

ANCHOR AND SHOP OPPORTUNITY AVAILABLE

# SAN DIMAS MARKETPLACE

SWC 57 HWY & ARROW HWY | SAN DIMAS, CA



For leasing, please contact:

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137 Eucalyptus Dr, El Segundo, CA 90245



## PROJECT HIGHLIGHTS

### JOIN THESE RETAILERS



Excellent regional center in the trade area with best in class anchors including Target, Ross, Petco, and Trader Joe's.

Services a diverse **densely populated** area with incomes exceeding \$100,000 per year.

Property is located just off the **57 Freeway** (nearly 160,000 cars per day) at Arrow Hwy (over 36,000 cars per day).

## DEMOGRAPHICS

### RESIDENTIAL POPULATION

1 MILE  
**11,425**

3 Miles  
**103,306**

5 Miles  
**304,499**

### DAYTIME POPULATION

1 MILE  
**17,275**

3 Miles  
**81,727**

5 Miles  
**240,428**

### AVG. HOUSEHOLD INCOME

1 MILE  
**\$88,150**

3 Miles  
**\$115,445**

5 Miles  
**\$106,333**





## PROJECT SITE PLAN

SUITE	TENANT	SF
1	Five Below	7,500
2	Klatch Coffee	1,600
3	Little Caesar's Pizza	1,850
4	Philly's Best	1,600
5	Sketchers	13,000
6	Aum Threading & Beauty	1,200
7	Ross Dress For Less	27,200
8	Petco	15,000
9	Total Wine & More	30,000
10	Eva's Nail Salon	1,200
11	Claire's	1,350
12	AT&T Wireless	2,570
13	Phenix Salon Suites	6,480
14	Music and Arts Center	2,300
15	Available (March 2026)	1,200
16	Lucky Feet Shoes	2,000
17	Daiso Japan	7,000
18	Available	10,000
19	Trader Joe's	12,950
22	Chopsticks	1,500
23	Hallmark Creations	6,500
NAP	TARGET	117,000



# TRADE AREA OVERVIEW MAP



ANCHOR OPPORTUNITY COMING AVAILABLE

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