



claremont
Village Square

FOR LEASE

1 & 101 N. Indian Hill Blvd., Claremont, CA 91711



CLAREMONT VILLAGE SQUARE



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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 adjacent to restaurant and free to visitors and tenants.

WALKING DISTANCE TO THE CLAREMONT COLLEGES

With a total of 7 independent colleges in Claremont Village 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.

Great Place to Work



Shop



and

Dine



2nd GEN HOODED RESTAURANT



1 N. Indian Hill Blvd. Ste. D-104 | Claremont, CA

Size:	±1,257 SF
Base Rent:	\$3.95/SF/Mo.
NNN:	\$0.75/SF/Mo.
Available:	NOW
Lease Term:	Negotiable
Price FF&Es:	\$65,000.00
Parking:	470 car parking structure on W. 1st Street located steps from restaurant free for employees & guests

Amenities:	<ul style="list-style-type: none">• Built out for restaurant use• 12' Hood• Walk-In cooler• Grease interceptor• Fully sprinklered• Possible outdoor seating in rear patio area with permits from City of Claremont
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2nd GEN NON-HOODED FOOD SPACE



1 N. Indian Hill Blvd. Ste. D-101 | Claremont, CA

Size:	±1,010 SF
Base Rent:	\$3.95/SF/Mo.
NNN:	\$0.75/SF/Mo.
Available:	NOW
Lease Term:	Negotiable
Price FF&Es:	N/A
Parking:	470 car parking structure on W. 1 st Street free for employees & guests

- Amenities:**
- Built out for non-hooded food use
 - Currently candies & cold sandwiches
 - Fully sprinklered
 - Outdoor seating in rear patio area with permits from City of Claremont
 - Great opportunity for an acai, smoothie, juice or non-hooded food uses
 - Next door to Blaze Pizza

PRIME STOREFRONT RETAIL



101 N. Indian Hill Blvd. Ste. C1-102 | Claremont, CA

Size: ±1,465 SF
Base Rent: \$3.95/SF/Mo.
NNN: \$0.65/SF/Mo.
Available: 07/01/2026
Lease Term: 3 to 5 years
Parking: 470 car parking structure on W. 1st Street
free for employees & guests




Amenities:

- Prime storefront facing Indian Hill Blvd. and also courtyard frontage
- High demand location
- First time available in 12 years

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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NAI Capital

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