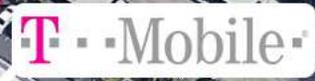


±4,627 SF RESTAURANT FOR LEASE

2345 Foothill Blvd. La Verne, CA 91750

50 Townhomes

±4,627 SF Restaurant Available



Fruit Street



Foothill Blvd



±47,150 CPD

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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

PROPERTY OVERVIEW



HIGHLIGHTS

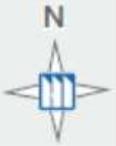
- ±4,627 SF fully built out teppan and sushi restaurant for lease.
- Prime La Verne trade area with average incomes of \$142,143 and population of 104,358 within a three-mile radius.
- Located on the main thoroughfare Foothill Blvd with approximately ±47,150 cars per day.
- Traffic generators for the trade area include University of La Verne, a private not-for-profit university (±7,400 students) located one mile away. Additionally, located 2.8 miles away are the seven prestigious private institutions of the Claremont Colleges (±9,000 students). Bonita High School (±1,925 students) is located less than a mile away.
- Co-Tenants include Pomona Valley Health Center which features an Urgent Care, Physical Therapy, Imaging, and Family Medicine. Panera Bread, Panda Express, Wing Stop, & T-Mobile are a few additional co-tenants.
- Kohls, Target, Trader Joe's, Aldi's, and further retail exist in the immediate trade area providing a large amount of retail synergy.

SITE PLAN

SUITE	TENANTS	SF
2335	CHARMING PET ZONE	988
2337	PREMIER MASSAGE	1,072
2343	STORAGE SPACE	480
2345	AVAILABLE	4,627
2349	FOOTHILL AQUATIC & PETS	2,695
2353	PHARMACY	1,200
2355	MI YA EYELASH & FACIALS	1,050
2357	Tutti Frutti	1,945
2359-2361	THE CORNER BUTCHER SHOP	2,760
2363	EVA'S SHOP	1,191
2365	HAIR SALON	1,071
2367	T-MOBILE	1,554
2369-A	LA VERNE MISS DONUT & BAGEL	1,809
2369-B	WINGSTOP	1,968
2371	PANDA EXPRESS	1,690
TOTAL SQUARE FOOTAGE		26,100



SUBJECT PROPERTY
 AVAILABLE
 NOT A PART



TRAFFIC COUNT MAP

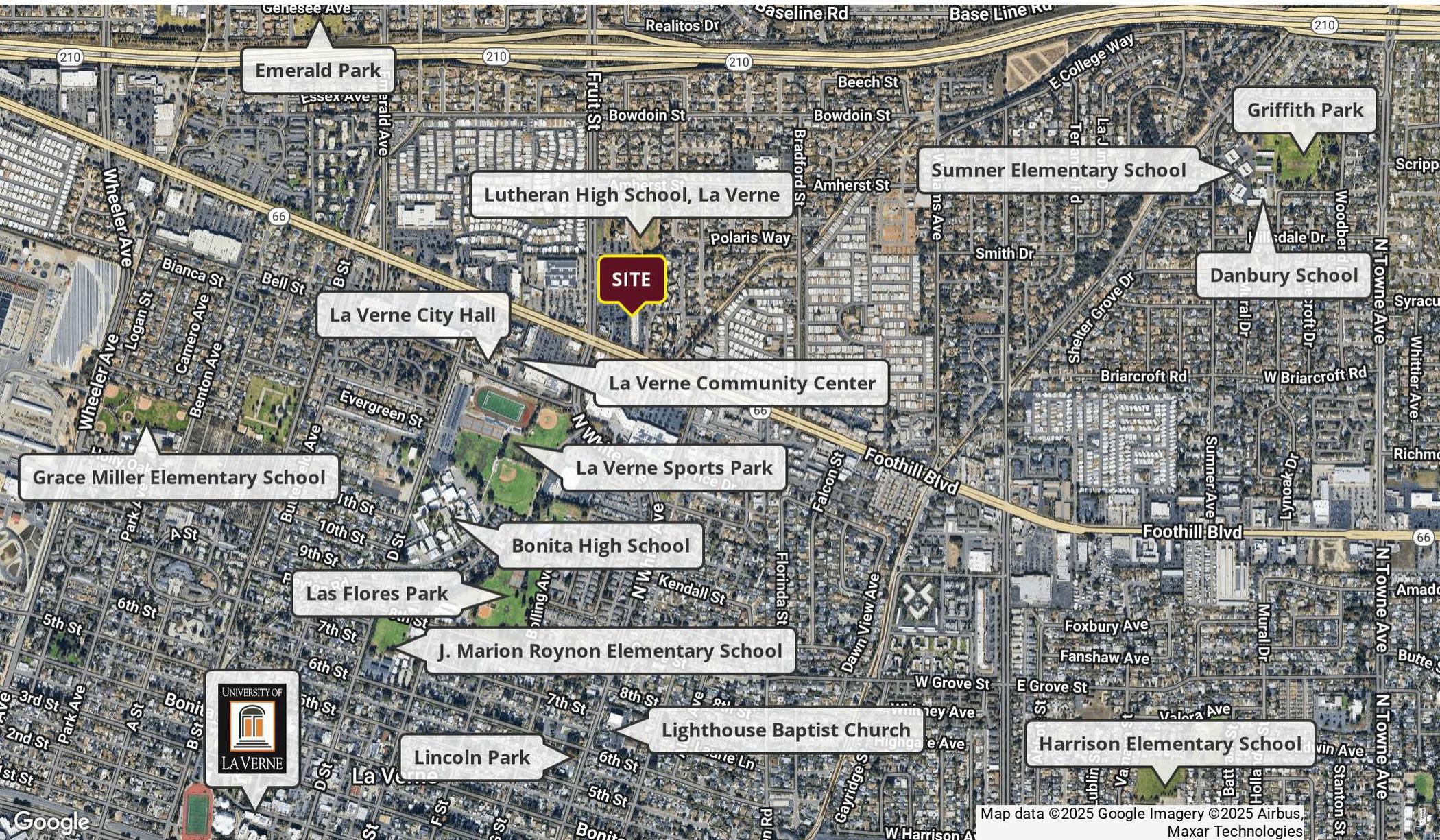


RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

TRAFFIC GENERATOR MAP

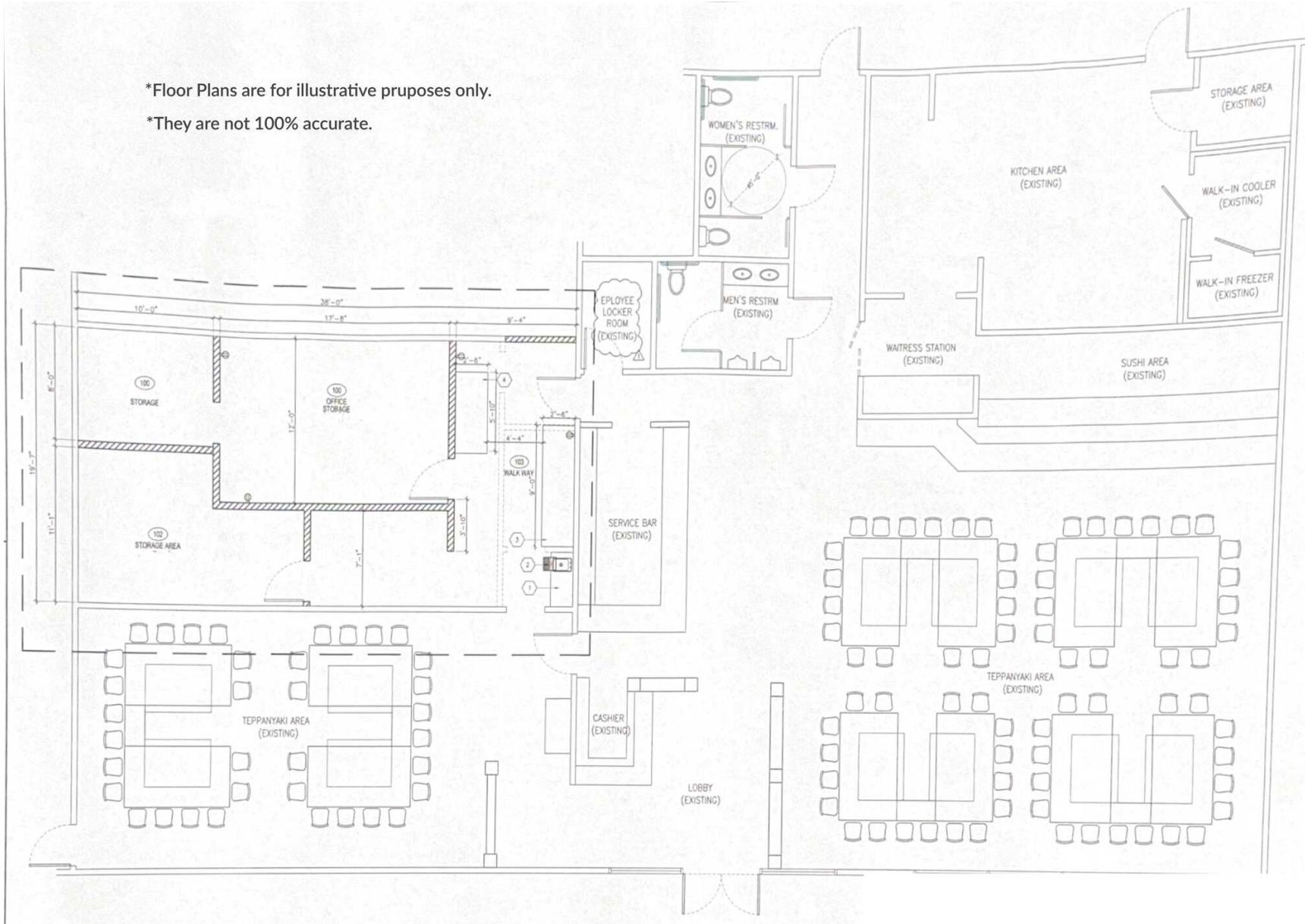


±4,627 SF RESTAURANT IMAGES



±4,627 SF RESTAURANT FLOOR PLAN

*Floor Plans are for illustrative purposes only.
 *They are not 100% accurate.



ADDITIONAL SHOPPING CENTER PHOTOS



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2025 Total Population	19,200	104,358	282,379
2025 Median Age	43.5	42.2	37.9
2025 Total Households	7,461	36,349	89,707
2025 Average Household Size	2.5	2.7	3.0
<u>INCOME</u>			
2025 Average Household Income	\$123,758	\$142,143	\$130,086
2025 Median Household Income	\$90,314	\$109,631	\$101,028
2025 Per Capita Income	\$48,248	\$49,944	\$41,726
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	729	4,608	11,888
2025 Total Employees	4,497	41,468	104,477

