

BIXBY HACIENDA PLAZA

±960 SF - ±1,920 SF AVAILABLE FOR LEASE

17120 Colima Road, Hacienda Heights, CA 91745



PAUL SU

Senior VP, Retail Leasing & Sales  
O: 909.230.4500 | C: 626.417.4539  
paul.su@progressiverep.com  
DRE #01949696

PROGRESSIVE  
REAL ESTATE PARTNERS

## Presented By



**PAUL SU**

Senior VP, Retail Leasing & Sales

**T** 909.230.4500 | **C** 626.417.4539

paul.su@progressiverep.com

CaIDRE #01949696

## 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.

Progressive Real Estate Partners does not serve as a financial or business advisor to any party regarding any proposed transaction.

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

- $\pm 960$  SF former restaurant available.
- $\pm 1,920$  SF shop space available
- The shopping center is anchored by 168 Market, Daiso, and a group of high performance restaurants led by Yakiya Premium Japanese BBQ, 85 Degree, Uncle Tetsu, Delicious Food Corner, Panda Express, El Pollo Loco, Spicy Impression, and many more.
- It is located on the southwest corner of Colima Road and Azusa Ave, which experiences extremely high traffic volume of approximately over  $\pm 72,000$  cars per day.
- The trade area is affluent, with an average income above \$138,100 per year within 3 miles.
- It is adjacent to Courtyard by Marriott (150 rooms) and across the street from the regional Puente Hills shopping mall.
- The shopping center offers convenient proximity to the 60 Freeway



# SITE PLAN



17184 COLIMA ROAD HACIENDA HEIGHTS, CA 91745		
UNIT	TENANT	SF
17110-A	Cowboy Café	1,152
17110-B	Spicy Impression	1,232
17110-C	BBQ Chicken	1,000
17110-D	Sun Beauty Salon	990
17110-E	Coco	990
17110-F	Lease Pending	990
17110-G	Available	960
17110-H & I	Vietnamese Restaurant	2,700
17120	168 Market	44,128
17128	UPS Store	1,440
17130	Emerald Health Center	12,000
17134-F	AT&T	2,400
17134-E	Medical	1,200
17134-D	Martial Arts	1,080
17134-B/C	Available	1,920
17134-A	State Farm	1,080
17138-E	UX Parcel	1,200
17138-D	Mathnasium	1,200
17138-C	Sumi Lashes	1,200
17138-B	Hair & Scalp Spa	1,680
17138-A	US Art Center	1,680
17142-E	Tamaya Restaurant	1,200
17142-D	Code Ninja	1,200
17142-C	H&R Block	1,080
17142-B	Lotus Salon	1,080
17160-D	Miniso	5,930
17160-B	Tri-city Smiles	5,000
17160-A	Daiso	10,000
17170-A	85°C Bakery Cafe	4,380
17170-D	Uncle Tetsu	1,080
17170-E	Wen Art Hsiang Art	1,080
17170-F/G	Pharmacy	2,160
17170-H	Delicious Food Corner	3,300
17180	Icbc Bank	3,100
17182	El Pollo Loco	2,100
17184	Panda Express	2,600
17188-A	Mega Bank	3,000
17188-B	Artline Med Spa	2,000
17188-C	Yakiya	2,500

Available
Potentially Available
In Lease

# RETAILER MAP IMMEDIATE VICINITY



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

# AVAILABLE SPACES PHOTOS



Former Foot Massage (990 SF)  
Space 17110-F (In-Line)



Former Restaurant (960 SF)  
Space 17110-G (In-Line)

# PHOTOS OF MONUMENT SIGNAGE

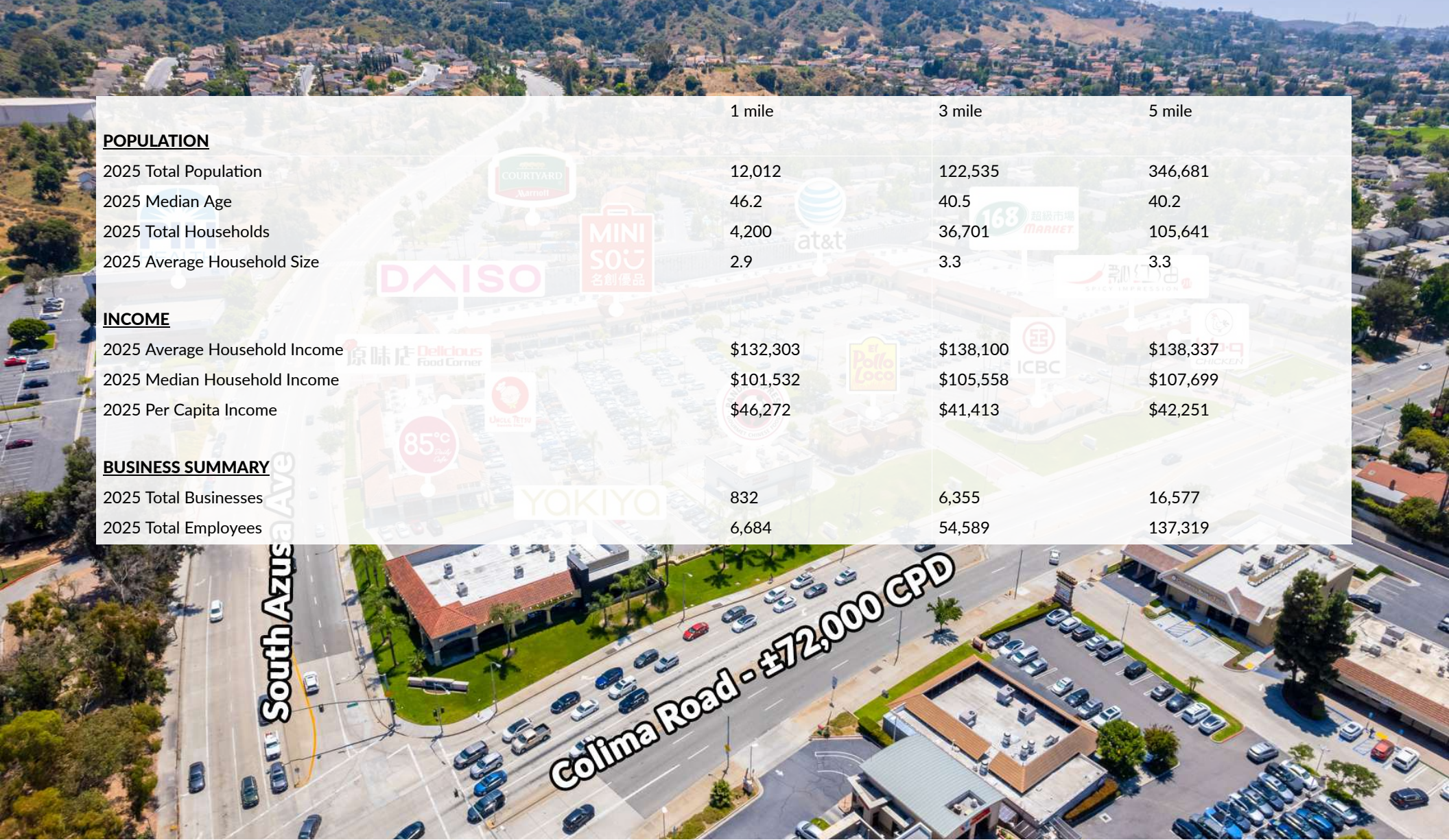


# PHOTOS OF CO-TENANTS



# DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>POPULATION</b>			
2025 Total Population	12,012	122,535	346,681
2025 Median Age	46.2	40.5	40.2
2025 Total Households	4,200	36,701	105,641
2025 Average Household Size	2.9	3.3	3.3
<b>INCOME</b>			
2025 Average Household Income	\$132,303	\$138,100	\$138,337
2025 Median Household Income	\$101,532	\$105,558	\$107,699
2025 Per Capita Income	\$46,272	\$41,413	\$42,251
<b>BUSINESS SUMMARY</b>			
2025 Total Businesses	832	6,355	16,577
2025 Total Employees	6,684	54,589	137,319



South Azusa Ave

Colima Road - ±72,000 CPD