



Property Highlights:

- Neighborhood Center Anchored by Goodwill, Norm's Restaurant, Frazee Paint
- Excellent Storefront Visibility with Highly Visible Signage
- National Tenants in Close Proximity Include Food 4 Less, LA Fitness, Big Lots, Denny's Restaurant and Family Dollar
- Located on a Major Retail Corridor
- Strong Demographics
- High Vehicle and Foot Traffic

Traffic Count:

N Azusa Ave @ E Puente Ave: 36,500 ADT
N Azusa Ave @ E Thelborn St: 48,500 ADT

Source: ©2011 Market Planning Solutions, Inc

DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Total Population	25,210	95,495	196,486
Average HH Income	\$69,926	\$73,367	\$74,162
Daytime Population	5,710	27,857	55,875



FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

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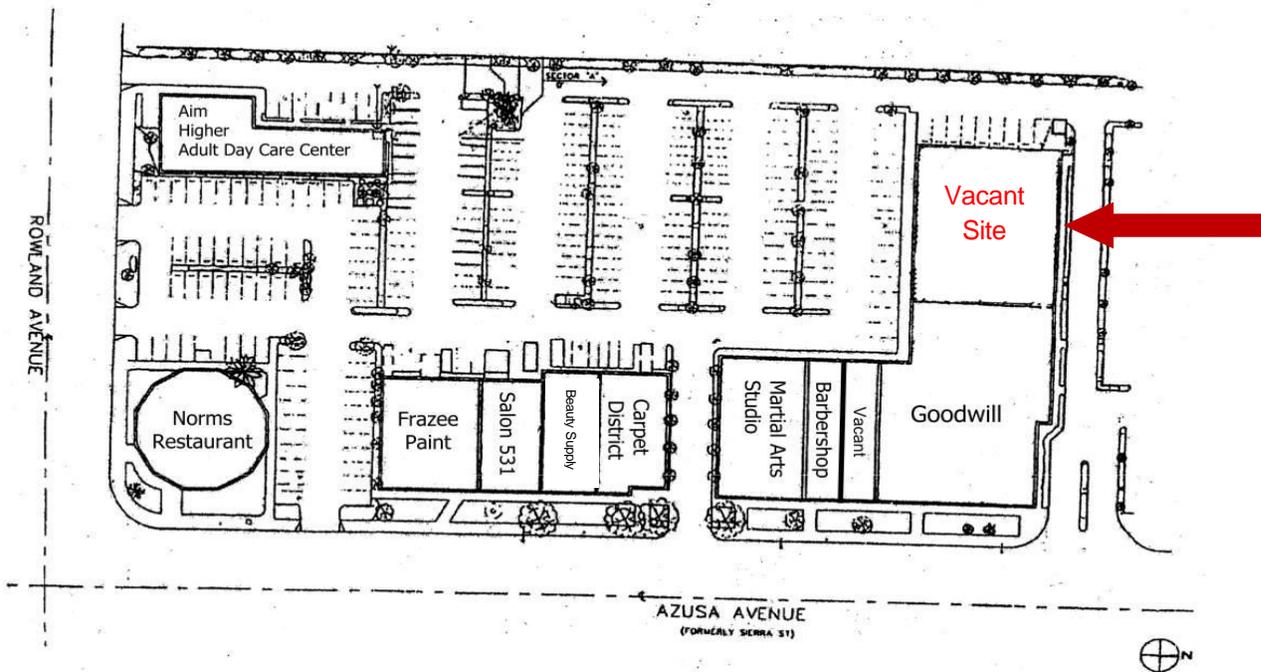
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SITE PLAN

ADDRESS	TENANT	SQUARE FEET
521A Azusa Avenue	Fraze Paint	5,040
521B Azusa Avenue	Salon 531 Hair	2,500
531 Azusa Avenue	Beauty Supply	3,500
533 Azusa Avenue	Carpet District	3,500
539 Azusa Avenue	Martial Arts Studio	5,000
541 Azusa Avenue	Vacant	10,325
545 Azusa Avenue	Barbershop	2,200
547 Azusa Avenue	Massage	2,200
551-557 Azusa Avenue	Goodwill	14,500
1751 Rowland Avenue	Aim Higher	5,800

**Rental Rate: \$1.15 per square foot, Modified Gross
Available September 2021**



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