



**Restaurant  
For Lease** 2,643 SF  
**Available Now**



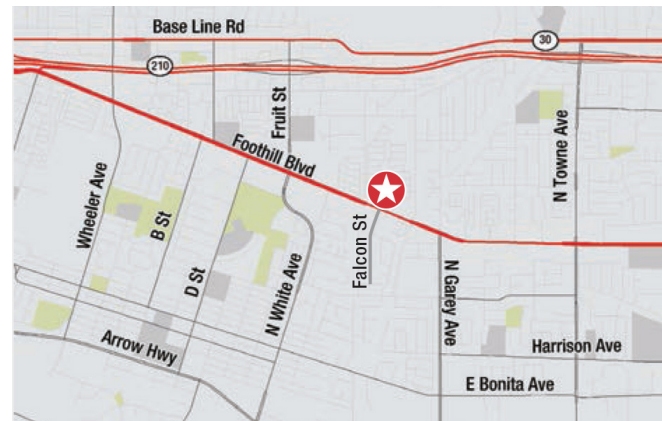
# La Verne Village

Luxury Apartment Homes, Shops  
& Restaurants

2855 Foothill Blvd., La Verne, CA

## Property Features

- Fully Fixturized restaurant with patio 2,643 SF - **AVAILABLE NOW**
- Restaurant frontage directly on heavily trafficked Foothill Boulevard
- Excellent visibility at signalized intersection
- New mixed-use development with 172 luxury apartments
- La Verne University within close proximity
- Strong daytime and evening traffic
- Close proximity to 210 Freeway (Fruit St. exit)
- Monument signage available
- **Traffic Count:** Foothill Blvd 36k+ CPD



Join: **Waba Grill** (TERIYAKI HOUSE), **SportClips** (HAIRCUTS)

Neighboring Retailers: **Panera Bread**, **Marshalls**, **STAPLES**, **TARGET**

DEMOGRAPHICS	1 Miles	3 Miles	5 Miles
Population	21,507	118,788	305,815
Households	8,034	40,627	95,142
Avg HH Income	\$100,443	\$111,000	\$99,177

For more information:

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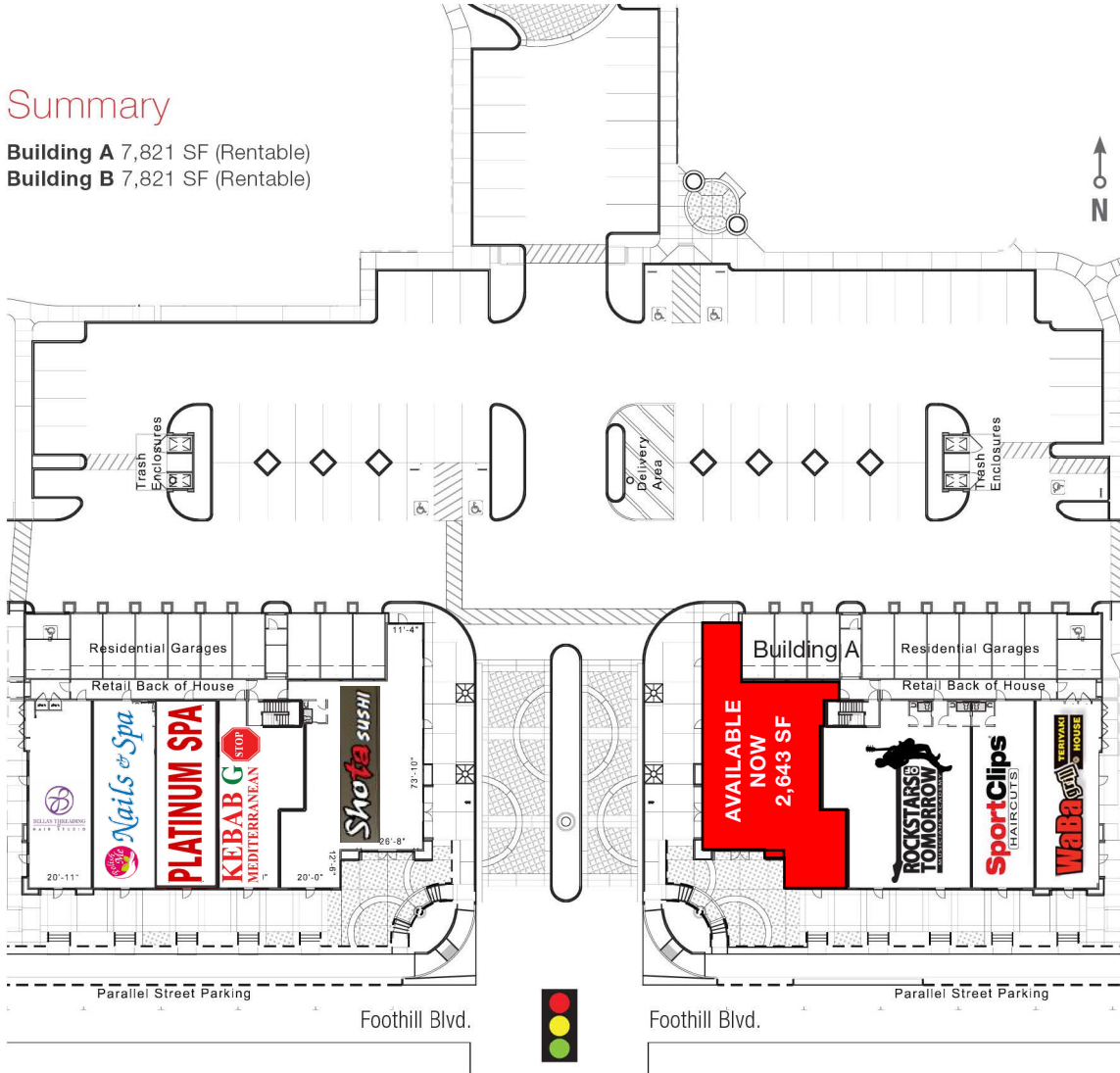


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Retail Space for Lease  
**2855 Foothill Blvd**  
 La Verne, California

Summary

**Building A** 7,821 SF (Rentable)  
**Building B** 7,821 SF (Rentable)



Available Space

BUILDING B	
SUITE B101	
SUITE B102	
SUITE B103	
SUITE B104	
SUITE B105	

BUILDING A	
SUITE A101	<b>AVAILABLE NOW 2,643 SF*</b>
SUITE A102-103	
SUITE A104	
SUITE A105	

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Elevations



Site Plan  
 La Verne Village Mixed-Use Development



For more information on living at  
 La Verne Village,  
 go to [lavernevillage.com](http://lavernevillage.com)



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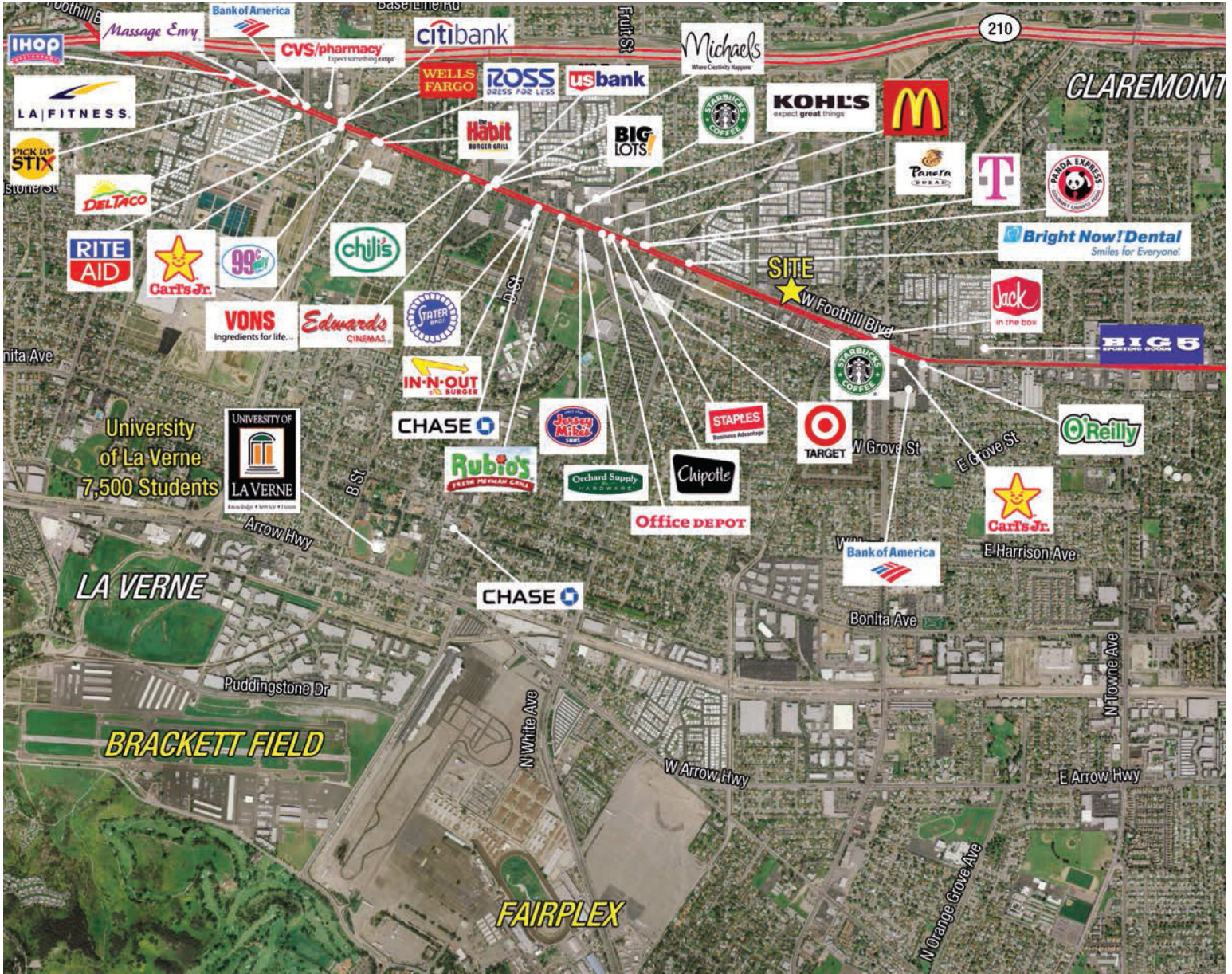


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