



**VONS**

**ROSS**  
DRESS FOR LESS

**verizon**

**HAVEN HAUS**  
Cafe

**BR** baskin robbins

**ASPIRE**  
SALON STUDIOS

**Auto Zone**

Available 2,000 SF 2nd Gen Restaurant

**RITE AID**  
(Closed)

**GROCERY OUTLET**  
Bargain Market  
Coming Soon

Available 1,249 SF 2nd Gen Restaurant

**the Habit**  
BURGER GRILL

**FIREHOUSE SUBS**

**Jamba Juice**

**ROUTE 66**

**FOOTHILL BOULEVARD** ± 43,680 CPD

**The Commons at La Verne**

SWC Foothill Blvd & Wheeler Ave, La Verne, California 91750

## PROPERTY INFORMATION:

- Located on Historic Route 66 with easy access to 210 Fwy
- Anchored by Ross and high performing Vons
- Prominent location on busy Foothill Blvd. / Rte 66 with ± 43,680 CPD
- Proximate to Pomona Valley Medical Center / 120k patients annually & University of La Verne / 5,000 Students
- 4 miles from LA County Fairplex which generates 1.5 million annual Visits / \$324M economic impact

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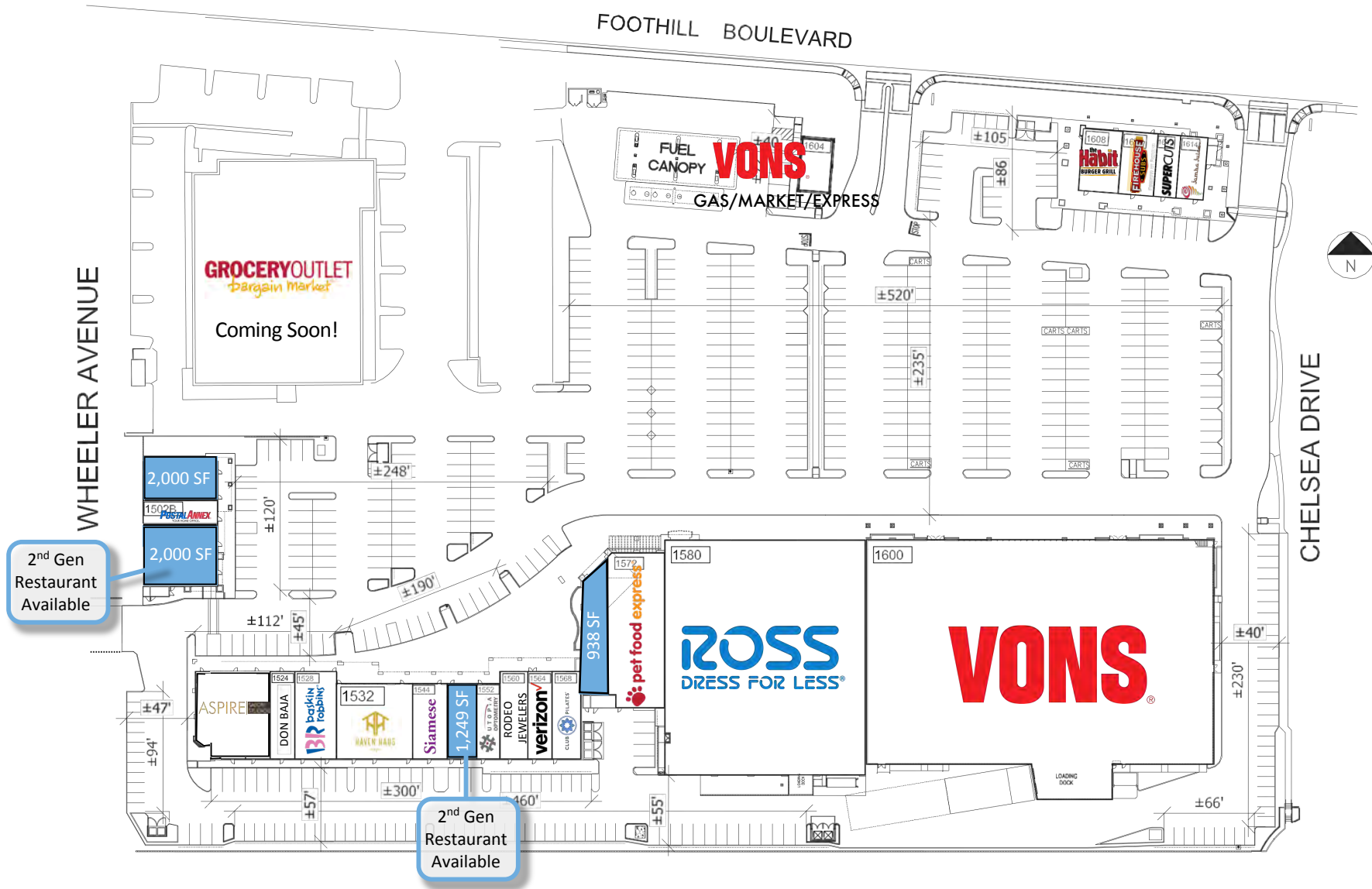
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**Axiom Retail Advisors**

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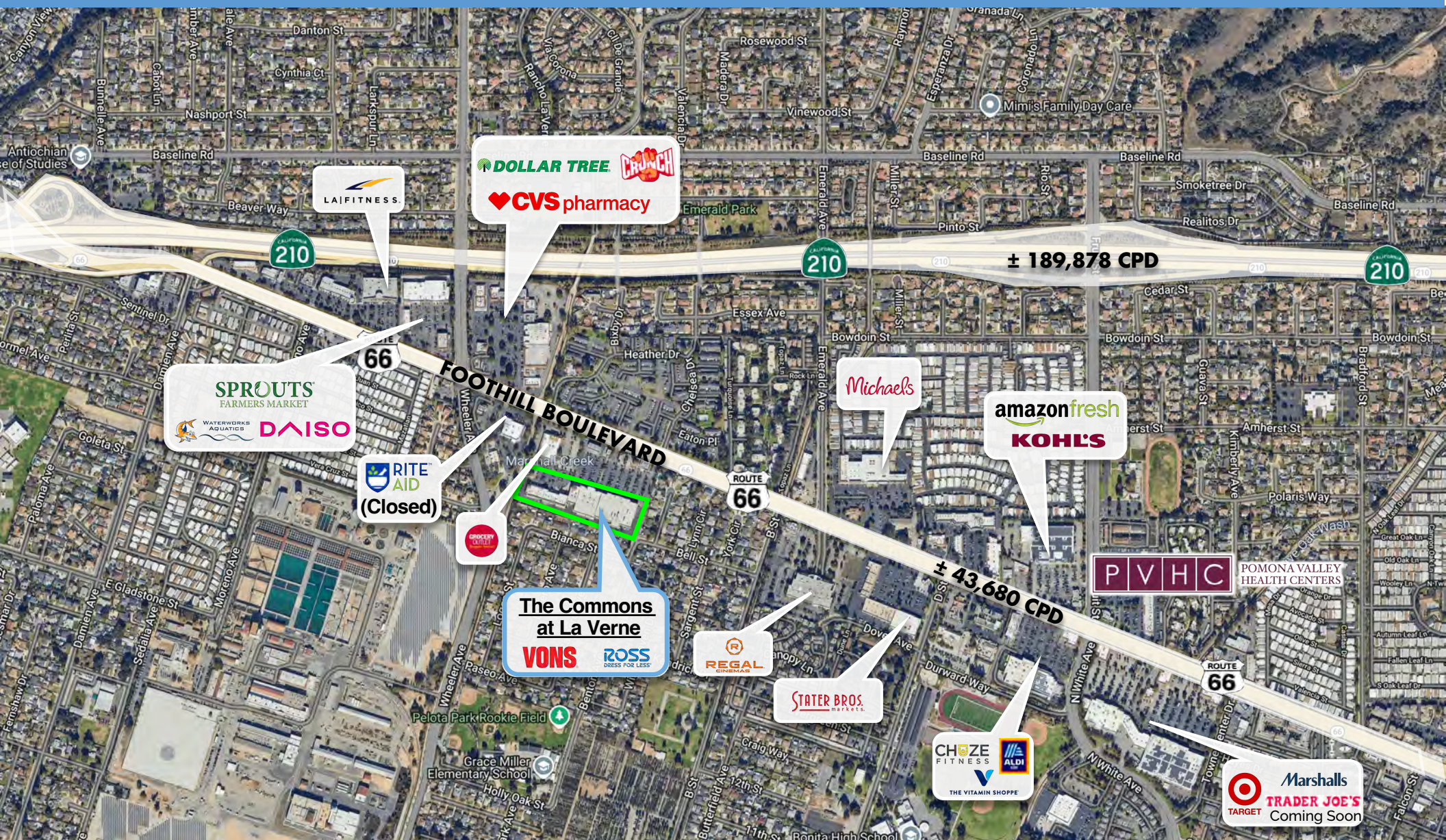
PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



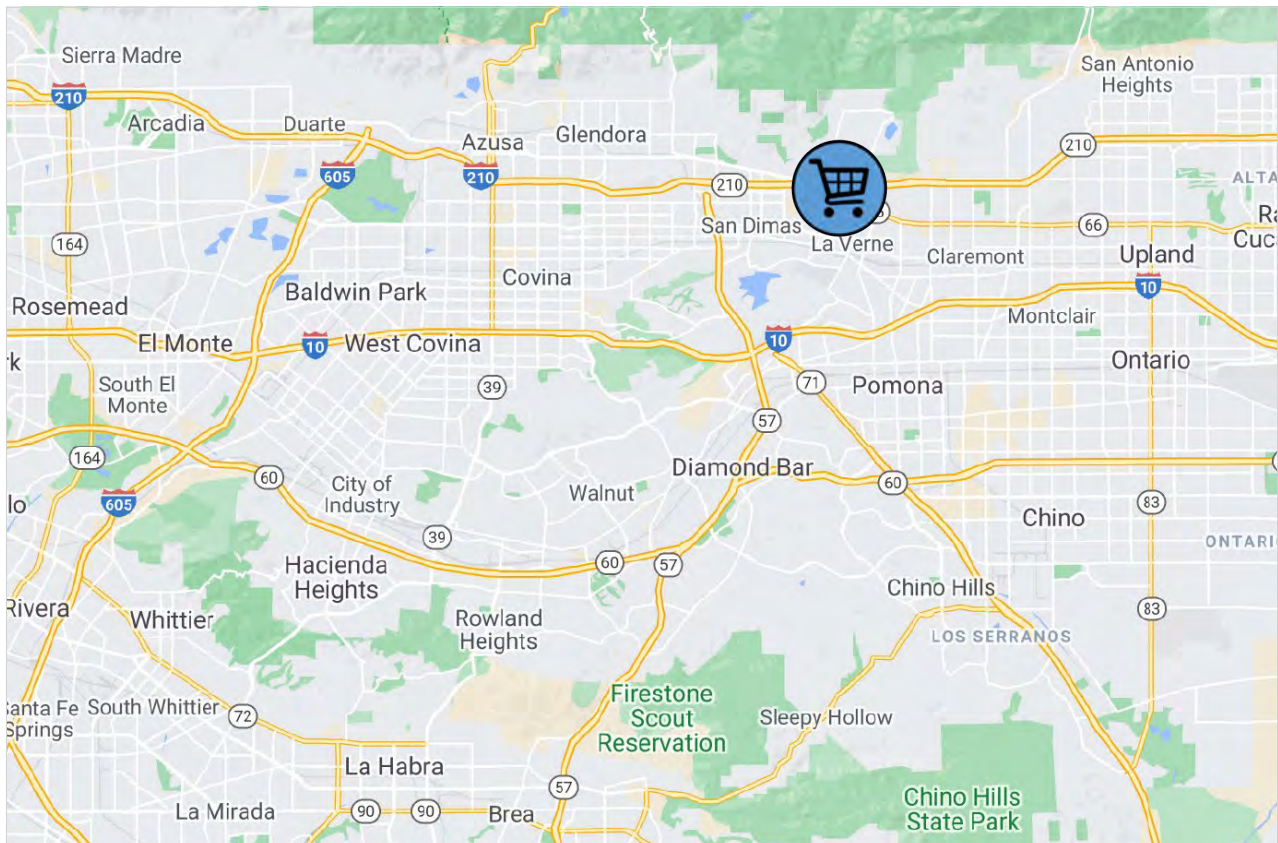




THE COMMONS AT LA VERNE | AERIAL







#### LOCATION

**1604 Foothill Boulevard**  
La Verne, California 91750



#### SIZE AVAILABLE

**2,000sf**      **2,000sf**  
**1,249sf**      **1,000sf**  
**938sf**



#### ZONING

**Commercial**



#### TRAFFIC COUNTS

**± 43,680 CPD**      **± 189,878 CPD**

Foothill Blvd

SH 210



**15,747 CPD**

Wheeler Ave

#### 2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	14,679	90,474	264,000
<b>DAYTIME POPULATION</b>	10,006	65,744	181,724
<b>AVG HH INCOME</b>	\$145,714	\$140,852	\$136,290

#### AREA RETAILERS

