

# ±2,744 2ND GEN RESTAURANT FOR LEASE

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PROGRESSIVE  
REAL ESTATE PARTNERS



## Presented By



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ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+  
SALES/LEASES

TOTAL SALES OVER

\$1.8B+

# PROPERTY OVERVIEW

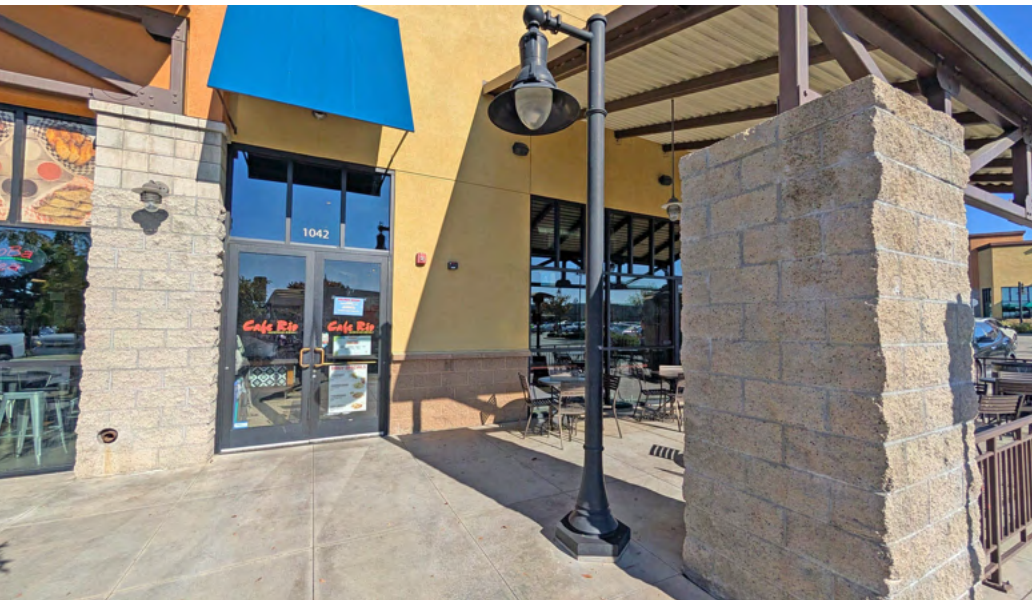


## HIGHLIGHTS

- Rare 2nd generation,  $\pm 2,744$  SF end cap restaurant space for lease, with an exclusive patio in a high caliber, Costco anchored shopping center in the San Gabriel Valley.
- Exceptional food synergy co-tenants in the shopping center, including Panera Bread, Five Guys, Krispy Kreme, Nektar, Waba Grill, The Habit, Panda Express, and Olive Garden.
- Excellent access and proximity to the 57 and 210 Freeways, with  $\pm 168,238$  CPD on the 57 and  $\pm 263,219$  CPD on the 210.
- Strong demographics with  $\pm 107,621$  residents and an average household income of approximately \$148,496 within a 3 mile radius.
- Outstanding parking ratio of 8.07 spaces per 1,000 SF.
- Additional retail powerful traffic generators in very close proximity including Sam's Club, Home Depot, AMC, 24 Hour Fitness, and Walmart Supercenter.

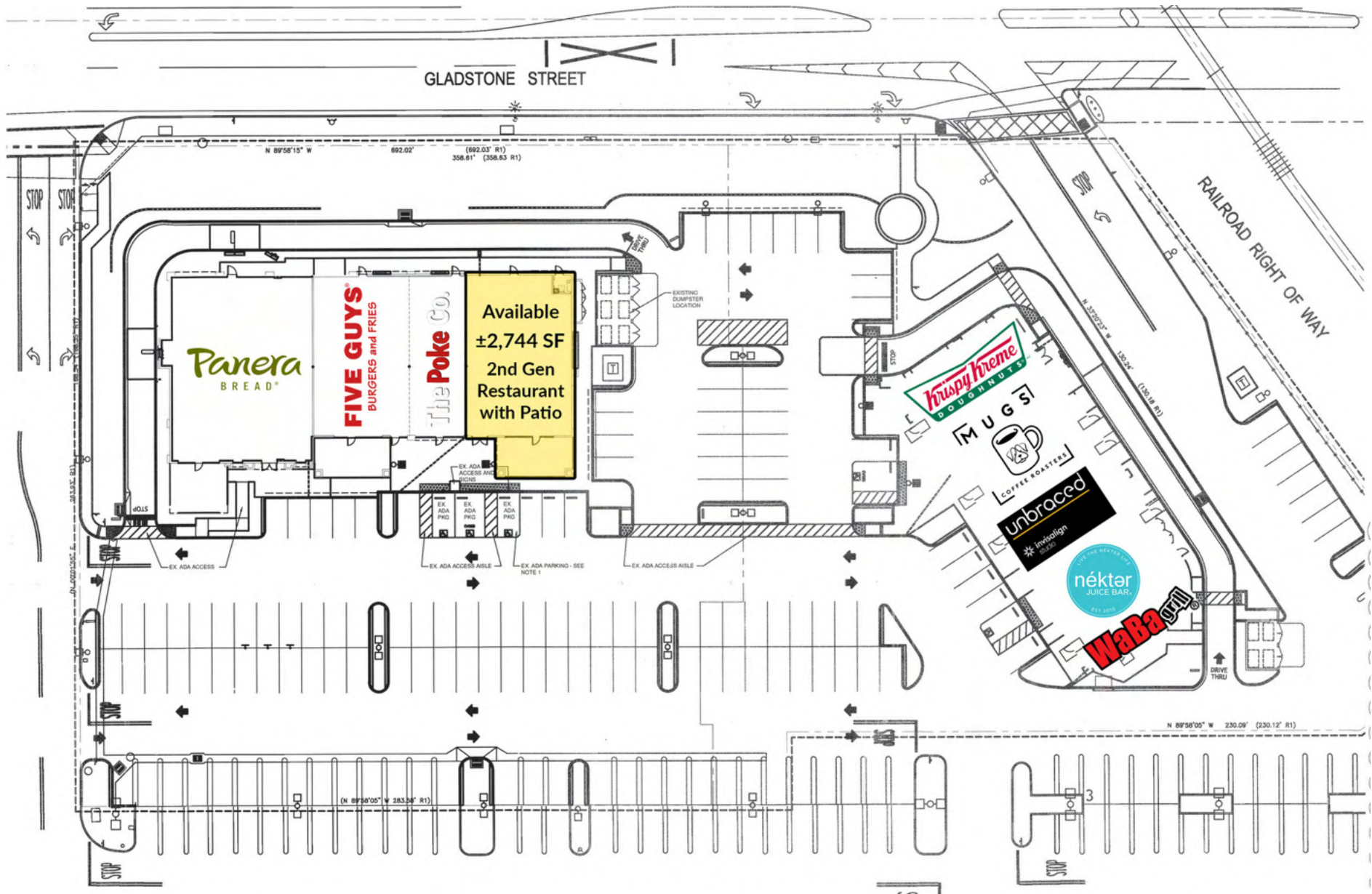


# EXCLUSIVE PATIO

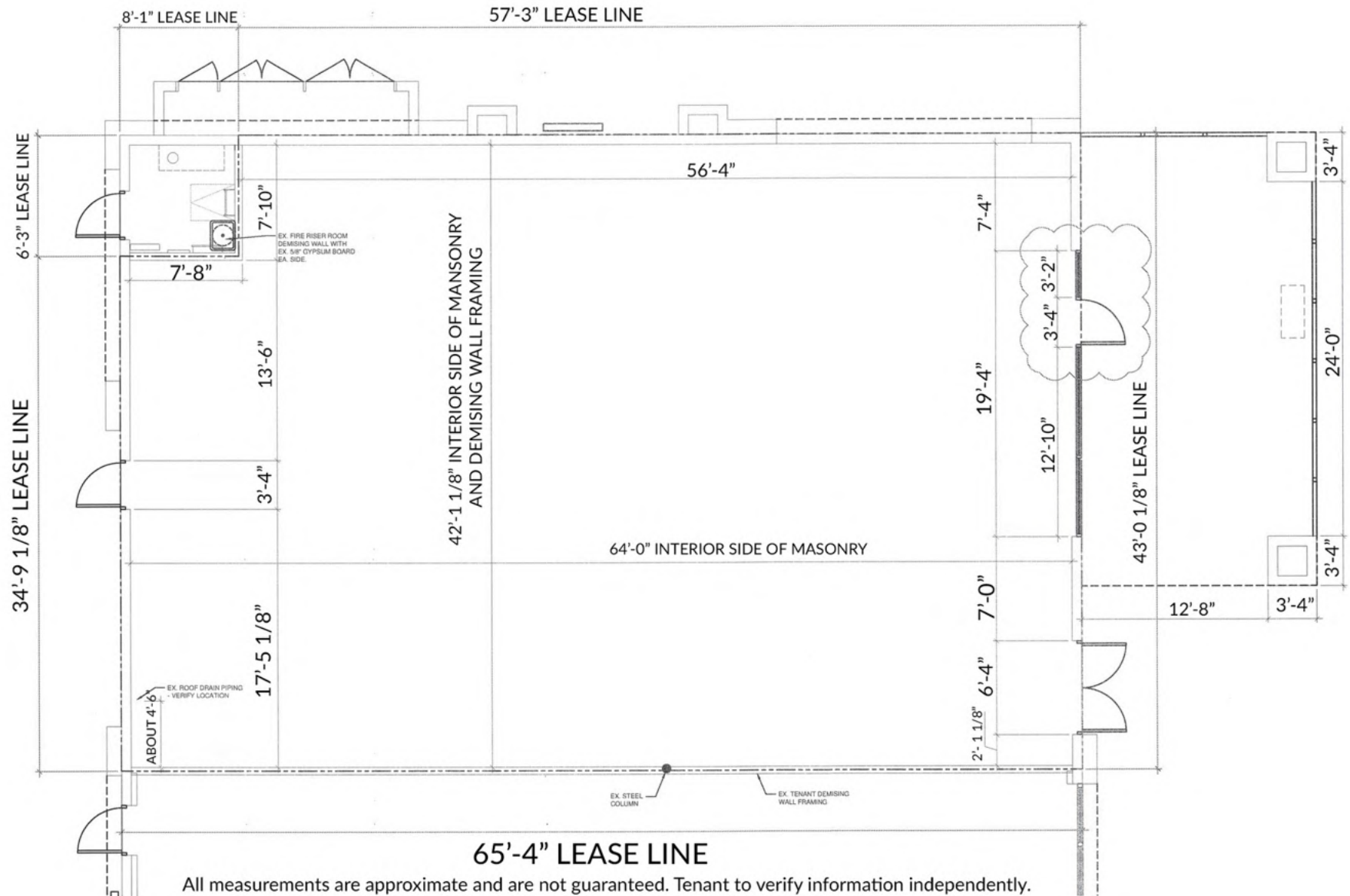




# SITE PLAN



# FLOOR PLAN





# RETAILER AND TRAFFIC GENERATOR MAP

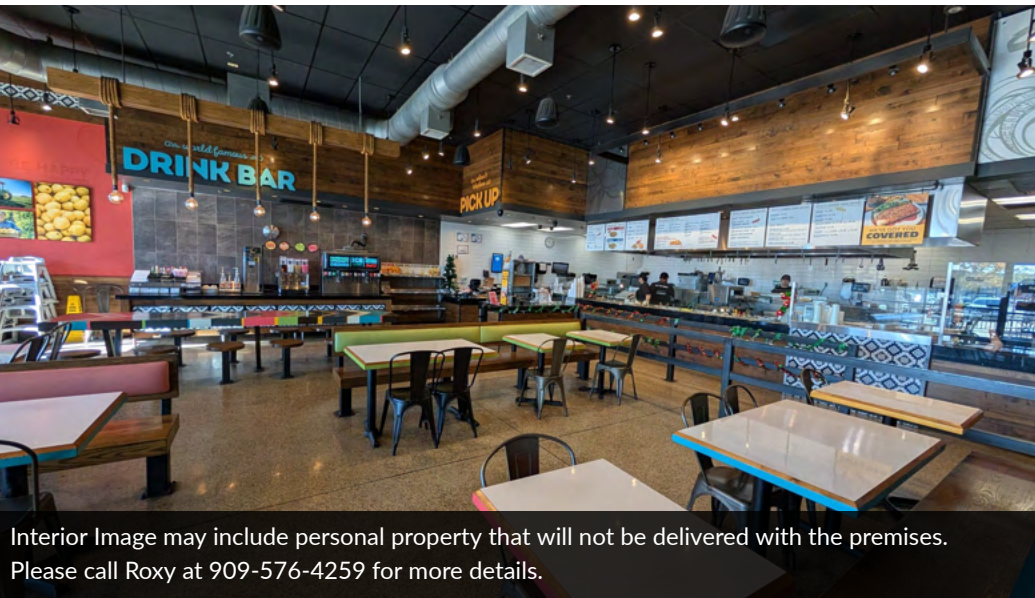




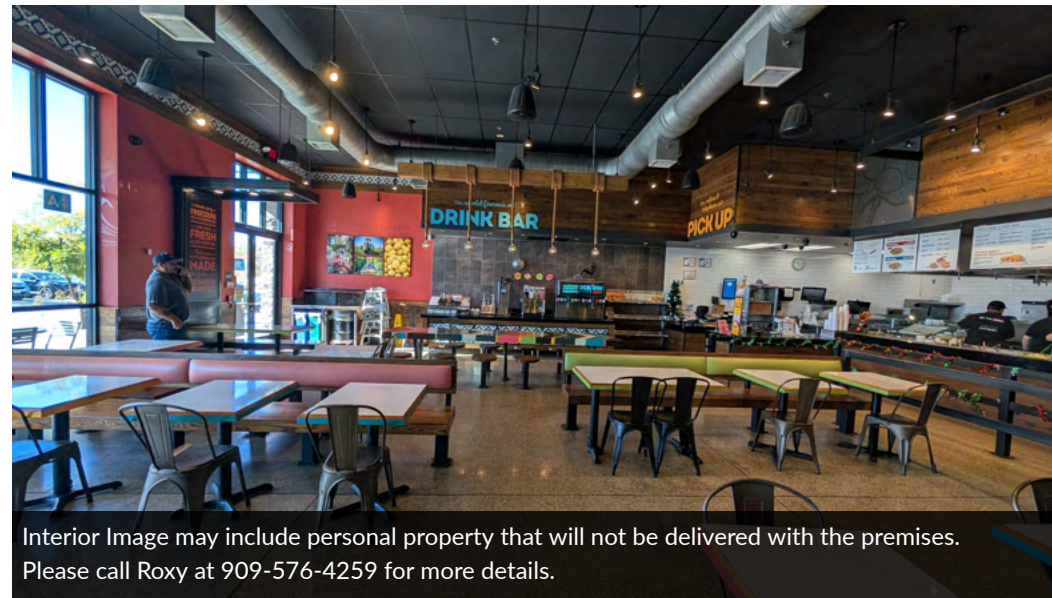
# INTERIOR PHOTOS



Interior Image may include personal property that will not be delivered with the premises. Please call Roxy at 909-576-4259 for more details.



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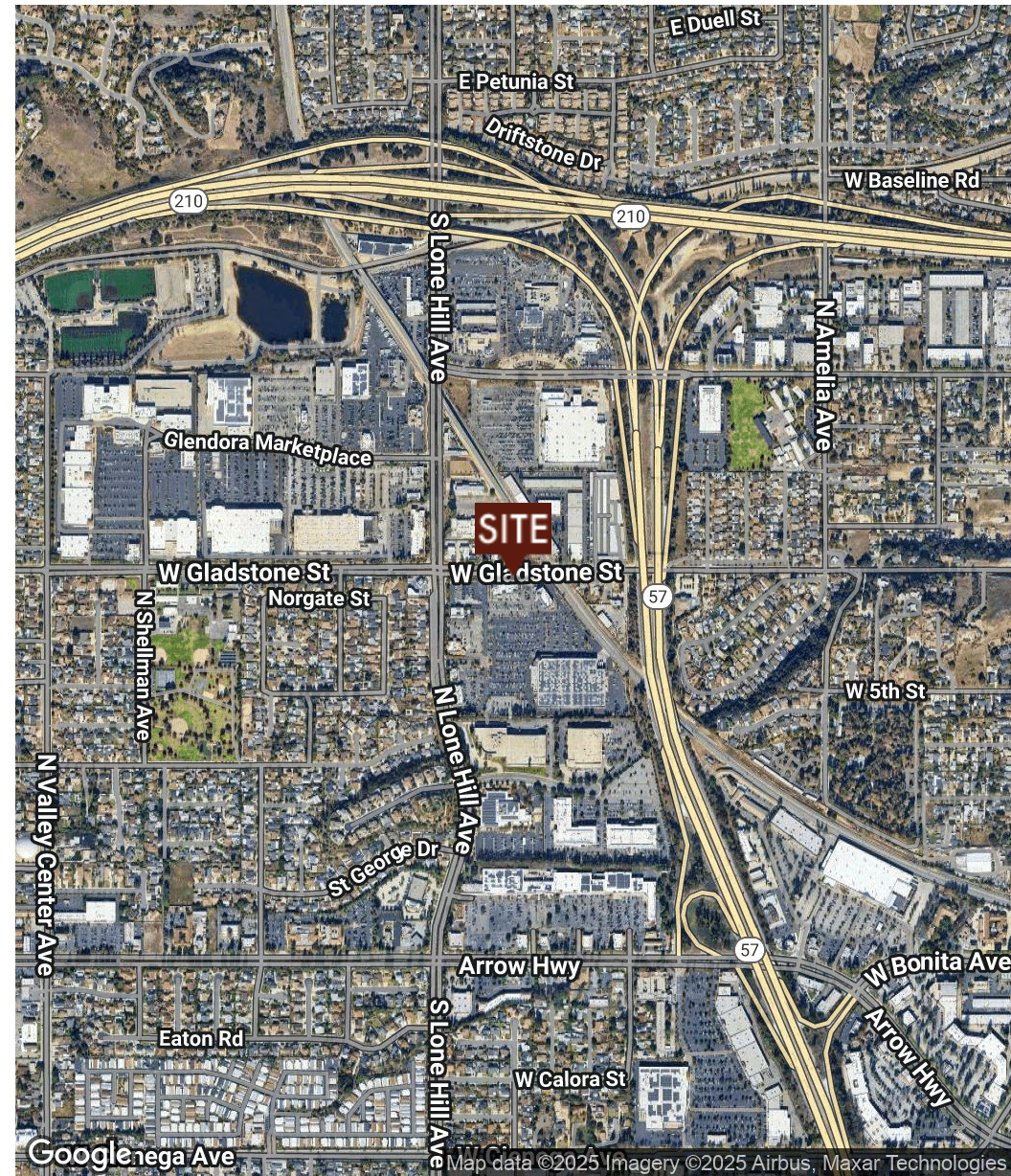
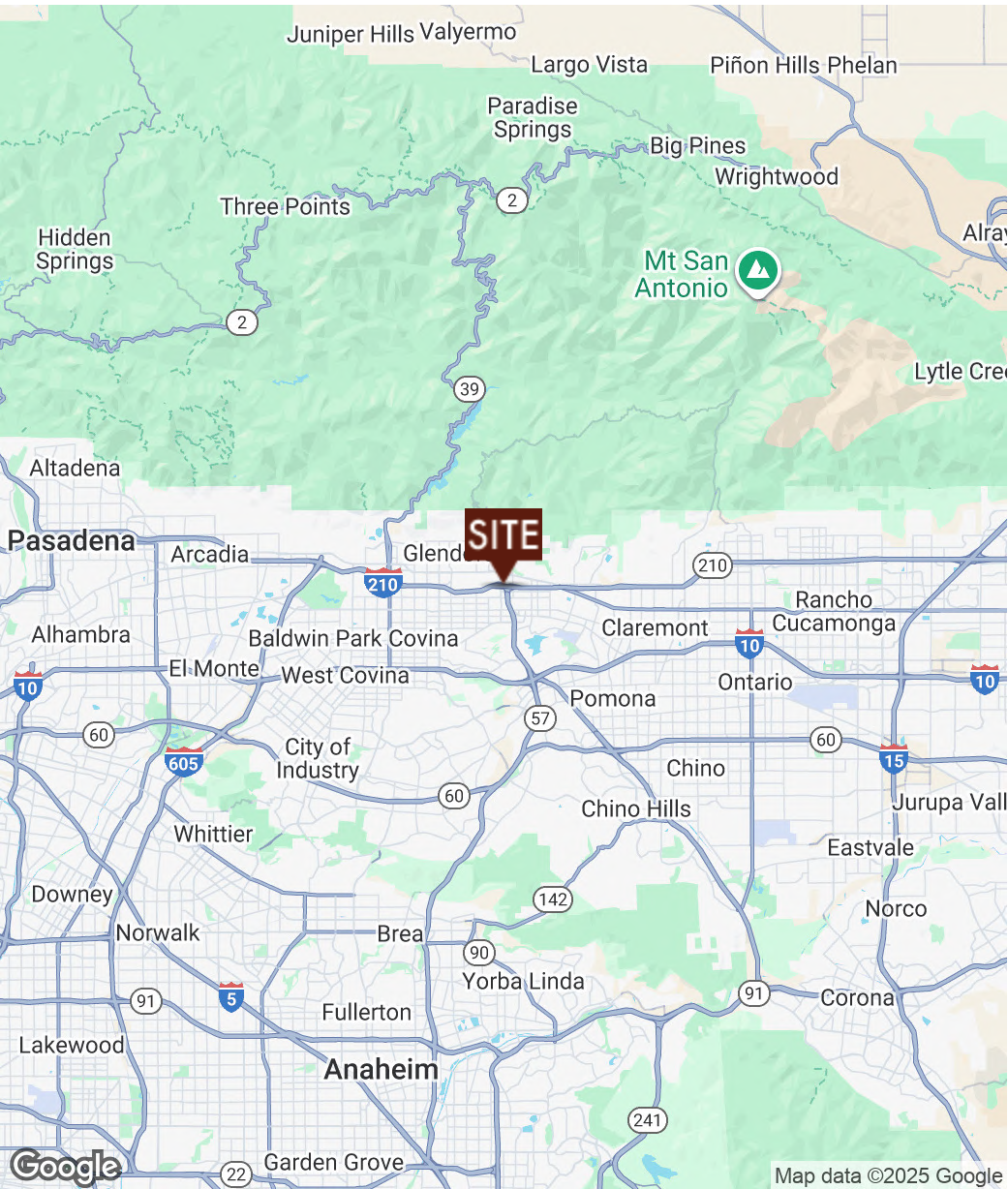


# ADDITIONAL SHOPPING CENTER IMAGES





# LOCATION MAPS





# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b><u>POPULATION</u></b>			
2025 Total Population	13,141	107,621	280,508
2025 Median Age	43.0	42.7	39.8
2025 Total Households	4,733	38,249	92,619
2025 Average Household Size	4,733	38,249	92,619

<b><u>INCOME</u></b>			
2025 Average Household Income	\$133,009	\$148,496	\$137,610
2025 Median Household Income	\$100,317	\$114,655	\$107,568
2025 Per Capita Income	\$48,027	\$52,919	\$45,732

<b><u>BUSINESS SUMMARY</u></b>			
2025 Total Businesses	869	5,236	11,960
2025 Total Employees	10,555	43,942	105,226

