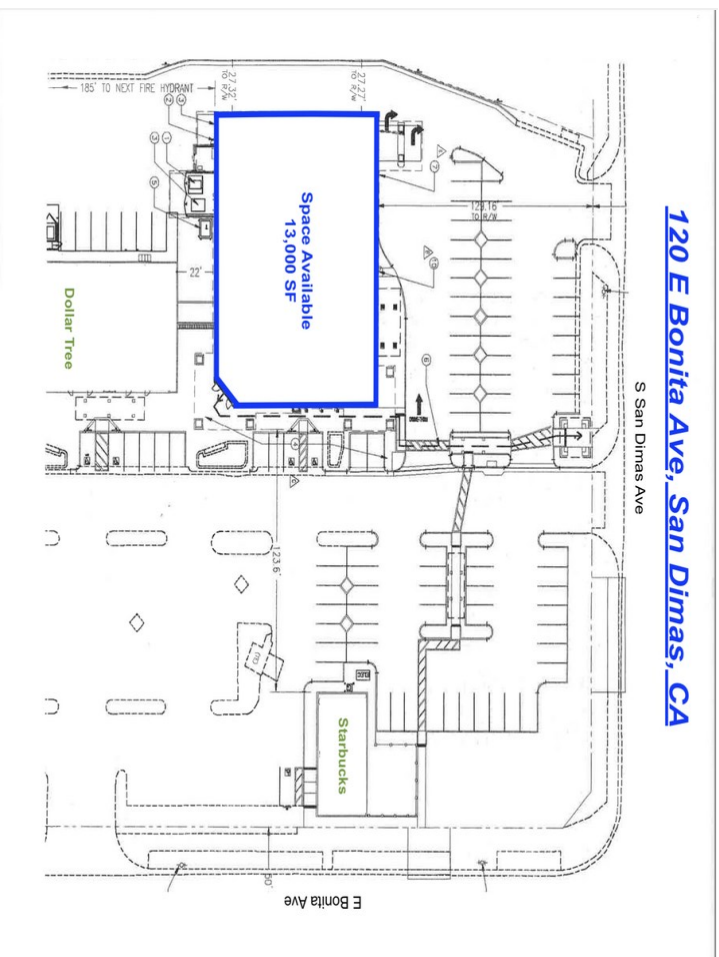
Space Available	13,000 SF
Rental Rate	Upon Request
Date Available	November 01, 2024
Service Type	TBD
Space Type	New
Space Use	Retail
Lease Term	Negotiable

Former CVS property with high ceilings and new renovations.



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Property Photos



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DEMOGRAPHICS

Selected neighborhood demographics in 1-, 3-, and 5-mile radii from the subject are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS			
120 E. Bonita Avenue San Dimas, CA	1 Mile	3 Miles	5 Miles
Population			
2020 Population	15,375	100,343	303,651
2015 Population	14,908	97,714	295,110
2010 Population	14,546	95,854	288,604
2000 Population	14,932	98,889	287,140
Annual Growth 2015 - 2020	0.62%	0.53%	0.57%
Annual Growth 2010 - 2015	0.49%	0.39%	0.45%
Annual Growth 2000 - 2010	-0.26%	-0.31%	0.05%
Households			
2020 Households	5,719	34,952	96,774
2015 Households	5,522	33,918	93,869
2010 Households	5,357	33,133	91,667
2000 Households	5,347	33,158	90,946
Annual Growth 2015 - 2020	0.70%	0.60%	0.61%
Annual Growth 2010 - 2015	0.61%	0.47%	0.48%
Annual Growth 2000 - 2010	0.02%	-0.01%	0.08%
Income			
2015 Median Household Income	\$65,910	\$71,401	\$63,735
2015 Average Household Income	\$80,103	\$90,698	\$84,048
2015 Per Capita Income	\$29,670	\$31,482	\$26,734
Age 25+ College Graduates - 2015	3,173	20,523	54,605
Age 25+ Percent College Graduates - 2015	30.9%	30.2%	28.2%

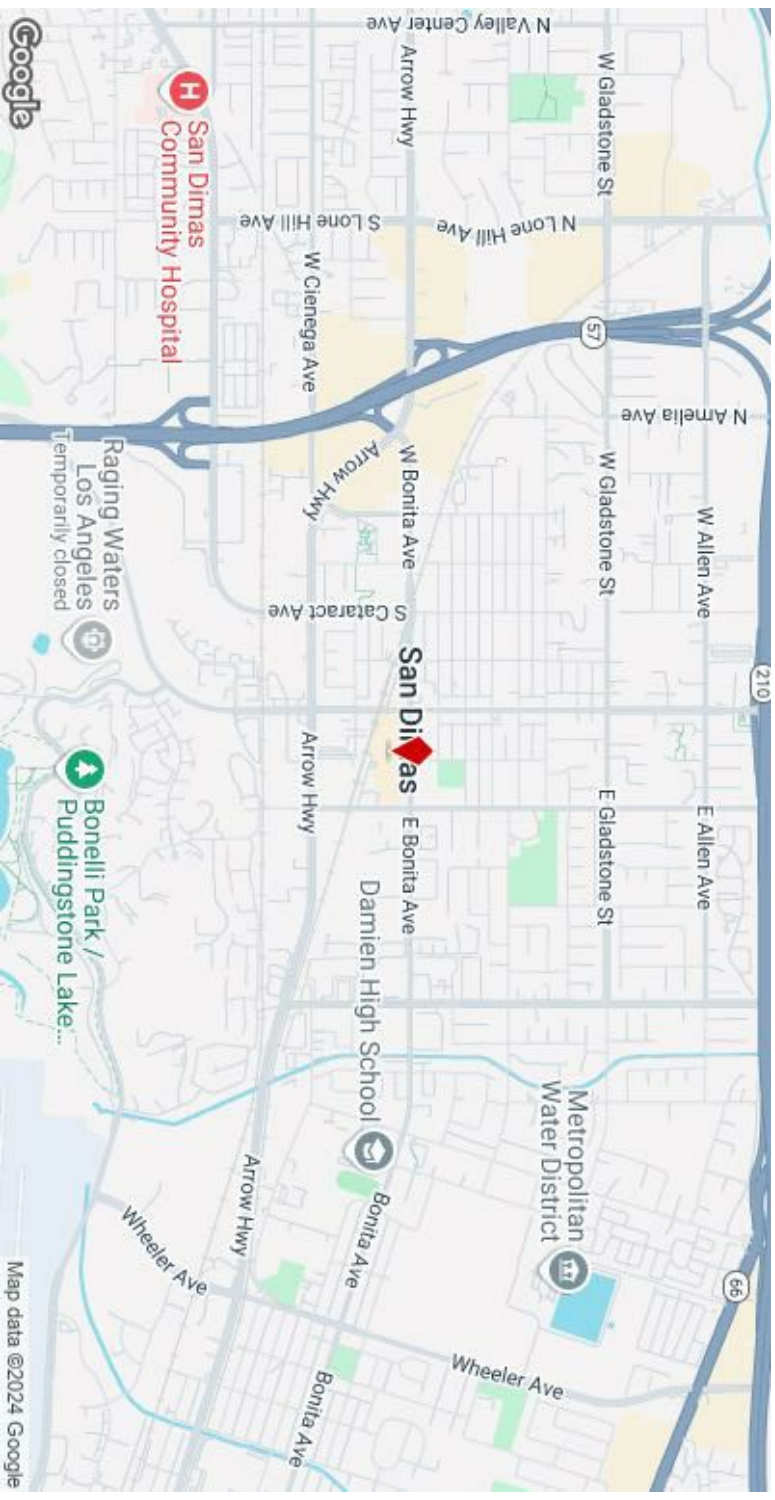
Source: Nielsen/Claritas

CONCLUSION

The subject is located in a mature neighborhood within San Dimas, with close proximity to the 210 and 57 Freeways. It has plentiful access provided by secondary streets, as well as major thoroughfares.

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Location



120 E Bonita Ave, San Dimas, CA



High Traffic Counts
Great Demographics
Appealing Architecture

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