

FOR LEASE

COSTCO ADJACENT DEVELOPMENT

SEEKING DRIVE-THRU, RETAIL & MEDICAL TENANTS



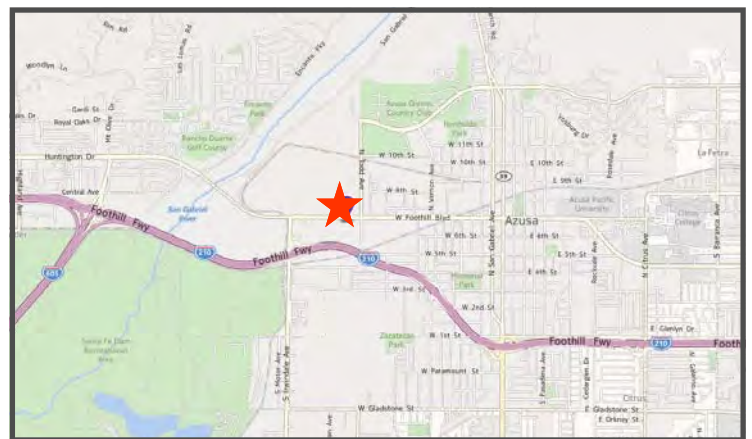
**NEIGHBORING
RETAILERS**



975 W. FOOTHILL BLVD | AZUSA, CA 91702
NEC FOOTHILL + MILLER

FEATURES + AMENITIES

- 2 DRIVE THRU PADS AVAILABLE
- 10K SF RESTAURANT/RETAIL/MEDICAL AVAILABLE (DIVISIBLE)
- 3 POINTS OF ACCESS
- AMPLE PARKING
- EXPERIENCED DEVELOPER COMPLETED RECENT PROJECT IN FRONT OF COSTCO
- PRIME AZUSA LOCATION
- LOCATED RIGHT OFF 210 FWY ALONG MAJOR EAST/WEST THROUGHFARE
- ADJACENT TO HIGH VOLUME COSTCO
- STRONG TRAFFIC COUNTS
- DENSELY POPULATED LOCATION
- COUNTLESS NATIONAL RETAILERS IN IMMEDIATE VICINITY



EXCLUSIVELY REPRESENTED BY

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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2017A			
Total Population	14,170	119,768	335,525
Female Population	50.44%	51.15%	51.44%
Male Population	49.56%	48.85%	48.56%
Population Density	4,510	4,235	4,271
Population Median Age	32.6	33.8	35.8
Employed Civilian Population 16+	6,052	52,331	147,199
% White Collar	48.7%	54.4%	56.9%
% Blue Collar	51.3%	45.6%	43.1%
Total Q2 2017 Employees	8,949	42,824	127,231
Total Q2 2017 Establishments*	586	3,293	11,132
Population Growth 2000-2010	4.72%	4.30%	1.82%
Population Growth 2017A-2022	-1.26%	-0.52%	-0.33%
Income: 2017A			
Average Household Income	\$70,457	\$80,468	\$83,622
Median Household Income	\$59,946	\$63,855	\$64,498
Per Capita Income	\$20,128	\$23,506	\$25,161
Avg Income Growth 2000-2010	41.56%	35.72%	34.00%
Avg Income Growth 2017A-2022	14.13%	13.55%	13.45%
Households: 2017A			
Households	4,046	34,200	99,700
Average Household Size	3.45	3.35	3.27
Hhld Growth 2000-2010	4.34%	3.53%	1.49%
Hhld Growth 2017A-2022	1.85%	1.89%	1.77%
Housing Units: 2017A			
Occupied Units	4,046	34,200	99,700
% Occupied Units	98.46%	98.26%	98.58%
% Vacant Housing Units	1.54%	1.74%	1.42%
Owner Occ Housing Growth 2000-2010	10.98%	3.74%	0.80%
Owner Occ Housing Growth 2000-2022	9.55%	6.26%	3.43%
Owner Occ Housing Growth 2017A-2022	1.41%	1.35%	1.47%
Occ Housing Growth 2000-2010	4.34%	3.53%	1.49%
Occ Housing Growth 2010-2022	6.45%	7.69%	6.57%
Occ Housing Growth 2017A-2022	1.85%	1.89%	1.77%
Race and Ethnicity: 2017A			
% American Indian or Alaska Native Population	1.17%	1.09%	0.99%
% Asian Population	8.05%	10.60%	12.18%
% Black Population	2.33%	3.37%	3.44%
% Hawaiian or Pacific Islander Population	0.18%	0.15%	0.16%
% Multirace Population	4.80%	4.93%	4.77%
% Other Race Population	26.13%	24.25%	23.70%
% White Population	57.35%	55.63%	54.77%
% Hispanic Population	75.68%	63.38%	59.93%
% Non Hispanic Population	24.32%	36.62%	40.07%

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