

4,000 SF FORMER RESTAURANT



FOR LEASE



San Dimas Station

552 West Arrow Highway
San Dimas, California 91773

Property Highlights

- 4,000 SF Former Restaurant w/ hood, walk-In Fridge & Grease Trap
- Large Pylon Signage Available Facing 57 Freeway
- Monument Signage Available Facing Arrow Highway
- Ample Parking w/ Multiple Ingress and Egress Points
- Anchored by: 99 Cents Only, Cost Plus World Market & Planet Fitness

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,392	29,383	83,528
Total Population	12,948	87,870	266,136
Average HH Income	\$81,196	\$88,528	\$83,133

SPACES	LEASE RATE	SPACE SIZE
533 (North)	\$1.85 SF/month	20,709 SF
641 (North-Restaurant)	\$2.50 SF/month	4,000 SF
647 (North)	\$2.00 SF/month	1,968 SF
564 (South)	\$2.00 SF/month	3,510 SF
572 (South)	\$2.00 SF/month	6,674 SF
610 (South)	\$2.00 SF/month	8,780 SF
654 (South)	\$2.00 SF/month	830 SF



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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North Signage



North Side



North Side



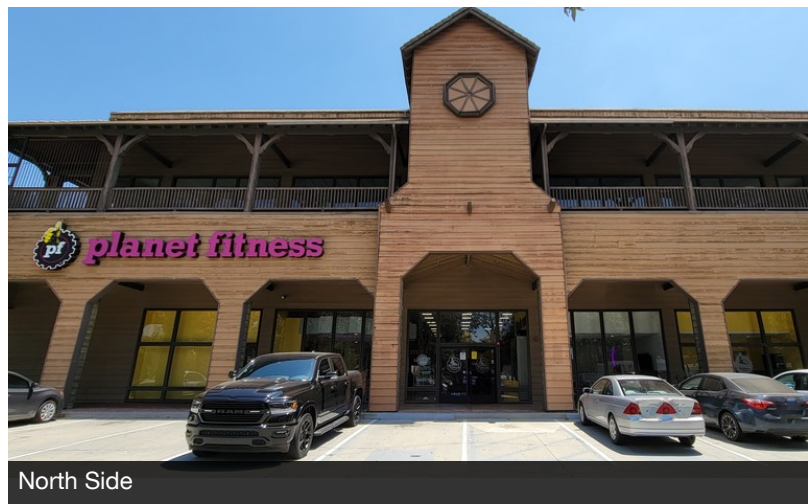
North Side



North Side



North Side



North Side



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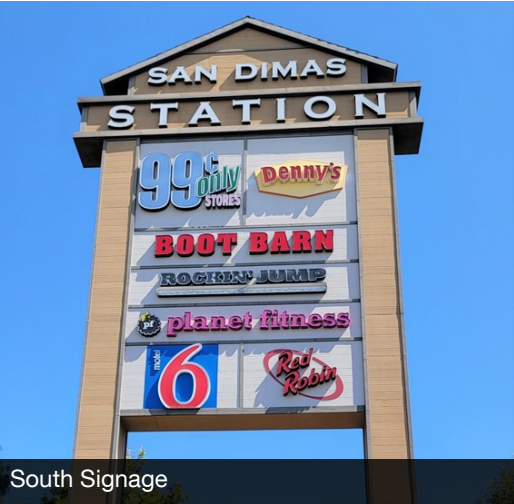
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South Side



South Side



South Signage



Front of Restaurant



Previous Martial Arts Studio



Retail



South



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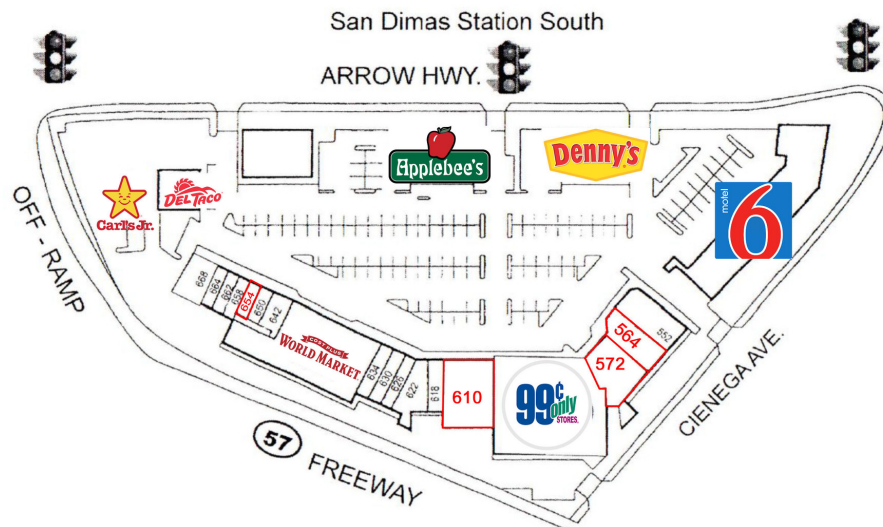
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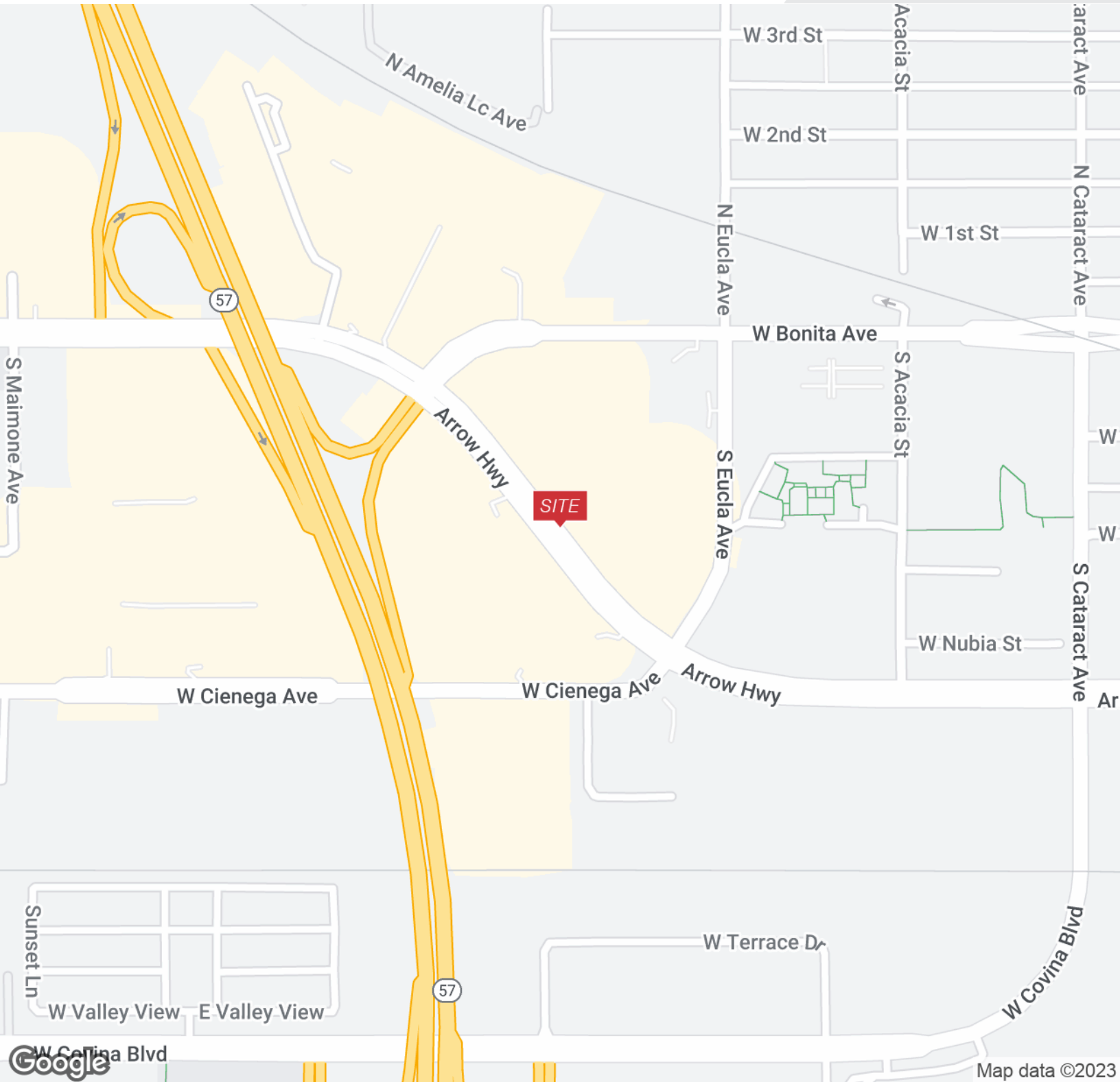
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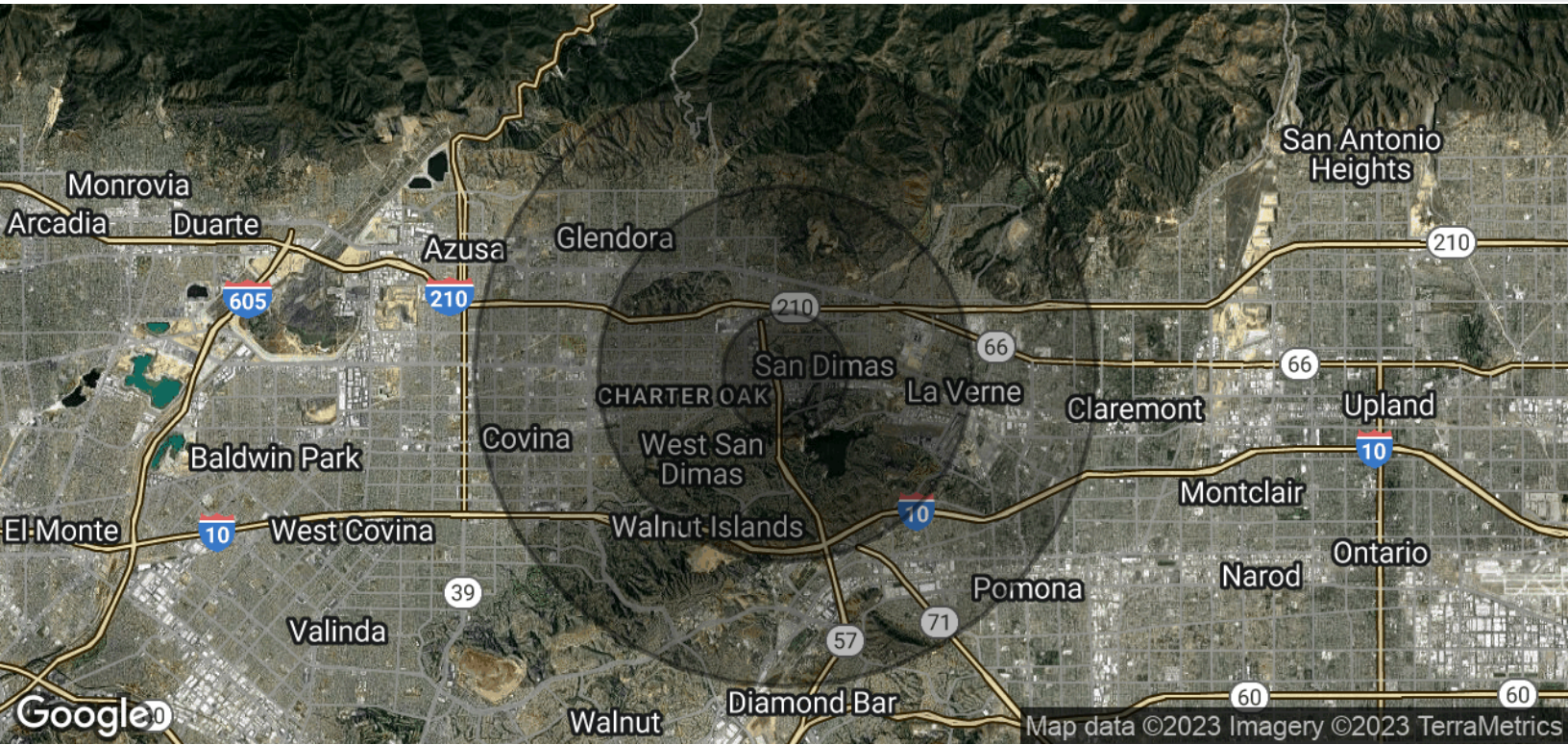
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,948	87,870	266,136
Average Age	36.2	38.5	36.3
Average Age (Male)	34.8	36.7	34.9
Average Age (Female)	37.8	40.1	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,392	29,383	83,528
# of Persons per HH	2.9	3.0	3.2
Average HH Income	\$81,196	\$88,528	\$83,133
Average House Value	\$425,194	\$504,104	\$497,681

* Demographic data derived from 2020 ACS - US Census



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