



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:

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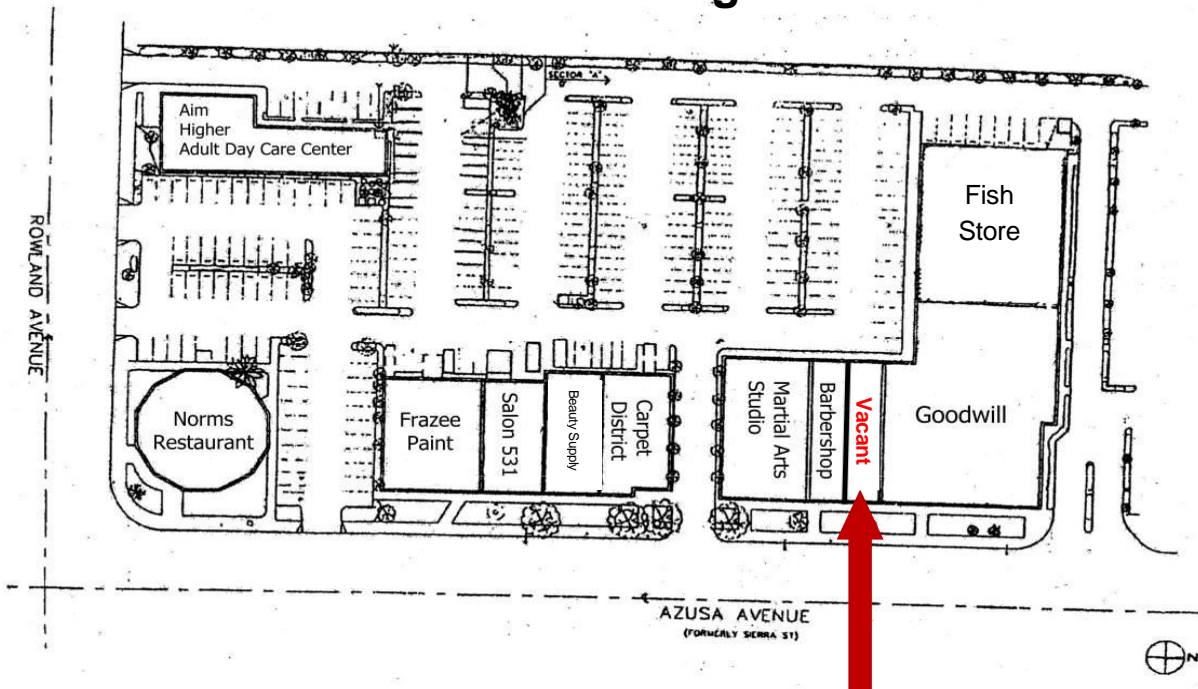
19507 Ventura Boulevard, Tarzana, Ca 91356 ~ Phone (818) 343-3000 ~ Fax (818) 343-3311
www.paleycommercial.com

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 | Fish Store | 10,325 |
| 545 Azusa Avenue | Barbershop | 2,200 |
| 547 Azusa Avenue | Vacant | 2,200 |
| 551-557 Azusa Avenue | Goodwill | 14,500 |
| 1751 Rowland Avenue | Aim Higher | 5,800 |

Rental Rate: \$1.50 per square foot, Modified Gross
Available April 2023

“Former Massage Use”



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