



**COMMERCIAL**  
REAL ESTATE  
*the sign of a profitable property*



## TWO-STORY RETAIL/OFFICE STRIP CENTER WITH HIGH TRAFFIC & VISIBILITY

680 E. Alost Avenue, Azusa, CA 91702



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RETAIL & OFFICE SPACES  
AZUSA

***EXCLUSIVELY LISTED BY***

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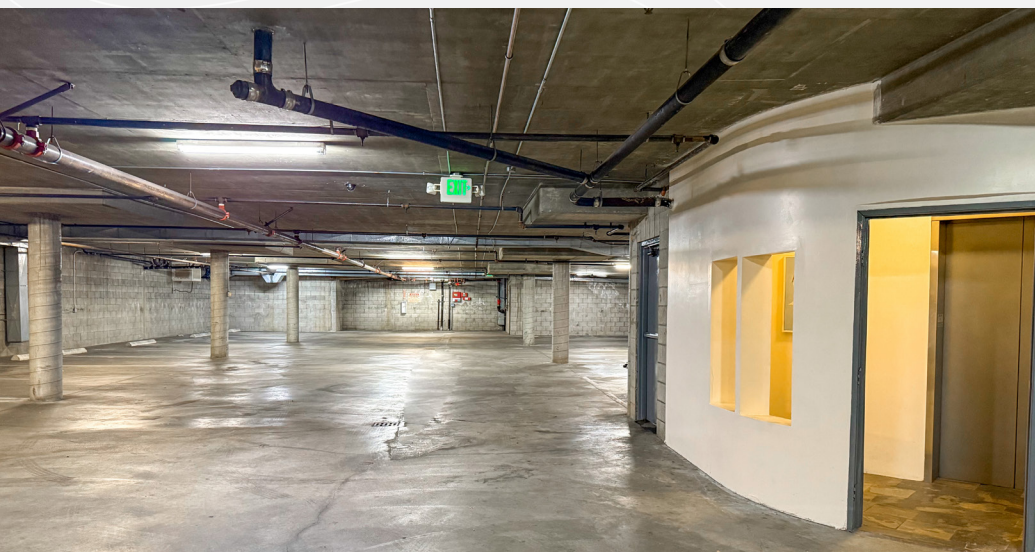
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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# PROPERTY FEATURES

680 E. Alostia Avenue, Azusa, CA 91702







## APPROX. 892 - 11,816 SF

RETAIL/OFFICE SPACES AVAILABLE

- ✓ Two-story shopping center with retail and office suites available
- ✓ Suite sizes range from ±892 SF to ±11,816 SF
- ✓ Prime signalized hard-corner location at Alostia Ave & Route 66
- ✓ Elevator-served building for easy accessibility

## AREA AMENITIES

- ✓ Centrally located in the heart of Azusa
- ✓ Adjacent to Azusa Pacific University
- ✓ Just 0.5 miles from Citrus College
- ✓ Strong retail presence within 1-mile radius
- ✓ Nearby national retailers include AutoZone, KFC, Ross, Grocery Outlet, and Vans
- ✓ Close proximity to the Metro A-Line for convenient commuter access

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	27,652	131,582	285,892
 Avg. HH Income	\$97,754	\$106,416	\$107,735
 Daytime Pop	22,382	107,461	235,031
 Traffic Count	± 23,633 CPD ON ALOSTIA AVE		



RETAIL & OFFICE SPACES  
AZUSA

# INTERIOR PHOTOS

680 E. Alostia Avenue, Azusa, CA 91702



SUITE 113



SUITE 211



SUITE 212





RETAIL & OFFICE SPACES  
AZUSA

# INTERIOR PHOTOS

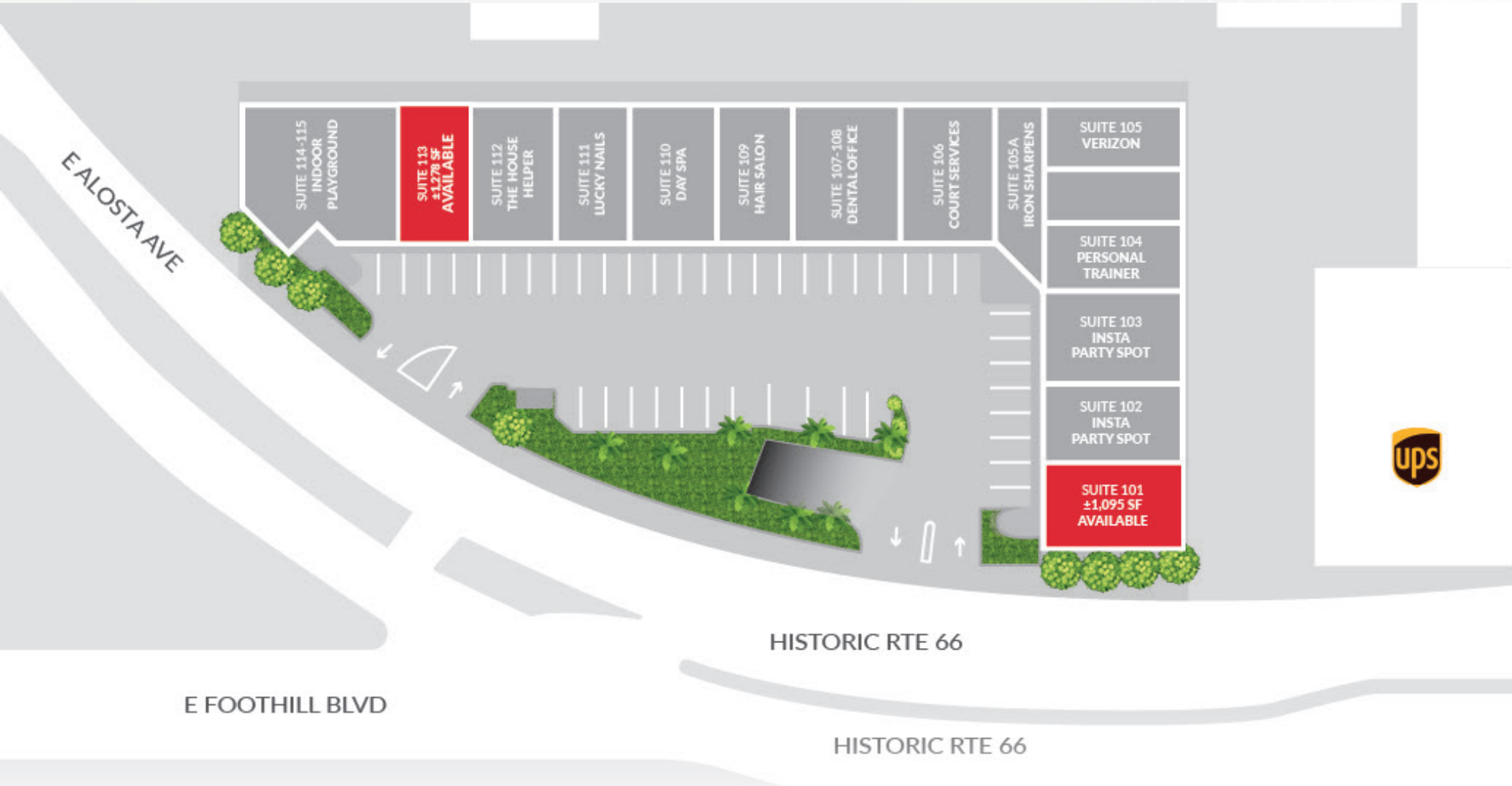
680 E. Alostia Avenue, Azusa, CA 91702





# SITE PLAN - 1ST FLOOR

680 E. Alostia Avenue, Azusa, CA 91702



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



# SITE PLAN - 2ND FLOOR

680 E. Alosta Avenue, Azusa, CA 91702



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**AVAILABLE**



**AERIAL MAP**





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