

# FOR LEASE

JUNIOR ANCHOR RETAIL SPACE – RETAIL/FITNESS/MEDICAL

Village La Verne Retail Center  
Seasoned & Affluent Suburban Trade Area



**2139 Foothill Blvd | La Verne, CA**

## SEEKING JUNIOR ANCHOR TENANT TO TAKE OCCUPANCY

**Condition of Premises:** To be delivered with all electrical, mechanical, and plumbing in “to go working order”

**Projected Delivery:** Immediate

**Asking Rent:** Available upon request



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Tai Ngo, CCIM  
Senior Vice President | Lic. ID # 01779172  
P// (562) 568-2016  
E// tngo@lee-associates.com

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### Property Features

- Anchor/Junior Anchor space
- Signage available
- Signalized intersection
- Excellent street frontage
- Ample on-site parking with 330+ parking spaces
- Foothill corridor - historic US Route 66
- Short walk distance to the University of La Verne Campus



### Traffic Counts

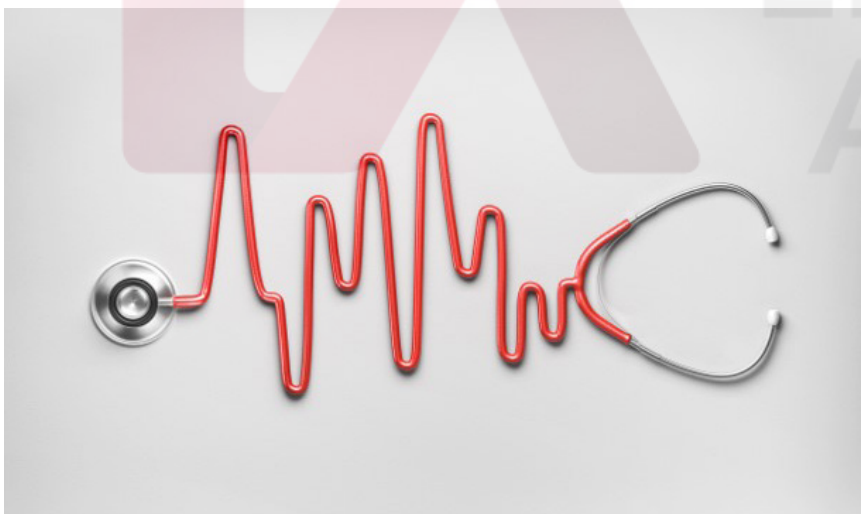
**23,800** Cars per Day

Source 2023 Kalibrate Technologies (Q3 2023)



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**Demographics**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>	19.5K	105.3K	283K
<b>Avg Household Income</b>	\$123.6K	\$133.6K	\$118.6K
<b>Avg Median Income</b>	\$87.4K	\$97.1K	\$85.1K
<b>Median Age</b>	41.9	41.9	35.7
<b>Daytime Employment*</b>	6.9K	42.8K	107.1K

Source: ESRI 2023, CoStar\*



**Walk Score**

**83**

(Most Errands can be Accomplished on Foot)

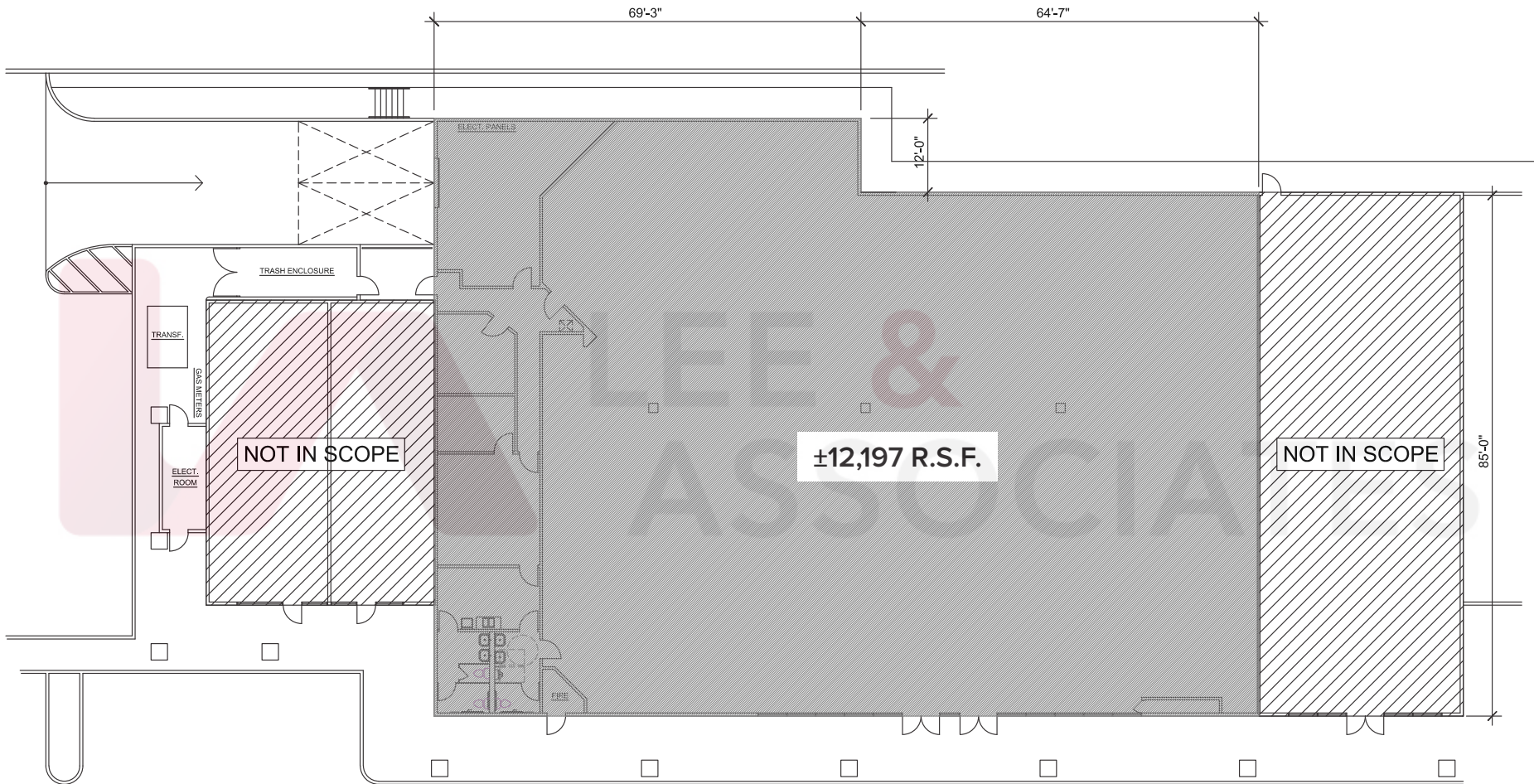


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**Site Plan**



NOTE: Drawing not to scale. All measurements and sizes are approximate.