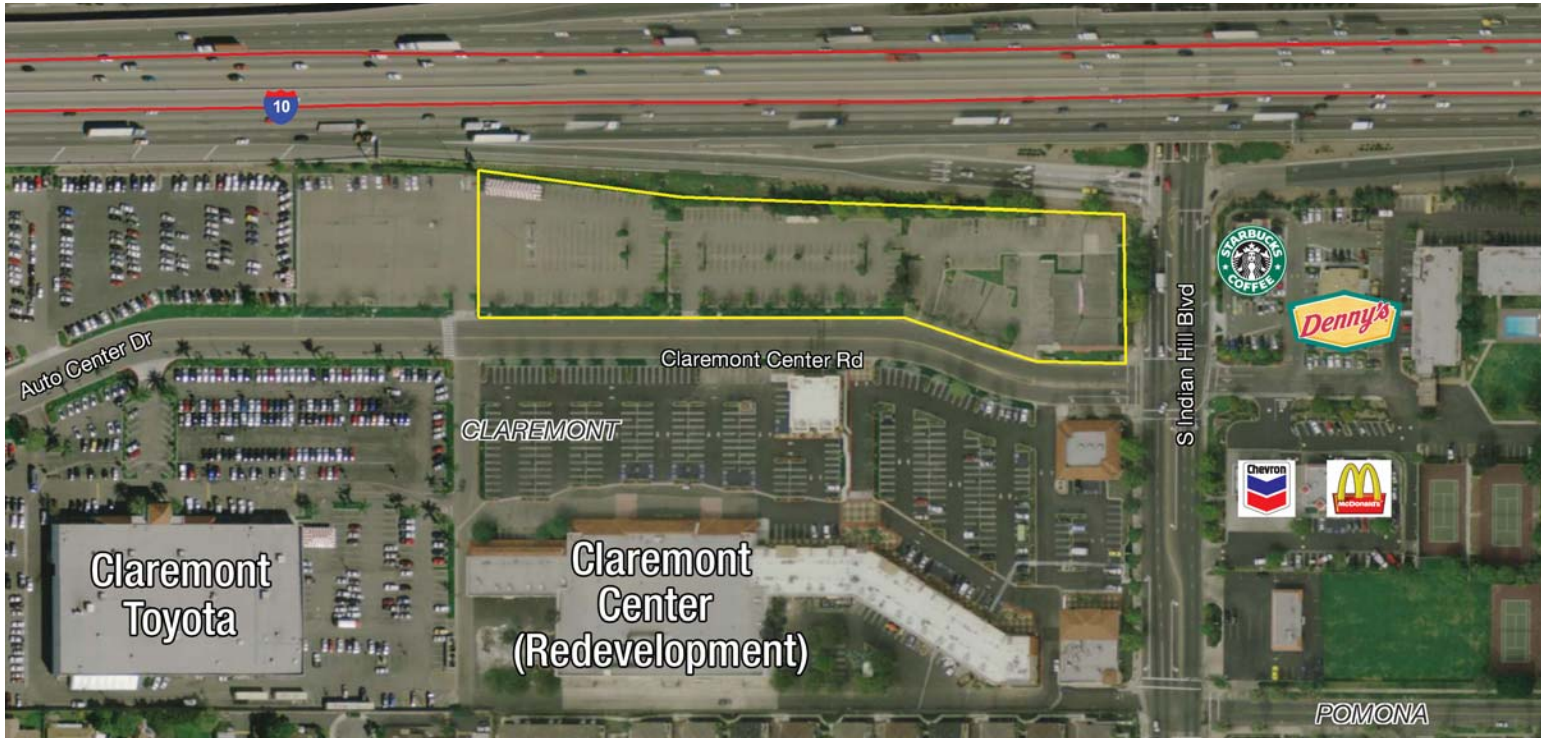


3.09 Acres (Divisible)

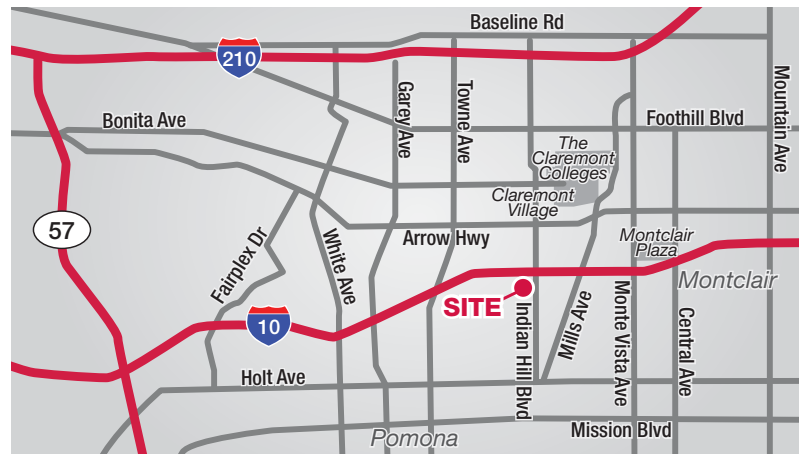
Claremont, CA



**407 Auto Center Drive
SWQ Indian Hill & I-10 Freeway**

HIGHLIGHTS:

- Strategic Signalized Corner at Freeway On/Off Ramp
- Excellent Access & Visibility to the I-10 Freeway
- Existing Pylon Sign with Freeway Visibility
- Main North-South Artery to Claremont Village & Claremont Colleges
- Zoning: CF - Commercial Freeway
- Contact Broker for Economics



DEMOGRAPHICS	1 Mile	2 Mile	3 Mile
Total Population	28,425	92,437	193,906
Avg. HH Income	\$65,787	\$64,701	\$64,361
No. of Employees	6,116	44,079	83,726

TRAFFIC COUNTS

- I-10 East of Indian Hill Ave. 262,000 CPD*
 - Indian Hill Ave. Between I-10 Fwy & American Ave. 31,361 CPD*
- *2-way count

For information, please contact your exclusive listing agents:

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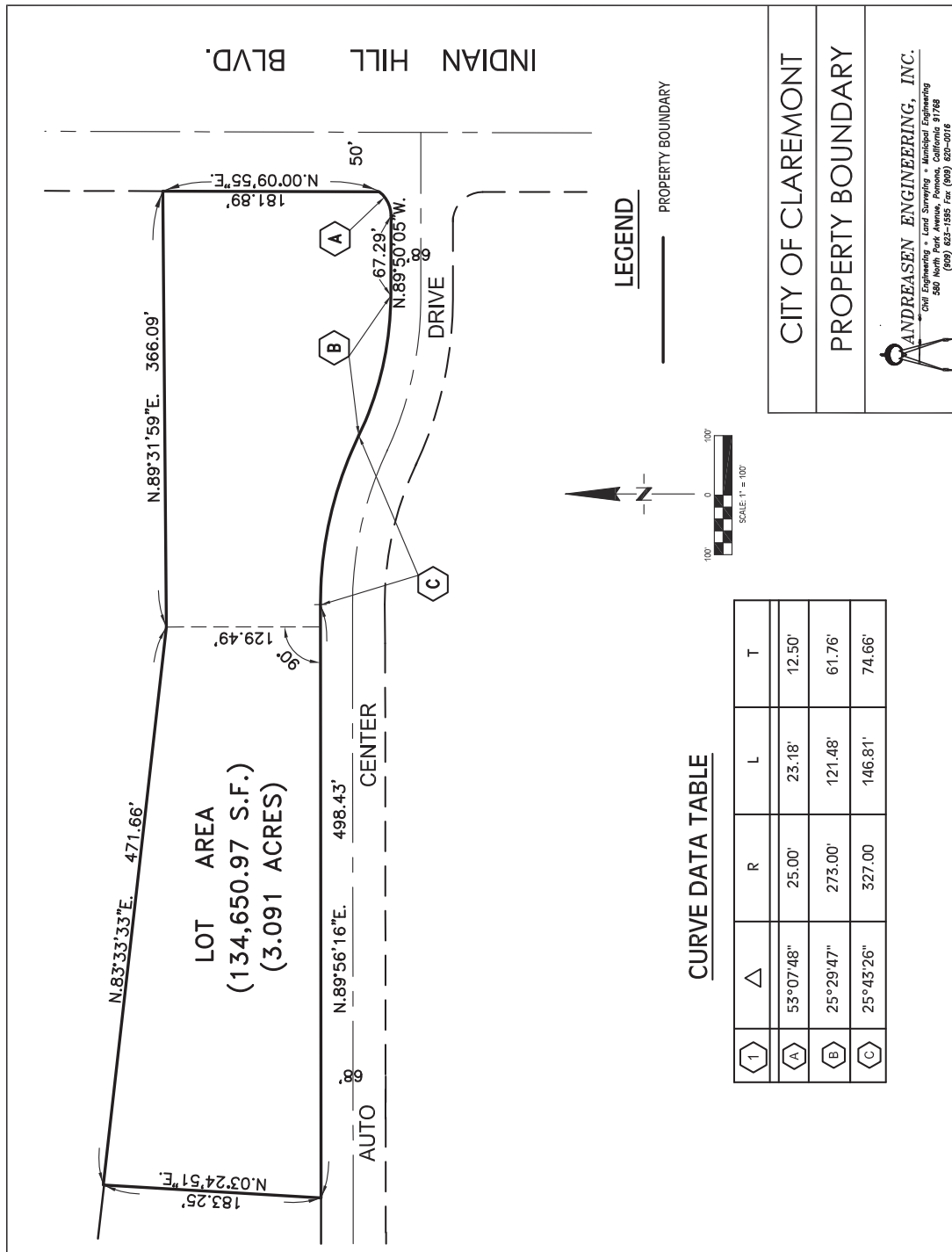
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3.09 Acres (Divisible)

Claremont, CA

Site Plan



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