

±2,250 SF 2ND GEN RESTAURANT FOR LEASE

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PROGRESSIVE
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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+

PROPERTY OVERVIEW



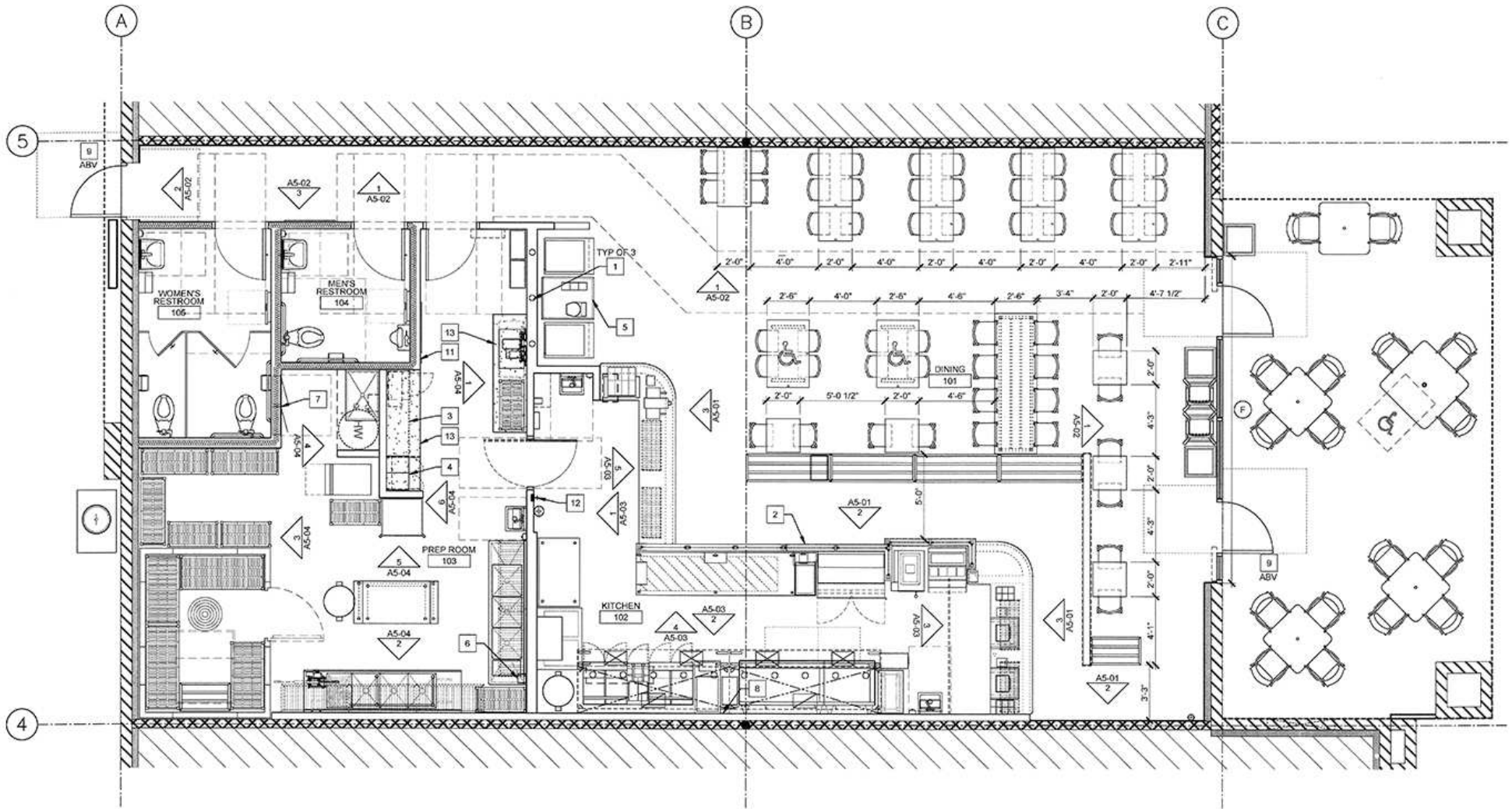
HIGHLIGHTS

- Rare 2nd generation, $\pm 2,250$ SF restaurant space for lease, with an exclusive patio in a high caliber, Costco anchored shopping center in the San Gabriel Valley. Please do not disturb tenant.
- Exceptional food synergy co-tenants in the shopping center, including Panera Bread, Krispy Kreme, Nektar, Waba Grill, The Habit, Panda Express, and Olive Garden.
- Excellent access and proximity to the 57 and 210 Freeways, with $\pm 168,238$ CPD on the 57 and $\pm 263,219$ CPD on the 210.
- Strong demographics with $\pm 107,621$ residents and an average household income of approximately \$148,496 within a 3 mile radius.
- Outstanding parking ratio of 8.07 spaces per 1,000 SF.
- Additional retail powerful traffic generators in very close proximity including Sam's Club, Home Depot, AMC, 24 Hour Fitness, and Walmart Supercenter.

EXCLUSIVE PATIO



FLOOR PLAN



***Tenant to verify information independently**

RETAILER AND TRAFFIC GENERATOR MAP



INTERIOR PHOTOS



Interior Image may include personal property that will not be delivered with the premises. Please call Roxy at 909-576-4259 for more details.



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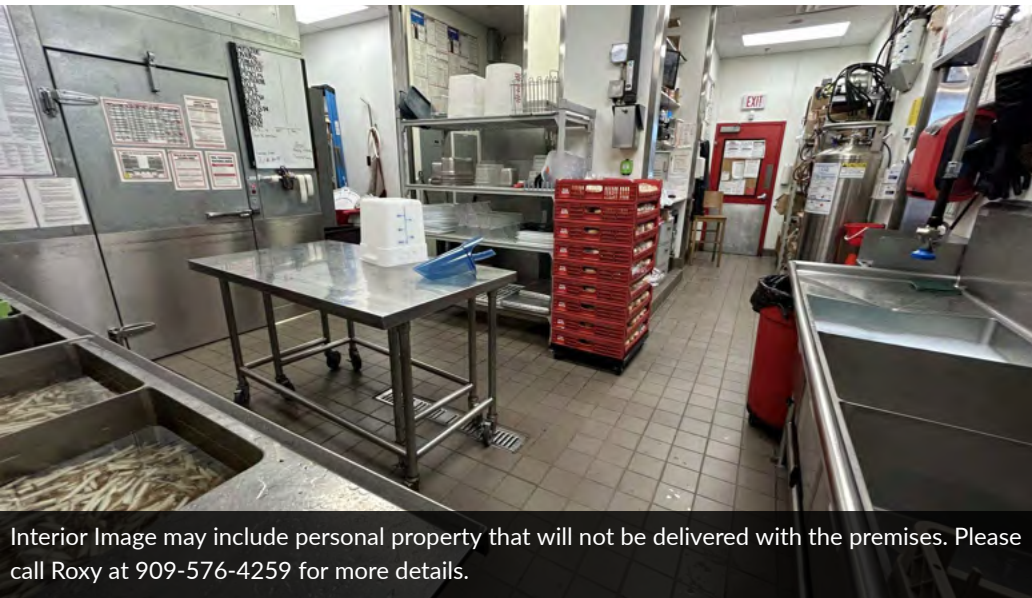
ADDITIONAL INTERIOR PHOTOS



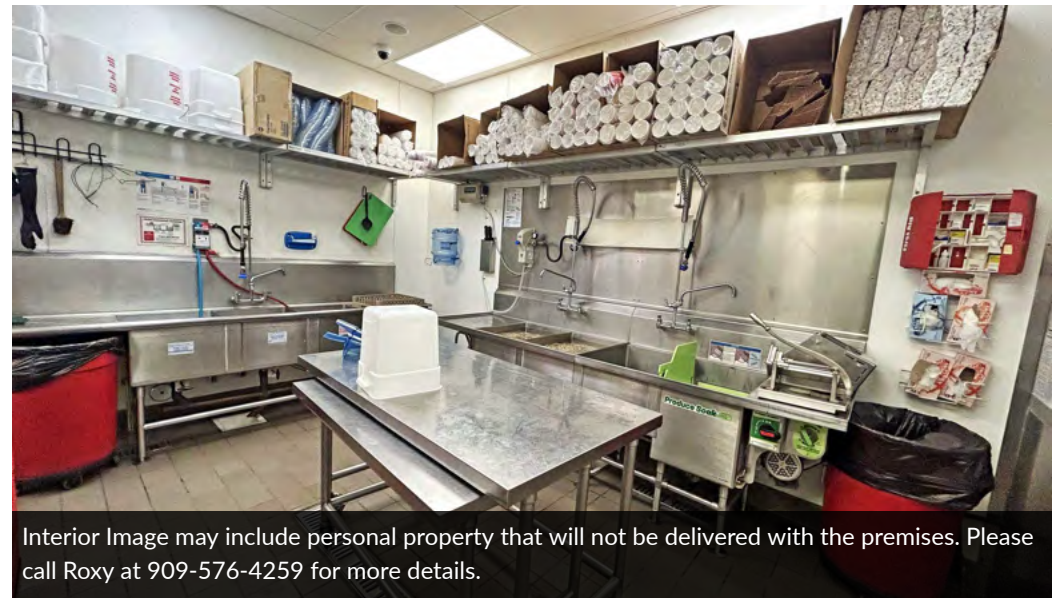
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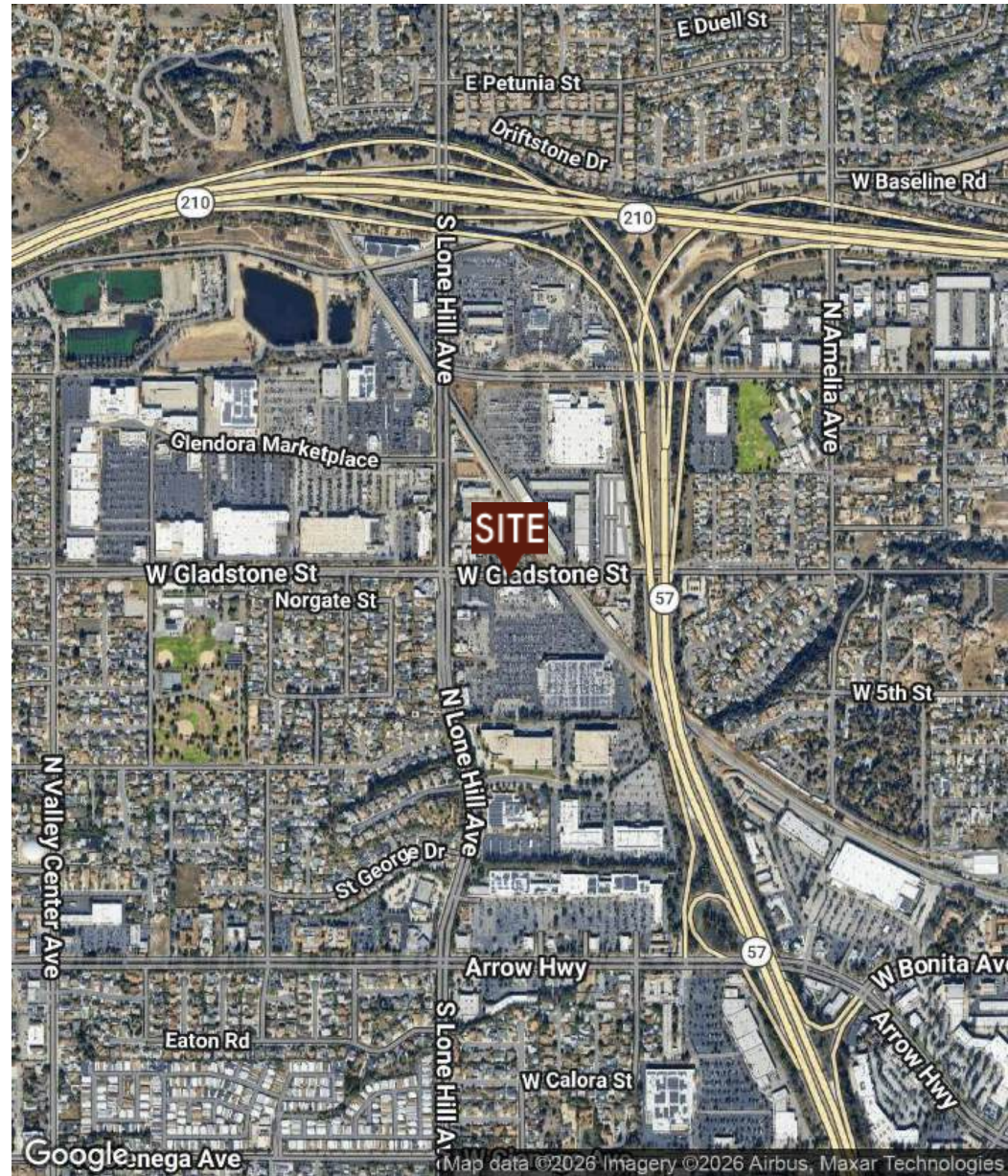
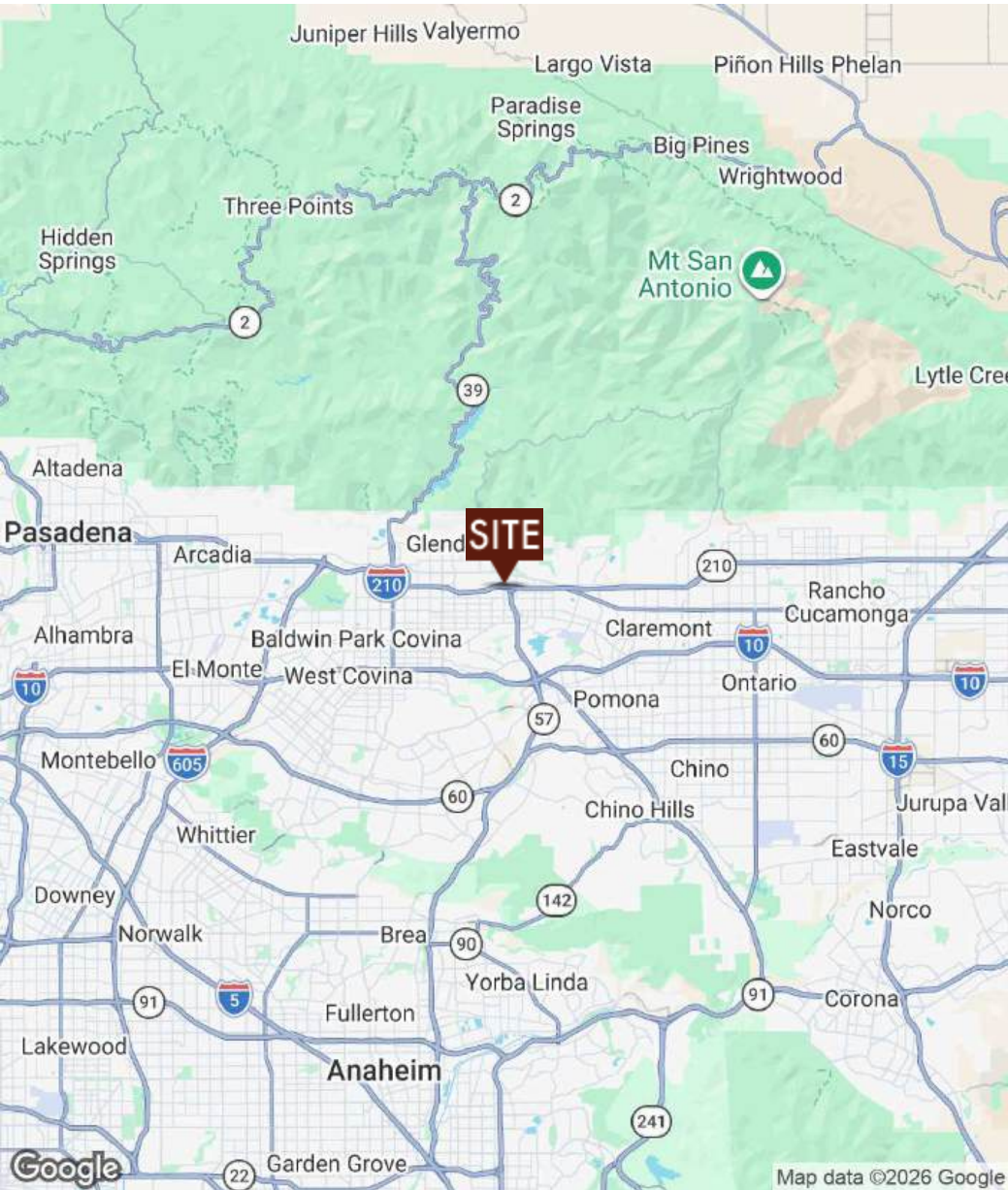


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ADDITIONAL SHOPPING CENTER IMAGES



LOCATION MAPS



DEMOGRAPHICS

| | 1 mi | 3 mi | 5 mi |
|-------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2025 Total Population | 13,141 | 107,621 | 280,508 |
| 2025 Median Age | 43.0 | 42.7 | 39.8 |
| 2025 Total Households | 4,733 | 38,249 | 92,619 |
| 2025 Average Household Size | 4,733 | 38,249 | 92,619 |
| INCOME | | | |
| 2025 Average Household Income | \$133,009 | \$148,496 | \$137,610 |
| 2025 Median Household Income | \$100,317 | \$114,655 | \$107,568 |
| 2025 Per Capita Income | \$48,027 | \$52,919 | \$45,732 |
| BUSINESS SUMMARY | | | |
| 2025 Total Businesses | 869 | 5,236 | 11,960 |
| 2025 Total Employees | 10,555 | 43,942 | 105,226 |

