

FOR LEASE

# UNIVERSITY PROMENADE

900-962 E. ALOSTA AVENUE AZUSA, CA 91702

**CORELAND**  
COMPANIES



1,110 - 6,396 SF Available For Lease

## PROPERTY DESCRIPTION

University Promenade is a dynamic 74,828 SF shopping center positioned next to two major universities (Azusa Pacific University and Citrus College) with huge daytime traffic with students and employees. The shopping center has many national tenants including Chick-fil-A, Yogurtland and Panera Bread with many other strong regional tenants. Multiple restaurant spaces available.

## PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,457	45,401	90,991
Total Population	27,482	148,477	292,444
Average HH Income	\$111,883	\$115,282	\$119,706

## SPACES

## SPACE SIZE

Suite 940-950	6,396 SF
Suite 928 (Restaurant)	1,720 SF
Suite 924	1,688 SF
Suite 926 (Restaurant)	1,463 SF
Suite 914	1,176 SF
Suite 952.5	1,110 SF

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Chick-fil-A	900	4,767	Kumon (coming soon)	934	1,040
Casa Colina	910	6,421	Shang Nail	936	2,023
AVAILABLE	914	1,176	AVAILABLE	940-950	6,396
APU Counseling Center	916-918	3,714	AVAILABLE	952.5	1,110
Ari's Thai Eatery	920	2,828	Honey Grooming	952	782
Yogurtland	922	1,423	CrunCheese/Coco Fresh	954	1,202
AVAILABLE	924	1,688	Azusa Family Dentistry	956-958	1,918
AVAILABLE	926	1,463	Panera Bread	960-962	2,755
AVAILABLE (Restaurant)	928	1,720	Goodyear Tire	350	6,432
Chinese Taste	932	1,825	Lease Pending (fitness)	360	14,945

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