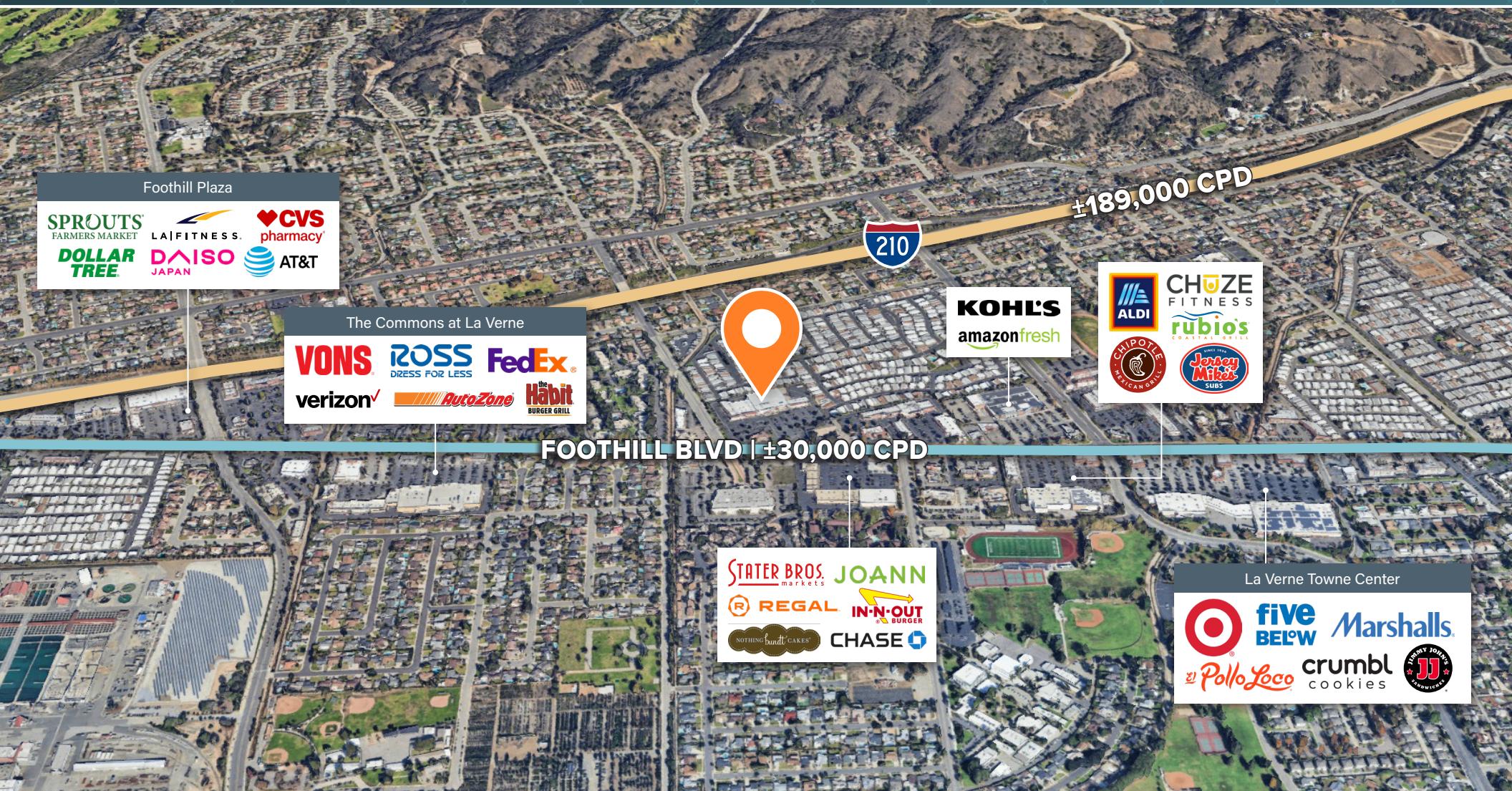


FORMER BIG LOTS AVAILABLE

FOR LEASE | ±900-19,200 SF

Foothill Blvd & Emerald Ave | La Verne, CA

EMERALD CENTER



BRITTANY FREEMAN | Lic. 02254356
p 310 430 7790 x133 e Brittany.Freeman@BetaAgency.com

JAKE GORDON | Lic. 02225974
p 310 430 7790 x140 e Jake.Gordon@BetaAgency.com

RICHARD RIZIKA | Lic. 01044064
e Richard.Rizika@BetaAgency.com

beta.

PROPERTY HIGHLIGHTS

- Former Big Lots (19,200 SF) and 2 shop spaces available
- Foothill Blvd (30K VPD) is a primary retail arterial
- Easily accessible to and from the 210 Freeway (189K VPD)
- Neighboring national and regional co-tenants
- Affluent neighborhood with average HH incomes exceeding \$130K



POPULATION

1 mile	2 mile	3 mile
16,240	54,261	95,886



AVG. HOUSEHOLD INCOME

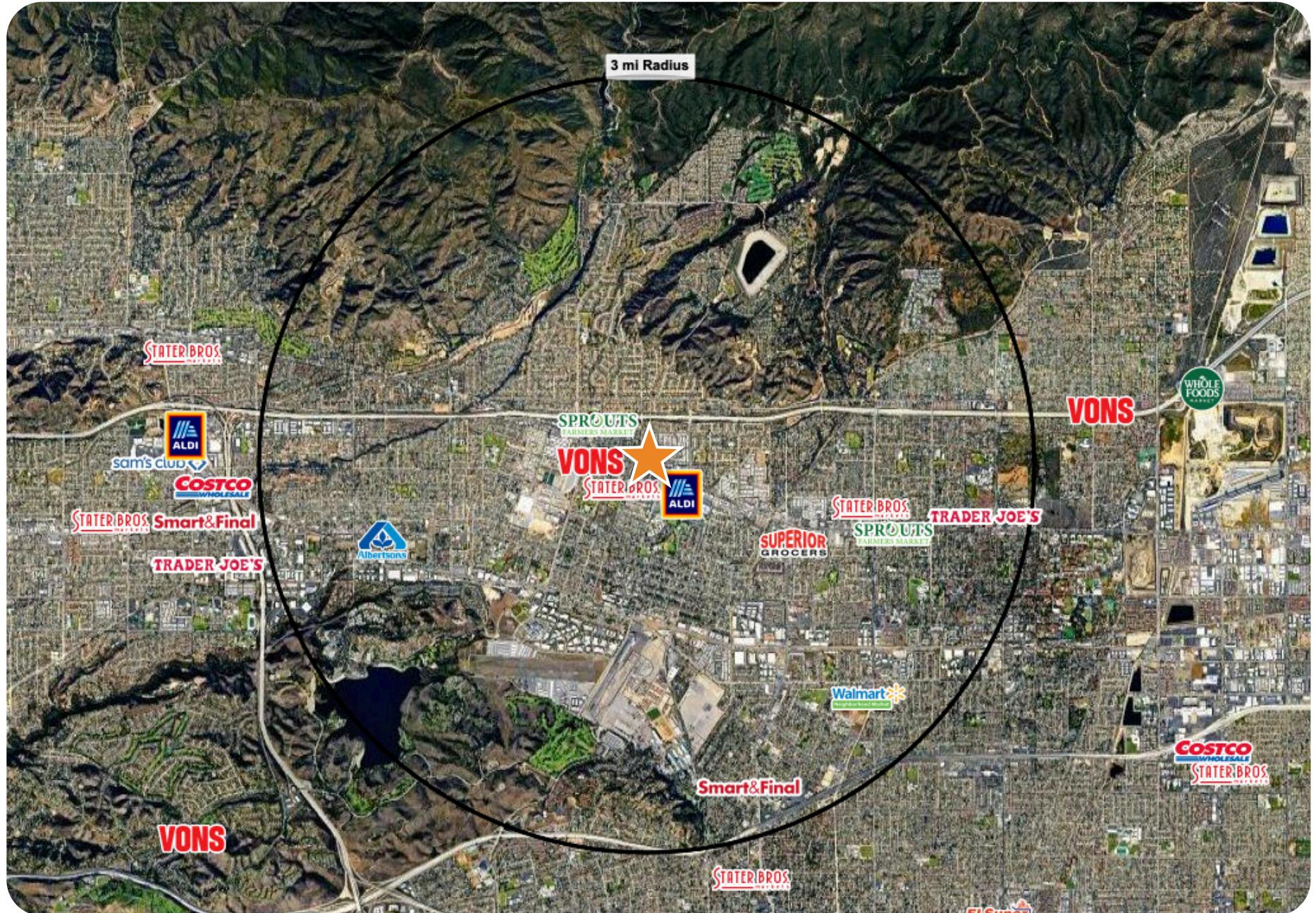
1 mile	2 mile	3 mile
\$131,602	\$135,723	\$139,900



DAYTIME POPULATION

1 mile	2 mile	3 mile
10,240	34,846	69,466





Site Plan

Emerald Center | La Verne |



#	TENANT	SF
1941-A/B	Pet Depot Veterinary Group	10,700
1945	Leslie's Pool Supplies	4,330
1951	Michaels	20,800
1955	AVAILABLE	360° 19,200
K	5 Star Massage	1,500
J	AVAILABLE	360° 1,500
I	French Press Espresso Bar	1,200
H	AVAILABLE	360° 900
G	A Cut Above Pet Salon	900
E/F	Red Dragon Karate	1,800
D	La Verne Pizza Co	1,200
C	My Cleaning Lady	900
A/B	A&C Liquor	2,100
R	Hearing Life	1,200
Q	Mane Distraction Salon	1,200
P	Queen Bee Nail Spa	900
O	Rich & Famous Barber Shop	900
M/N	Fonda Don Cuco	2,100
L	A-Z Smiles Family Dentistry	1,200

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