

SHOPPES @ HIGHLANDER CENTER

Exclusively Listed By

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COMING SOON

**GROCERY
OUTLET**
bargain market®



Lee & Associates-Pasadena, Inc.
155 N. Lake Avenue, Ste 430
Pasadena, CA 91101
Corporate #02059558
lee-pasadena.com

FOR LEASE

1,200 – 3,000 SF

111-165 E. Foothill Blvd Arcadia, CA 91006

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PROPERTY FEATURES

- « Shop space available adjacent to two new major tenants: Quality Dialysis and Grocery Outlet opening Q1 2021.
- « Grocery Anchored Community Shopping Center in High Household Income Trade Area along the 210 Corridor. Common Areas and Parking Lot under complete renovation.
- « Diverse, Well-Educated Population of Sophisticated Consumers
- « Close Vicinity to Santa Anita Racetrack, Methodist Hospital and Westfield Santa Anita
- « Less than a mile to Metro Gold Line Station
- « Direct Access from the 210 Freeway/Santa Anita Ave Exit

PROPERTY DETAILS & PRICING

Size	±1,200 SF	Size	±1,600 SF
Suite	139 E. Foothill Blvd.	Suite	145 E. Foothill Blvd.
Monthly Rent	\$2.75 PSF/NNN	Monthly Rent	\$3.00 PSF/NNN
Former tea shop with handicap restrooms and large walk-in. No key money.			

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LOCATION DESCRIPTION

The Shoppes @ Highlander Center in Arcadia is located on Foothill Boulevard; a busy east-west corridor a half mile from the 210 Freeway, which serves the West San Gabriel Valley trade area. This area includes Hastings Ranch, Arcadia, Monrovia and Bradbury, one of the most sought after residential real estate markets in the Los Angeles area with a well-educated and diverse population.

The Shoppes @ Highlander Center is a short distance from the world-famous Santa Anita Racetrack, The Arboretum, Methodist Hospital and Westfield Santa Anita Mall.

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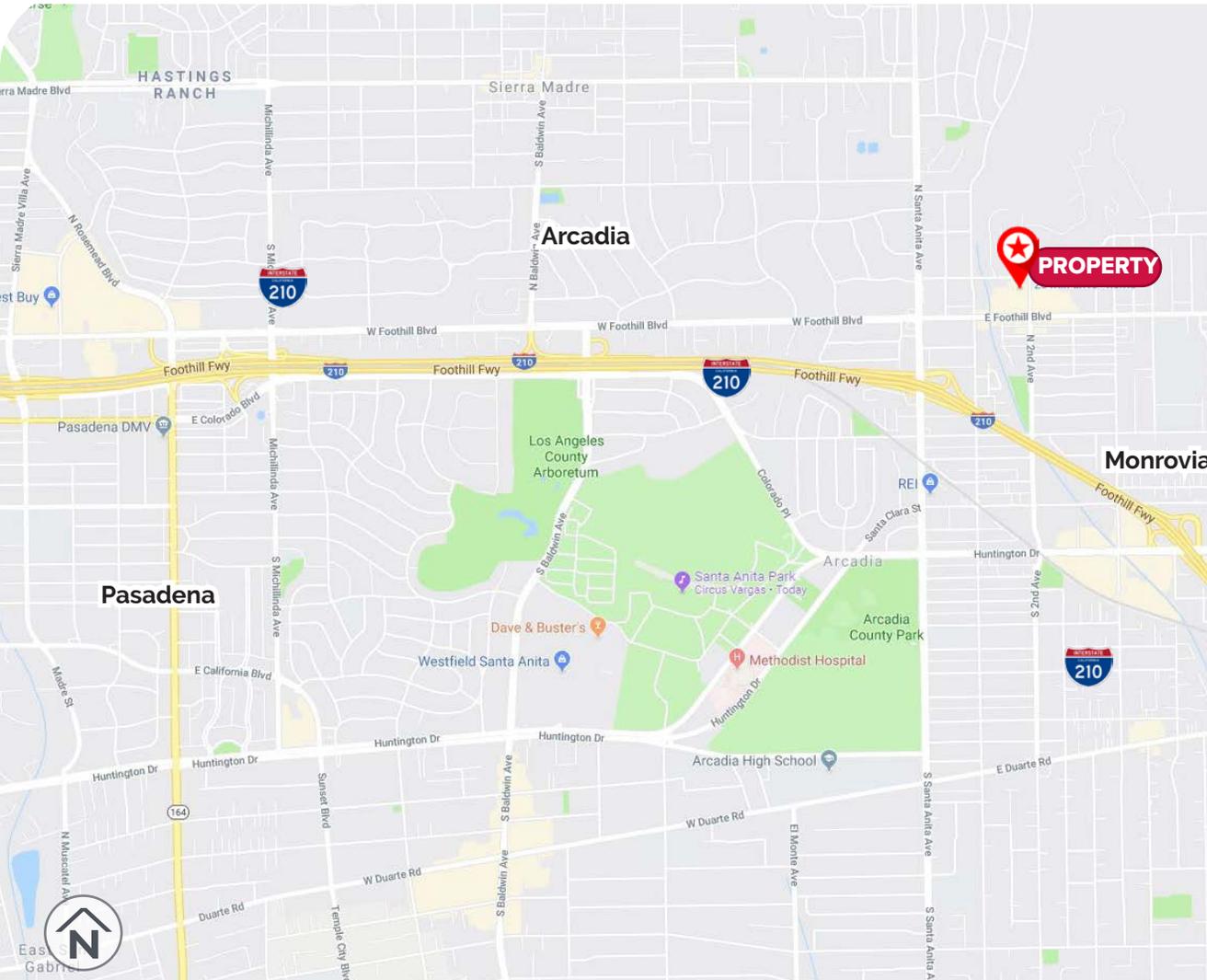
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2020 Total Population



1 Mile	3 Miles	5 Miles
16,397	127,110	289,235

2020 Total Households



1 Mile	3 Miles	5 Miles
5,828	45,320	98,591

2020 Average Household Income



1 Mile	3 Miles	5 Miles
\$125,270	\$120,645	\$113,376

Traffic Counts

Street	Cross Street	Distance	Count Year	Count
Foothill Blvd.	N 1st Ave.	0.04	2017	28,382
Foothill Blvd.	N View Ave.	0.01	2017	28,281

Source: CoStar

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