



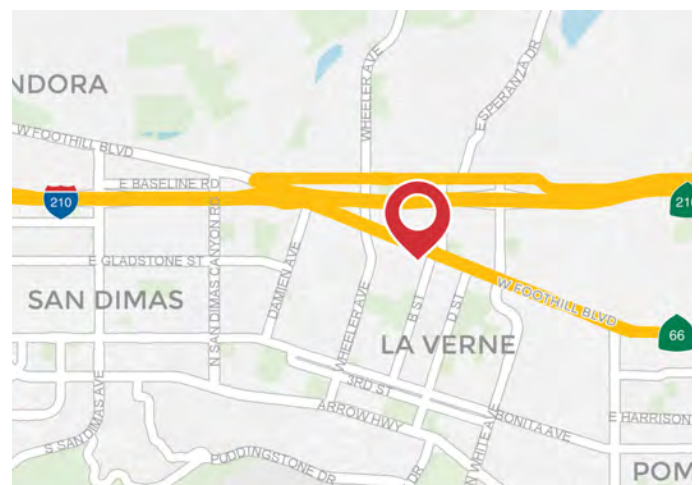
2080 Foothill Boulevard
La Verne, California 91750

Property Overview

This (+,-) 4,048 square foot end-cap retail space is currently in shell condition. The unit was formerly occupied by 'Tenderloins' American Restaurant. This is an everyday needs neighborhood shopping center anchored by Staters Bros. The center also serves Chase Bank, Little Cesars Pizza and In-N-Out Burgers on the out-corner parcel serving the Shopping Center with drive-in traffic and sales. Enjoy this opportunity to lease a rare end cap in the affluent city of La Verne with prime visibility along Foothill Blvd, available for restaurant, medical or retail uses.

Location Information

Street Address	2080 Foothill Boulevard
City, State, Zip	La Verne, CA 91750
County	Los Angeles



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Complete Highlights



Property Highlights

- Former Restaurant End-Cap - 4,048 SF
- High Ceilings - 11'
- MONUMENT SIGNAGE AVAILABLE - Last Placard
- Immediate Proximity to Buena High School
- Great Street Visibility
- Ample Shopping Center Parking
- Great Tenant Mix of National, Regional and Local Tenants
- Immediately off Foothill Blvd
- Located in the heart of La Verne Trade Area
- Anchored by Stater Bros. & In-N-Out Burger
- Traffic Count: Foothill Blvd (Rte. 66) 35,000 CPD
- Call Broker for Economics

Property Photos



Site Plans



Tenant	Unit
Available	2080
Pearl Dental Group	2082
Cleaners	2084-A
Threading	2084-B
Fukuya Sushi	2084-C
H&R Block	2084-D
Weight Watchers	2084-E
KC Nails	2084-F
Hair Personality	2084-G
Nothing Bundt Cakes	2084-H
Joann Fabrics	2086-A
Chase	2086-B
Little Caesars	2086-C
The Tenderloin	2086-D

2080 FOOTHILL BLVD. LA VERNE, CA

Demographics

Map & Report



Population	1 Mile	2 Miles	3 Miles
Total Population	17,653	55,164	101,071
Average Age	45.0	42.2	41.7
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	7,112	19,954	35,611
Average HH Income	\$98,594	\$100,746	\$104,956
Average House Value	\$465,999	\$516,078	\$556,538
Traffic Counts			
30,000	/day		

* Demographic data derived from 2020 ACS - US Census