

±4,627 SF LA VERNE RESTAURANT FOR LEASE

2345 Foothill Blvd. La Verne, CA 91750

**±4,627 SF La Verne
Restaurant For Lease
Available Feb. 1, 2026**



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PROGRESSIVE
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PROPERTY OVERVIEW

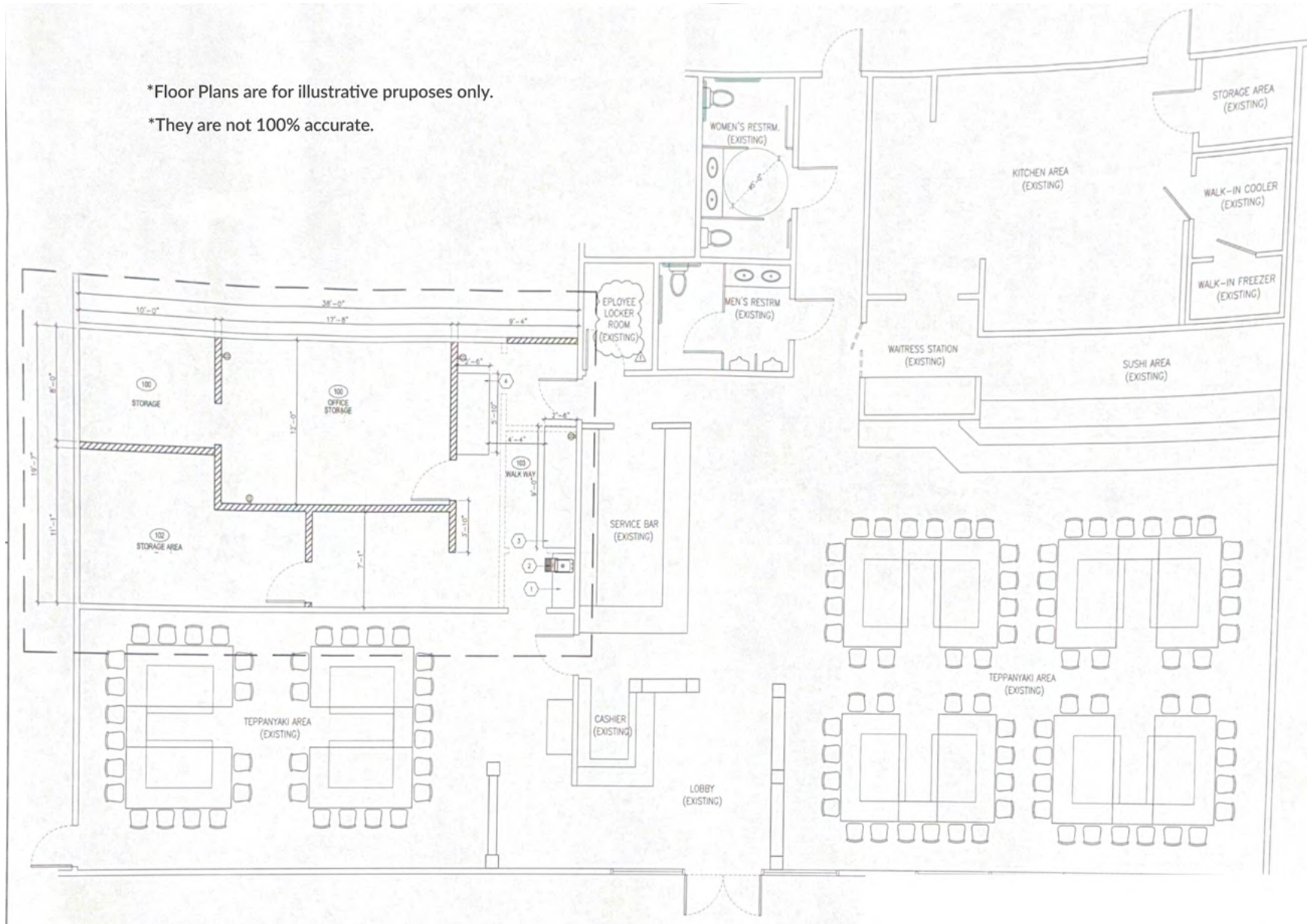


HIGHLIGHTS

- ±4,627 SF fully built out teppan and sushi restaurant for lease available February 1, 2026.
- Prime La Verne trade area with average incomes of \$142,143 and population of 104,358 within a three-mile radius.
- Located on the main thoroughfare Foothill Blvd with approximately ±47,150 cars per day.
- Traffic generators for the trade area include University of La Verne, a private not-for-profit university (±7,400 students) located one mile away. Additionally, located 2.8 miles away are the seven prestigious private institutions of the Claremont Colleges (±9,000 students). Bonita High School (±1,925 students) is located less than a mile away.
- Co-Tenants include Pomona Valley Health Center which features an Urgent Care, Physical Therapy, Imaging, and Family Medicine. Panera Bread, Panda Express, Wing Stop, & T-Mobile are a few additional co-tenants.
- Amazon Fresh, Kohls, Target, Aldi's, and further retail exist in the immediate trade area providing a large amount of retail synergy.

FLOOR PLAN

*Floor Plans are for illustrative purposes only.
 *They are not 100% accurate.

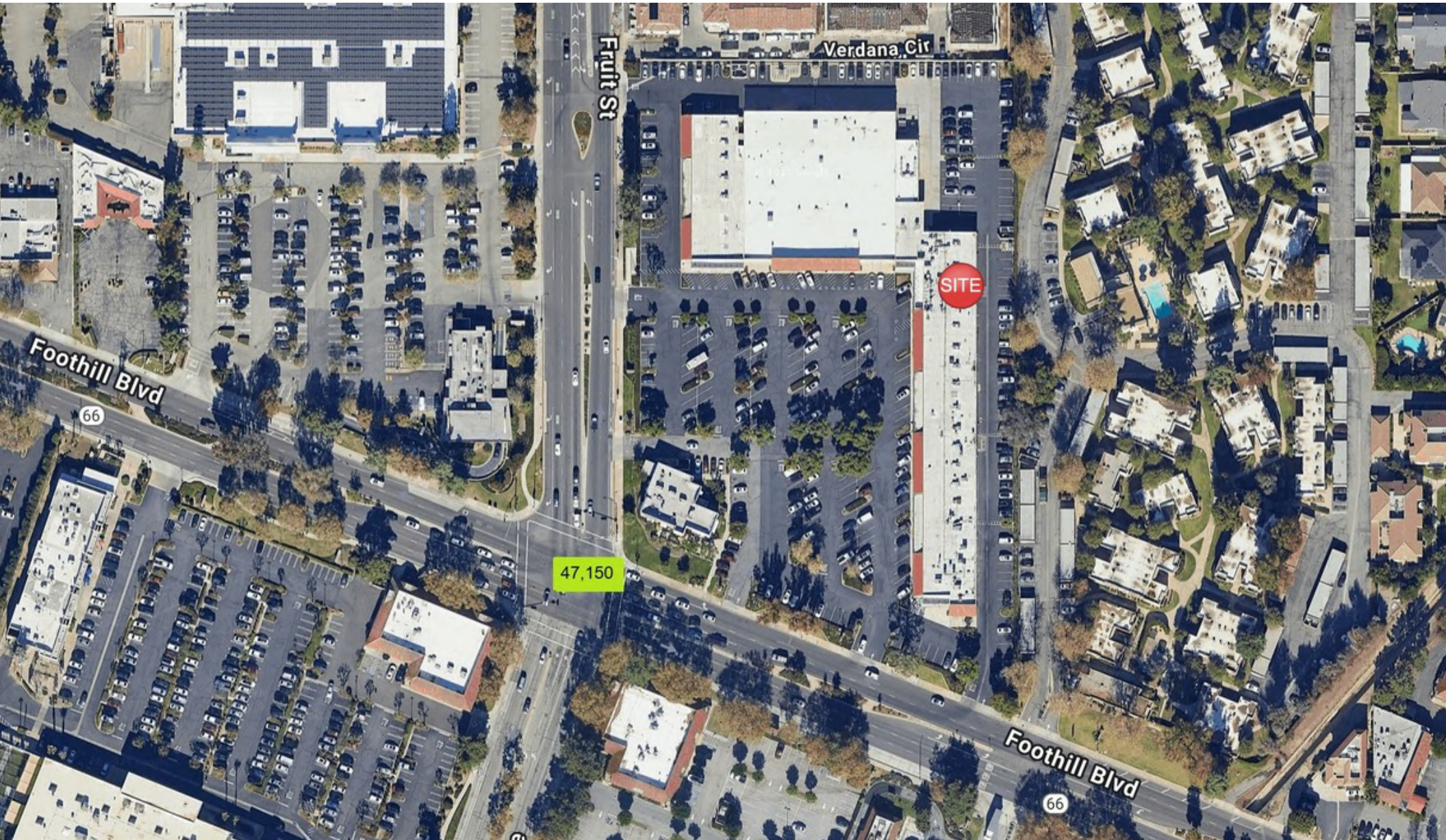


SITE PLAN

SUITE	TENANTS	SF
2335	CHARMING PET ZONE	988
2337	PREMIER MASSAGE	1,072
2343	STORAGE SPACE	480
2345	AVAILABLE FEBRUARY 1, 2026	4,627
2349	FOOTHILL AQUATIC & PETS	2,695
2353	PHARMACY	1,200
2355	MI YA EYELASH & FACIALS	1,050
2357	Tutti Frutti	1,945
2359-2361	THE CORNER BUTCHER SHOP	2,760
2363	EVA'S SHOP	1,191
2365	STYLE WITH US	1,071
2367	T-MOBILE	1,554
2369-A	LA VERNE MISS DONUT & BAGEL	1,809
2369-B	WINGSTOP	1,968
2371	PANDA EXPRESS	1,690
TOTAL SQUARE FOOTAGE		26,100



TRAFFIC COUNT MAP



RETAILER MAP



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TRAFFIC GENERATOR MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

ADDITIONAL PHOTOS



ADDITIONAL SHOPPING CENTER PHOTOS



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2025 Total Population	19,200	104,358	282,379
2025 Median Age	43.5	42.2	37.9
2025 Total Households	7,461	36,349	89,707
2025 Average Household Size	2.5	2.7	3.0
<u>INCOME</u>			
2025 Average Household Income	\$123,758	\$142,143	\$130,086
2025 Median Household Income	\$90,314	\$109,631	\$101,028
2025 Per Capita Income	\$48,248	\$49,944	\$41,726
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	729	4,608	11,888
2025 Total Employees	4,497	41,468	104,477

