

BIXBY HACIENDA PLAZA

±960 - ±990 SF SHOP SPACES FOR LEASE

17120 Colima Road, Hacienda Heights, CA 91745



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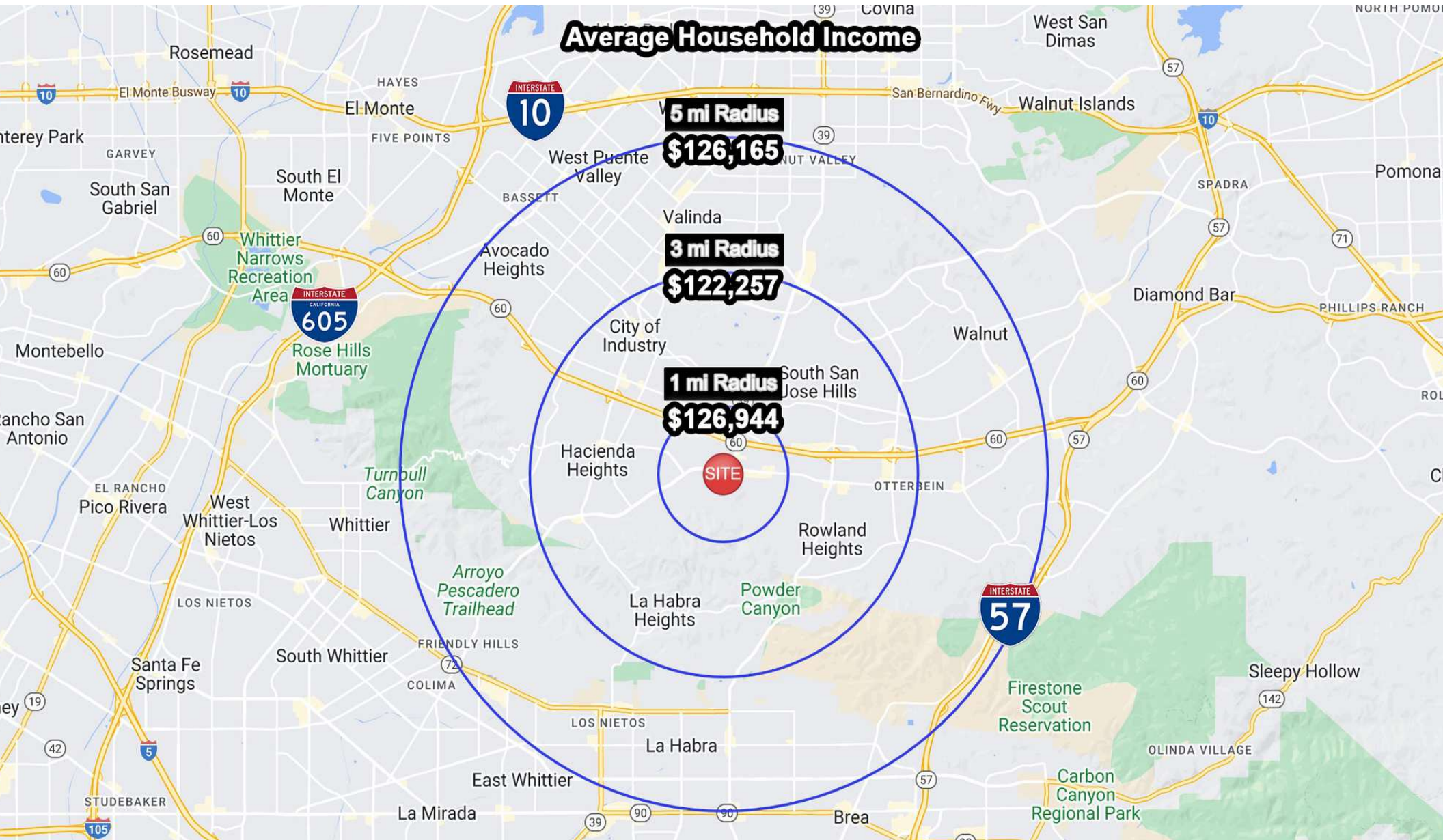
PROPERTY OVERVIEW



HIGHLIGHTS

- Available shop sizes range between ± 960 to ± 990 square feet.
- Second-generation restaurant and former Chase Bank facility are available.
- The shopping center is anchored by 168 Market, Daiso, and a group of high performance restaurants led by Yakiya Premium Japanese BBQ, 85 Degree, Uncle Tetsu, Delicious Food Corner, Panda Express, El Pollo Loco, Spicy Impression, and many more.
- It is located on the southwest corner of Colima Road and Azusa Ave, which experiences extremely high traffic volume of approximately over $\pm 54,920$ cars per day.
- The trade area is affluent, with an average income above \$120,000 per year.
- It is adjacent to Courtyard by Marriott (150 rooms) and across the street from the regional Puente Hills shopping mall.
- The shopping center offers convenient proximity to the 60 Freeway

LOCATION MAP



SITE PLAN



17184 COLIMA ROAD HACIENDA HEIGHTS, CA 91745		
UNIT	TENANT	SF
17110-A	Cowboy Café	1,152
17110-B	Spicy Impression	1,232
17110-C	BBQ Chicken	1,000
17110-D	Sun Beauty Salon	990
17110-E	Coco	990
17110-F	Available	990
17110-G	Available	960
17110-H & I	Vietnamese Restaurant	2,700
17120	168 Market	44,128
17128	UPS Store	1,440
17130	Emerald Health Center	12,000
17134-F	AT&T	2,400
17134-E	Medical	1,200
17134-D	Tae Kwon Do	1,080
17134-C/D	Optika Optometrics	1,920
17134-A	State Farm	1,080
17138-E	UX Parcel	1,200
17138-D	Mathnasium	1,200
17138-C	Sumi Lashes	1,200
17138-B	Hair & Scalp Spa	1,680
17138-A	US Art Center	1,680
17142-E	Tamaya Restaurant	1,200
17142-D	Code Ninja	1,200
17142-C	H&R Block	1,080
17142-B	Lotus Salon	1,080
17160-D	Miniso	5,930
17160-B	Tri-city Smiles	5,000
17160-A	Daiso	10,000
17170-A	85°C Bakery Cafe	4,380
17170-D	Uncle Tetsu	1,080
17170-E	Wen Art Hsiang Art	1,080
17170-F/G	Pharmacy	2,160
17170-H	Delicious Food Corner	3,300
17180	Icbc Bank	3,100
17182	El Pollo Loco	2,100
17184	Panda Express	2,600
17188-A	Mega Bank	3,000
17188-B	Artline Med Spa	2,000
17188-C	Yakiya	2,500

 Available
 Potentially Available
 In Lease

RETAILER MAP IMMEDIATE VICINITY



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AVAILABLE SPACES PHOTOS



Former Foot Massage (990 SF)
Space 17110-F (In-Line)



Former Restaurant (960 SF)
Space 17110-G (In-Line)

PHOTOS OF MONUMENT SIGNAGE



PHOTOS OF CO-TENANTS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION			
2023 Total Population	11,231	125,271	356,060
2023 Median Age	46.3	38.5	38.3
2023 Total Households	3,953	36,261	105,424
2023 Average Household Size	2.84	3.45	3.36
INCOME			
2023 Average Household Income	\$126,944	\$122,257	\$126,165
2023 Median Household Income	\$87,082	\$90,651	\$96,522
2023 Per Capita Income	\$44,314	\$35,430	\$37,432
BUSINESS SUMMARY			
2023 Total Businesses	916	6,456	15,981
2023 Total Employees	8,704	55,697	132,319

South Azusa Ave

Colima Road - ±54,920 CPD