

ANCHOR AND SHOP OPPORTUNITY AVAILABLE

# SAN DIMAS MARKETPLACE

SWC 57 HWY & ARROW HWY | SAN DIMAS, CA



For leasing, please contact:

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BetaAgency.com  
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**



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# 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    | AVAILABLE              | 1,350   |
| 12    | AT&T Wireless          | 2,570   |
| 13    | Phenix Salon Suites    | 6,480   |
| 14    | Music and Arts Center  | 2,300   |
| 15    | Lease Signed           | 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



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