



PROJECT FACTS

GLA: 65,000 SF

- ▶ Sprouts Farmers Market opened in 2017
- ▶ Junior anchor space available - up to 14,500 SF
- ▶ Excellent visibility along Foothill Blvd and the 210 Fwy
- ▶ Center located at a signalized intersection with easy access, and strong tenant mix
- ▶ Area retailers include: Vons, Ross Dress for Less, ALDI Target, Marshalls, Kohl's, Michaels, LA Fitness

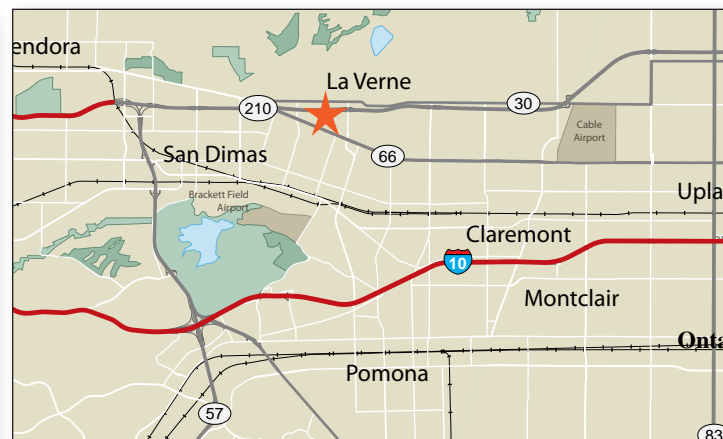
FEATURED TENANTS

Sprouts Farmers Market, Bank of America, Chop Stop

2020 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	14,917	\$103,808	5,576
3 mile	84,281	\$111,512	29,811
5 mile	265,786	\$106,890	82,208

2020 ESRI



LOCATION

NW corner of Foothill Blvd & Wheeler Ave

LEASING CONTACTS

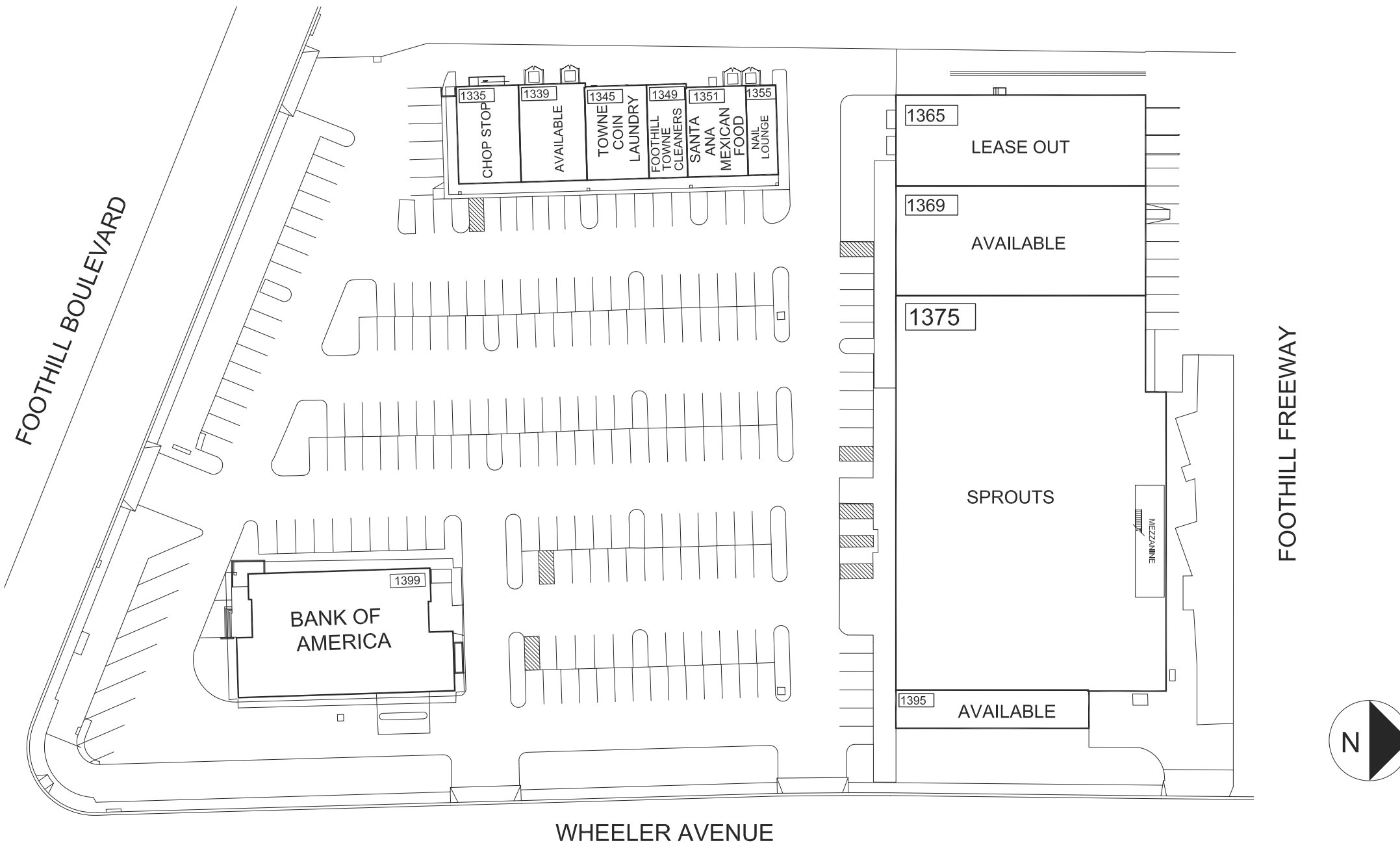
Nadia Gilmore | 310.205.9616 | NGilmore@combined.biz
 CA DRE ID 00956690

Angela Biciocchi | 310.228.2963 | ABiciocchi@combined.biz

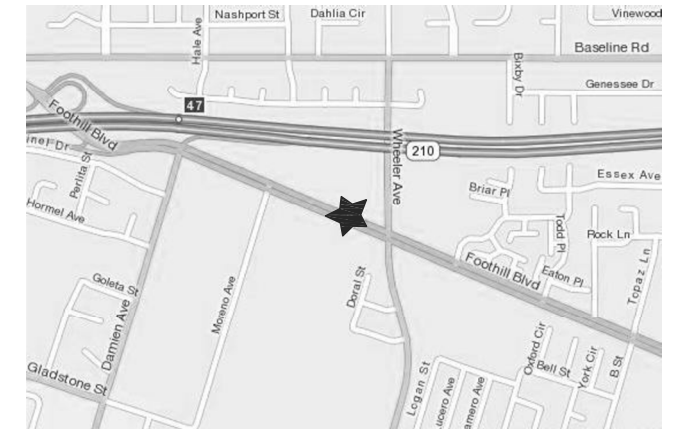


FOOTHILL PLAZA

NWC FOOTHILL BOULEVARD & WHEELER AVENUE, LAVERNE, CALIFORNIA



LEASING PLAN



TENANT ROSTER

1335	CHOP STOP	1,700 SF
1339	AVAILABLE	1,836 SF
1345	TOWNE COIN LAUNDRY	2,000 SF
1349	FOOTHILL TOWNE CLEANERS	780 SF
1351	SANTA ANA MEXICAN FOOD	1,536 SF
1355	NAIL LOUNGE	768 SF
1365	LEASE OUT	5,065 SF
1369	AVAILABLE	9,221 SF
1375	SPROUTS	30,046 SF
1395	AVAILABLE	2,070 SF
1399	BANK OF AMERICA	9,520 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	64,679 SF
ZONED =	
REV. DATE =	MAR 2021

FOOTHILL PLAZA

1335 FOOTHILL BOULEVARD
LA VERNE, CALIFORNIA 91750



COMBINED PROPERTIES INCORPORATED

9320 Wilshire Boulevard
Suite 310
Beverly Hills, CA 90212
(310) 205-9616
FAX (310) 228-2160