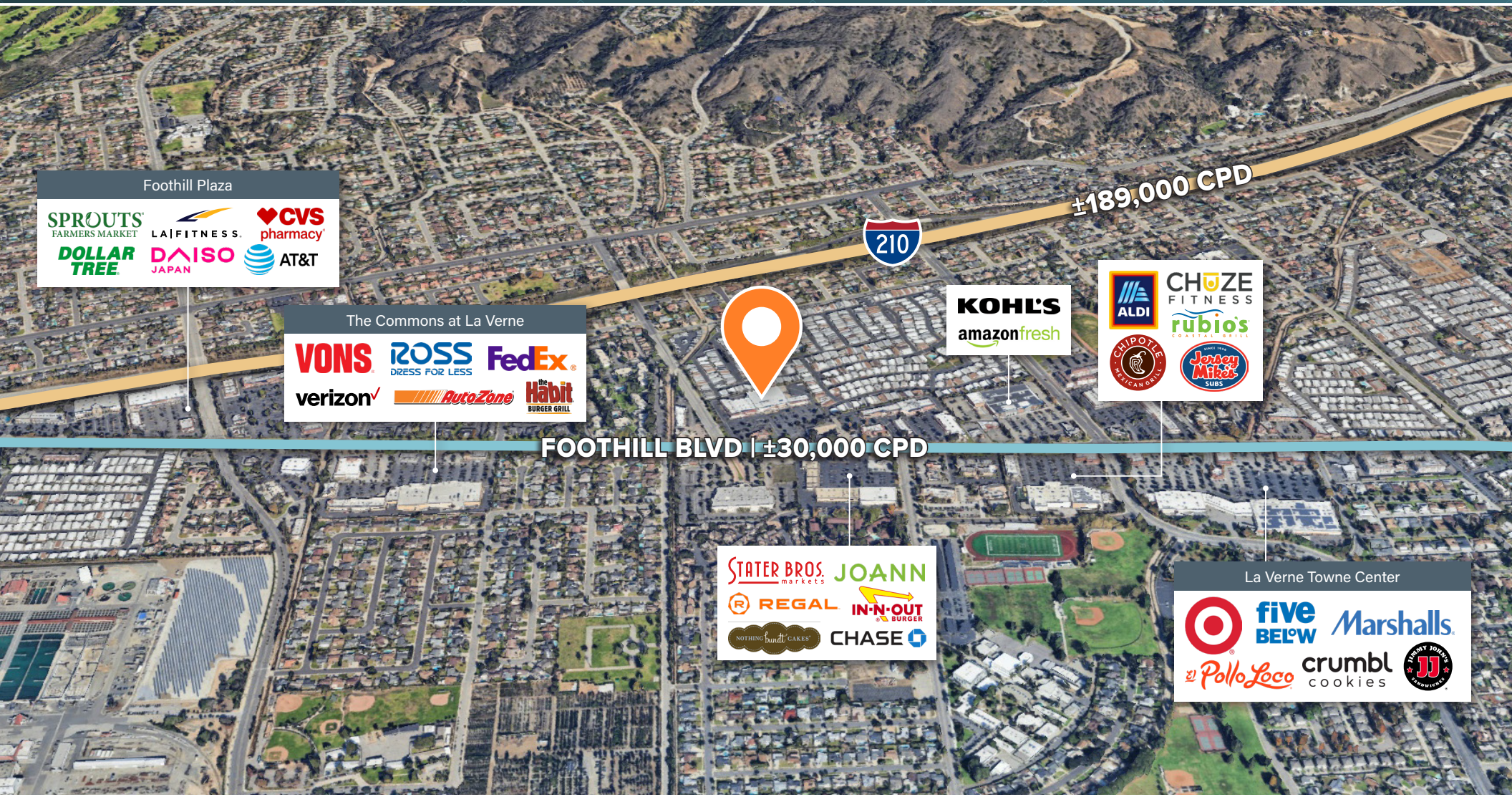
FORMER BIG LOTS AVAILABLE

# FOR LEASE | ±900-19,200 SF

**Foothill Blvd & Emerald Ave** | La Verne, CA

**EMERALD CENTER**





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# PROPERTY HIGHLIGHTS

- Former Big Lots (19,200 SF) and 3 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** |

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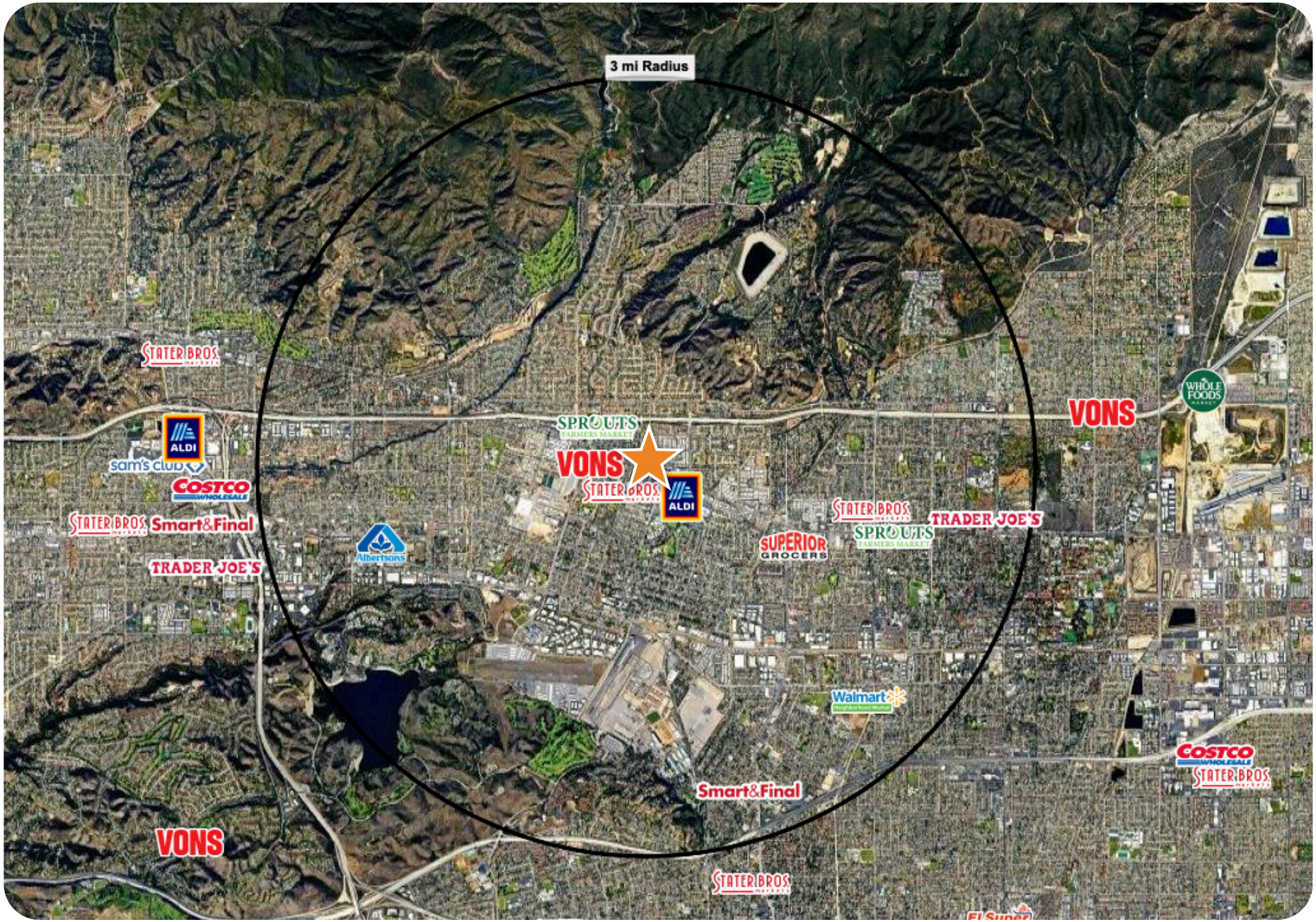


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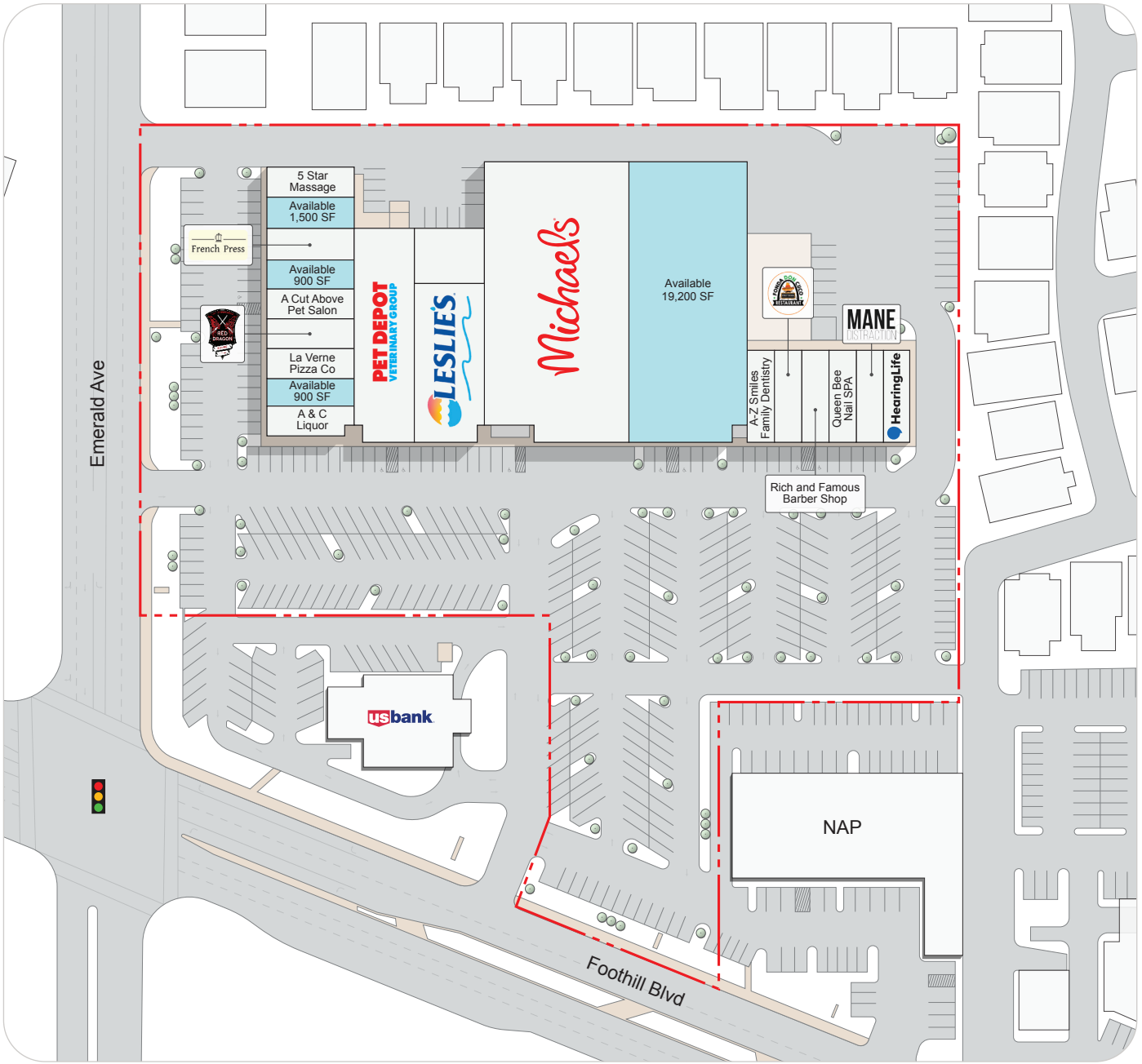
# | Site Plan

## 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** | **AVAILABLE** | **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 Detistry | 1,200 |

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