

FOR LEASE

# ±18K SF Former CVS Opportunity

101 W. Foothill Blvd | Azusa, CA 91702



## FORMER CVS OPPORTUNITY

±18,684 SF

Available

APN: 8608-023-026, 8608-023-027

Land: 1.78 Acre (77,536.8 SF of land)

### Additional Redevelopment Potential

## DESCRIPTION

- High visibility junior box for lease along highly sought after Historic Rte 66 in Azusa
- Affluent and dense demographic profile in 1, 3, and 5 mile radius
- Dedicated parking field with ample parking
- Freestanding building with opportunity for building lease or redevelopment

## 2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	25,938	126,425	307,855
Avg Household Income	\$106,697	\$119,720	\$122,059
Daytime Population	8,141	43,550	118,609

Source: Esri

## CONTACT

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610 Newport Center Dr., Ste. 1500, Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

## TRAFFIC COUNTS

Foothill Blvd	approx. 21,000 cpd
San Gabriel Ave	approx. 10,000 cpd
Azusa Ave	approx. 9,000 cpd
210 Fwy	approx. 263,700 cpd

Source: Costar

SRSRE.COM

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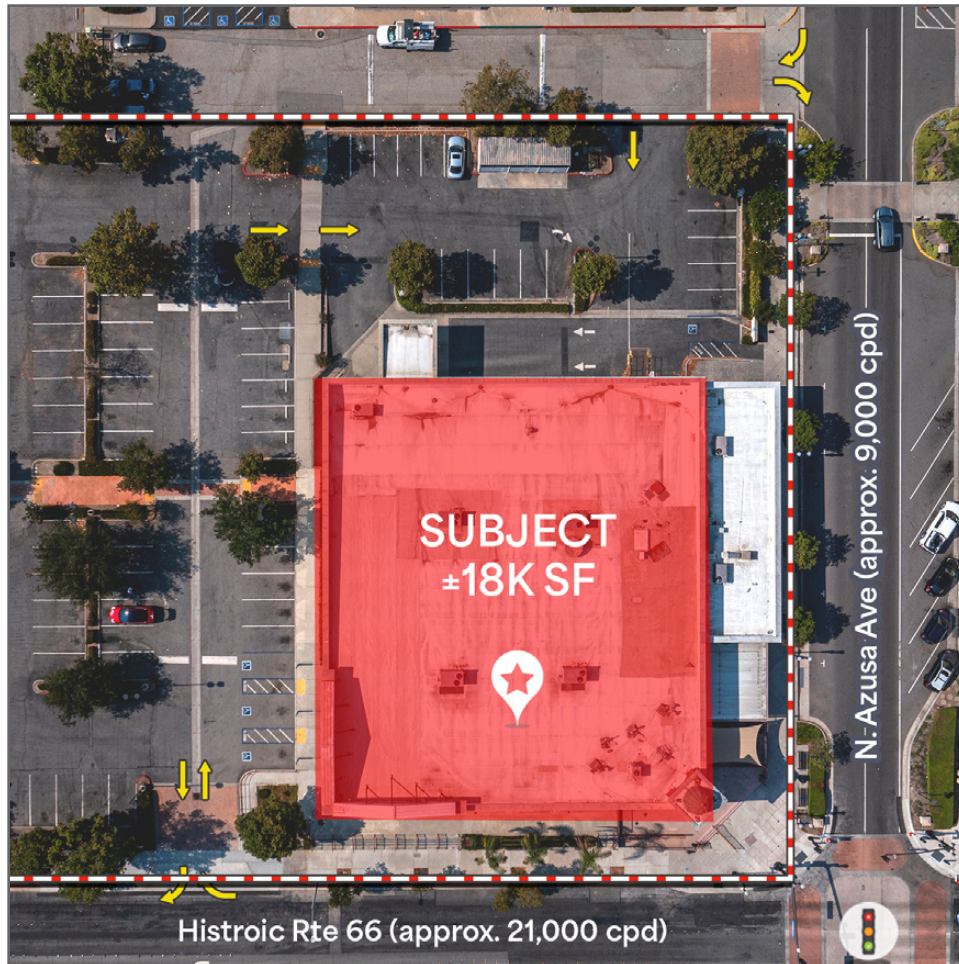
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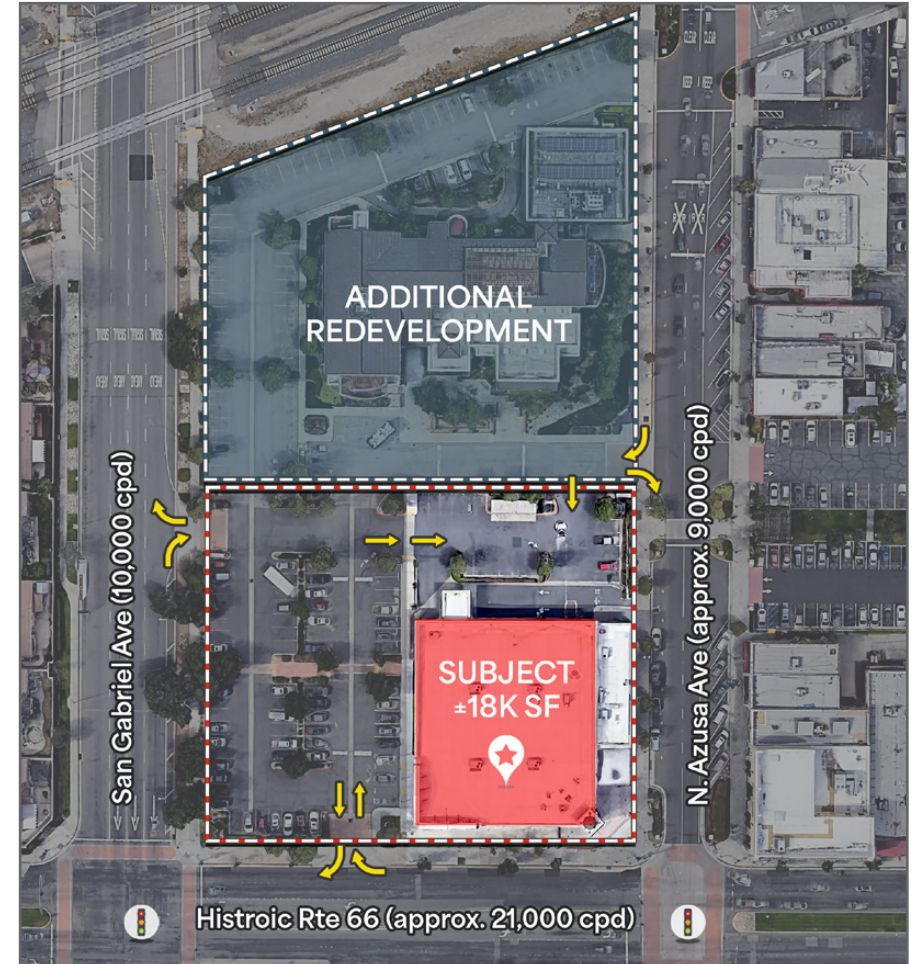
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## Redevelopment Potential

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## AZUSA

2 Mi



Citrus College  
est. 6,900 students

Azusa Pacific University  
est. 6,600 students

Azusa High School  
est. 1,035 students



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