

Restaurant Opportunity

353 E Foothill Blvd, Azusa, CA 91702

For Lease

Gross Leasable Area:	3,140 SF
Total Building Area:	2,390 SF
Outdoor Patio Area:	750 SF
Base Rent:	\$3.00/SF/Month
Cam Charge:	\$0.70/SF/Month
Lease Type:	NNN



Rare Opportunity for a Fully Equipped 2,390 SF Restaurant with 750 SF Outdoor Patio in Los Angeles County.

Well Maintained Property Next to a Brand New Smart & Final Extra!

Corner Location, Excellent Visibility & Accessibility on Foothill Blvd.

The Property Is Just Steps Away from Azusa Pacific University (10,000+ Students) and Citrus College (12,000+ Students).

Close Proximity to the Area's Major Freeways; the 210 (260,000+ Cars Per Day), and the 605 (156,000+ Cars Per Day).

The City of Azusa Holds Multiple Community Events Throughout the Year, Such as the Golden Days Festival, The Spring Thing Family Festival, Trunk or Treat, Casino Nights, and Movie Nights, Bringing Constant Foot Traffic to the Downtown Area.

Dense Infill Area with Over 303,479 People Within a Five-Mile Radius.

Average Household Income Within Five Miles is Well Above the National Average at \$81,000.



Jay Wu

Listing Agent
BRE: 01761071

626.993.5558

jaywu@LTGmanagement.com

Michelle Lin

Listing Broker
BRE: 01918668

424.386.9219

michelle@LTGmanagement.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

350 South Grand Avenue, Suite 3950, Los Angeles, CA 90071

www.LTGmanagement.com