

# AZUSA & GLADSTONE CENTER

422 S. Azusa Avenue & 123-495 E. Gladstone Street  
AZUSA, CA 91702

NORTHEAST CORNER of S. Azusa Avenue & E. Gladstone Street

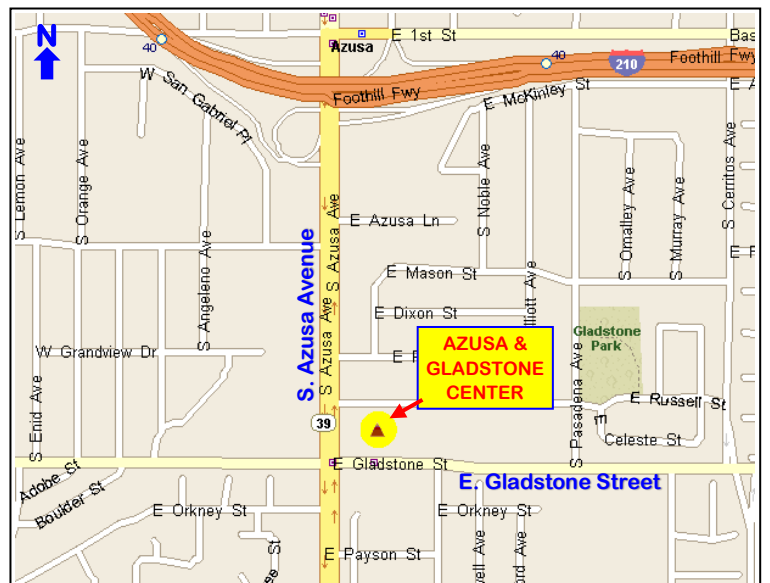
COMING SOON!



DEMOGRAPHICS	1 mile	2 mile	3 mile
Population	32,249	92,280	170,661
Avg HH Income	\$81,028	\$93,221	\$96,533
Hispanic population	80%	67%	63%

## FEATURES:

- +/-148,000 sq. ft. center on 10 acres of land
- Major shopping center in the City of Azusa located at a major signalized intersection and accessible with on & off ramps from the 210 Fwy (Foothill Fwy)
- Anchored by Rite Aid, Octapharma Plasma, Dollar Tree, Skechers, Family Dollar, Cycle Gear, Don Roberto Jewelers, Freeway Insurance, Metro by T-Mobile & others.
- Within the vicinity of Gladstone Park, Azusa Pacific University, Chevron, McDonald's, In-n-Out Burger & many more
- Monument sign available
- Plenty of parking
- Great visibility on all corners



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SCAN ME

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The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy but we make no representations or warranties, expressed or implied, as to the accuracy of the information. The site plan is only an illustration. No representation is being made that specific tenants will occupy the center. The center is subject to change from time to time by the landlord. References to square footage, traffic count, demographics and sales study are approximate. Lessees must verify the information by their own sources.