



CLAREMONT VILLAGE SQUARE

IDEALLY LOCATED IN THE AMENITY RICH CLAREMONT VILLAGE SQUARE

An impressive mixed-use Office/Retail/Hotel outdoor lifestyle center with integration between the ground floor retail with service and office tenants along with the hotel guests and college students, faculty, staff and the community at large.

470 Parking Spaces on First Street free to visitors and tenants.

WALKING DISTANCE TO THE CLAREMONT COLLEGES

With a total of 7 independent colleges in Claremont serving approximately 9,000 students and 3,700 faculty & staff: Pomona College, Claremont Graduate University, Scripps College, Claremont McKenna College, Harvey Mudd College, Pitzer College and Keck Graduate Institute for Applied Life Sciences.



SHOP



&

DINE



GREAT PLACE TO WORK



CLAREMONT VILLAGE SQUARE RETAILERS

BLAZE PIZZA

LAEMMLE



THE GROVE



luckyfeet shoes

DADDYJI

NOBIB!

chico's



POWER YOGA



KAZAMA SUSHI

the Back Abbey



CASA MAGUEY



Yogurtland



hotel casa 425

CLAREMONT
PARKING STRUCTURE
477 SPACES

W 1ST ST

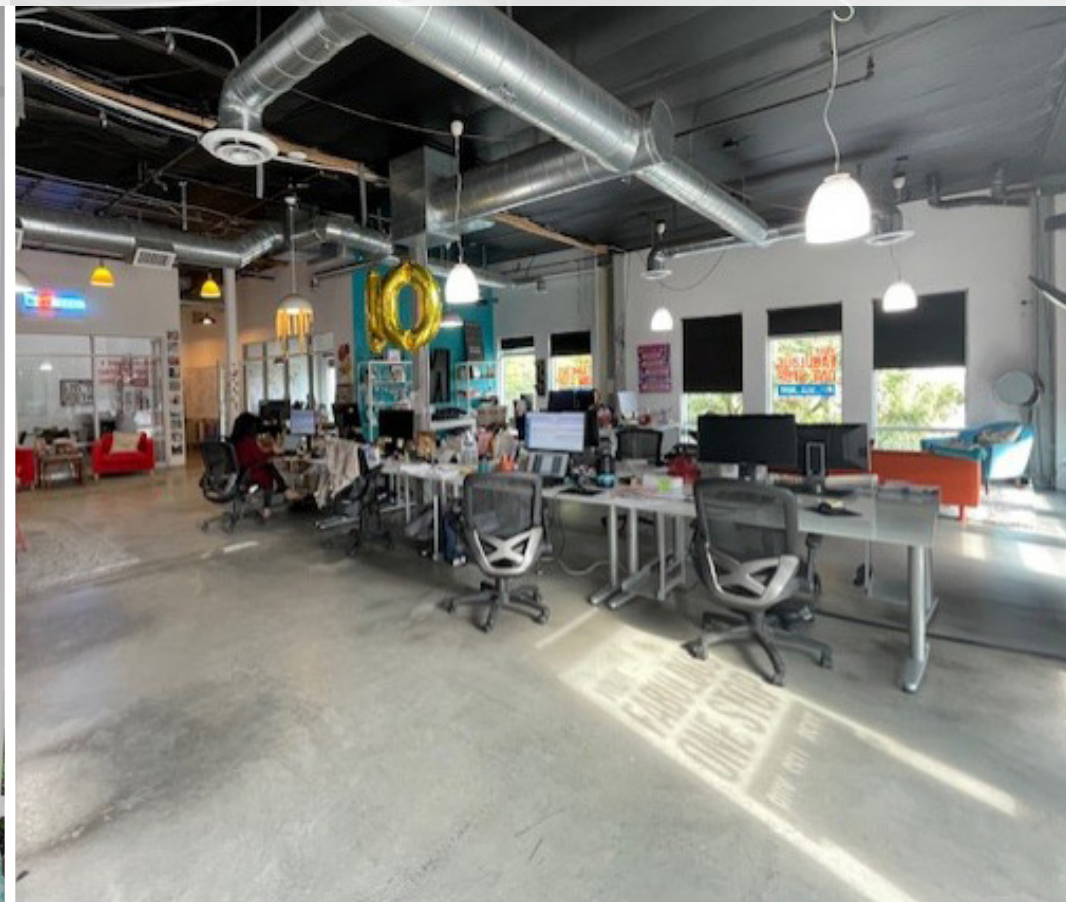
N INDIAN HILL BLVD

W 2ND ST

N



Creative Office Suite



175 N. Indian Hill Blvd. Ste. B201 | Claremont, CA

Size: ±3,402 RSF

Base Rent: \$2.75/SF/Mo. MG
Tenant pays janitorial & electrical

Available: 06/01/2025

Lease Term: 3 to 5 years

Parking: 470 car parking structure on W. 1st Street
free for employees & guests

Amenities:

- Large open work area, 1 large window office, reception area, conference room kitchen & storage room
- Fully Sprinklered
- 24 hour access to suite

Creative Office Space



101 N. Indian Hill Blvd. Ste. C1-207 | Claremont, CA

Size: ±1,018 SF Rentable Square Feet

Base Rent: \$2.75/SF/Mo. Modified Gross
Tenant pays janitorial & electrical

Available: 09/07/2025

Lease Term: 3 to 5 years

Parking: 470 car parking structure on W. 1st Street
free for employees & guests

Amenities:

- 2 window offices & open area
- 24 hour access to suite
- Fully Sprinklered
- Suite faces W. 1st Street

Creative Small Office Suite



175 N. Indian Hill Blvd. Ste. B208 | Claremont, CA

Size: ±823 RSF
Base Rent: \$2.75/SF/Mo. MG
Tenant pays janitorial & electrical
Available: Now
Lease Term: 3-5 years
Parking: 470 car parking structure on W. 1st Street
free for employees & guests




Amenities:

- Open Space, 1 P.W.O, office
- Exposed high ceilings
- Fully Sprinklered
- 24 hour access to suite




CLAREMONT VILLAGE SQUARE



Key Demographics

	Demographics	1 Mile	3 Mile	5 Mile
	Population	21,576	165,407	406,290
	Avg. HH Income	\$111,779	\$97,131	\$96,644
	Median Age	37.3	35.8	35.8

City of Claremont

	Population	36,735
	Avg. HH Income	\$146,301
	Median Age	36.6



Walker's Score
93 out of 100 (Walker's Paradise)



Biker's Score
69 out of 100 (Bikeable)



For leasing information, contact:

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claremont

Village Square



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