

FOR
LEASE

106 S Azusa Ave, Azusa, CA 91702

RETAIL SPACE



OFFERING SUMMARY

Lease Rate	Available SF	Building SF	Lot SF
Negotiable	1,000	X	3,188

PROPERTY HIGHLIGHTS

Ready-to-Move-In Restaurant Space with **Drive-Thru**

- Prime Location – Situated next to the 210 Freeway exit for maximum visibility and easy access.
- Existing Setup – Currently operating as a Del Taco restaurant with a drive-thru.
- High-Traffic Area – Located within a Shell gas station and 7-Eleven store, ensuring a steady flow of customers.
- Busy Intersection – Positioned at the bustling Azusa Avenue & 210 Freeway.
- **⚠ Do Not Disturb the Tenant** – Please refrain from asking employees any questions or visiting the property without prior arrangements.

DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
 Total Households	9,048	27,530	54,568
 Total Population	35,720	98,575	176,741
 Average HH Income	\$75,661	\$83,919	\$87,294

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OF RETAIL

Maggie Gonzalez / Director of Retail Sales & Leasing / maggie@dgcapitalcommercial.com / Cell **909-967-7216** / CA DRE LIC#01738786

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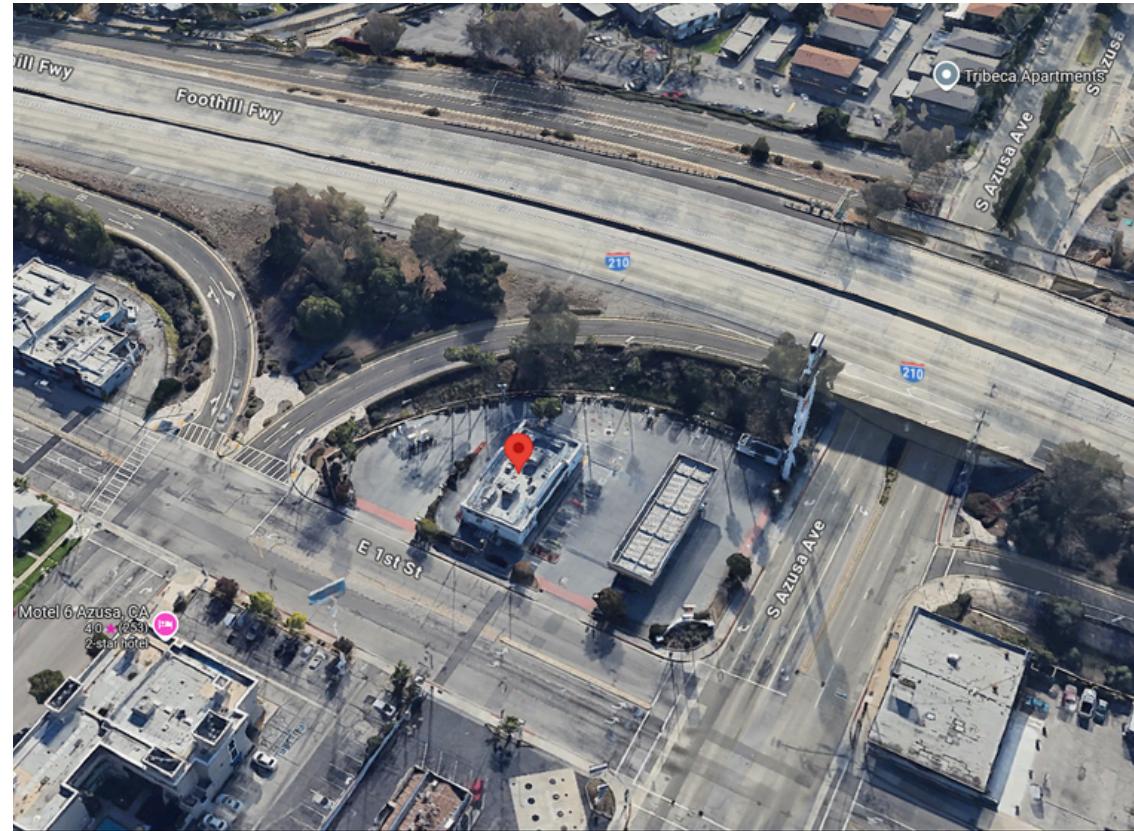
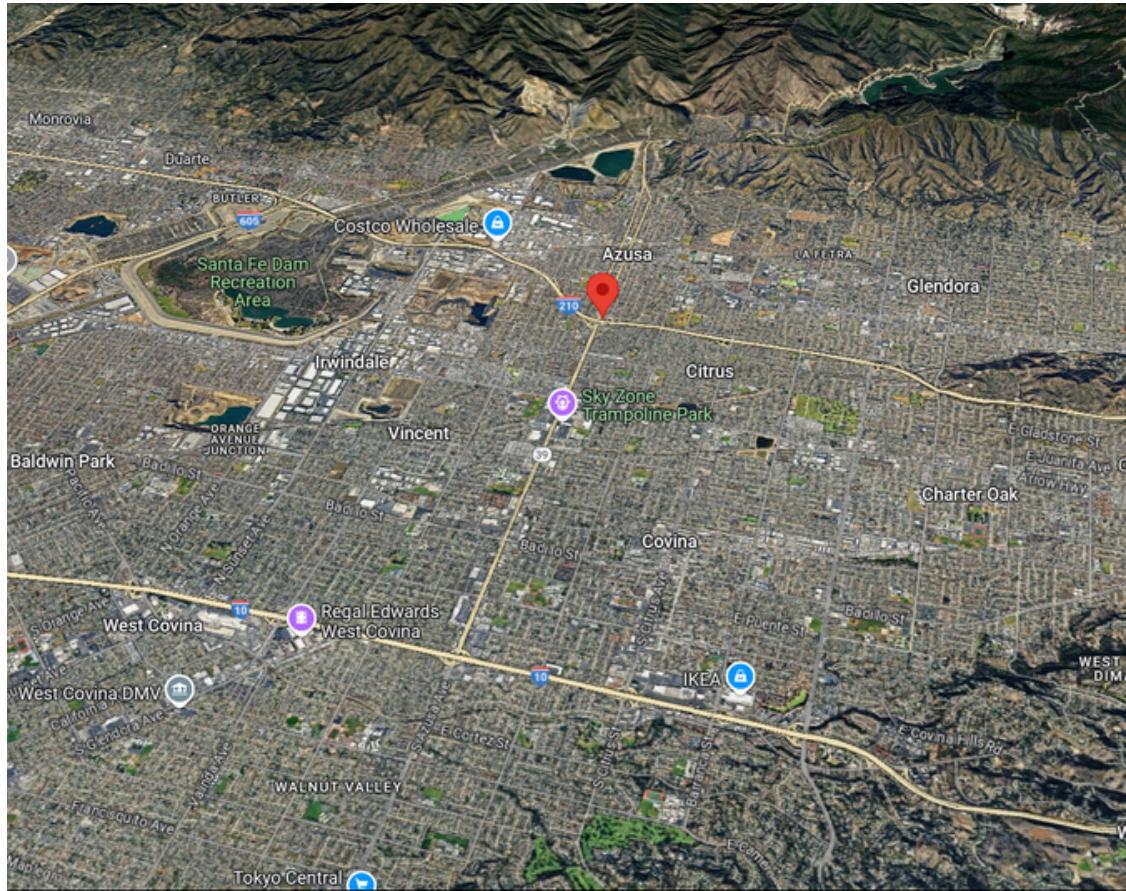


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Prime location on the AM side of freeway

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