

AZUSA & GLADSTONE CENTER

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



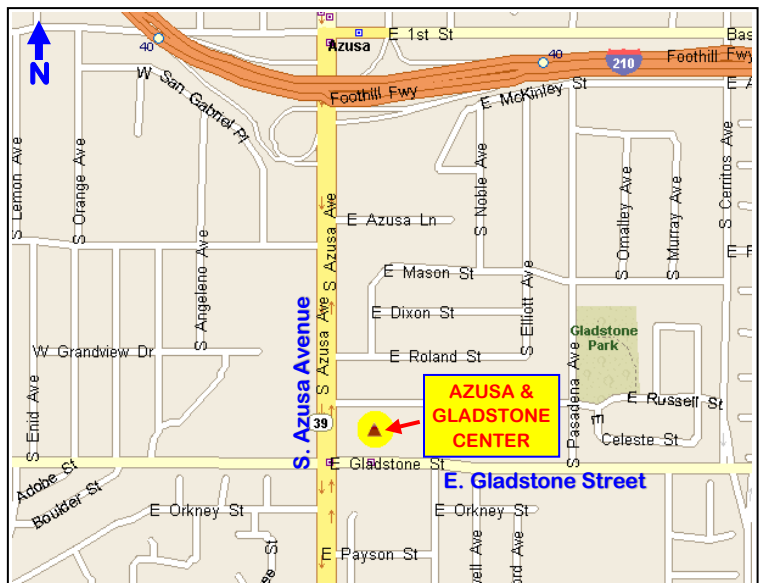
NORTHEAST CORNER of S. Azusa Avenue & E. Gladstone Street



DEMOGRAPHICS	1 mile	2 mile	3 mile
Population	35,720	98,575	176,741
Avg HH Income	\$75,661	\$83,919	\$87,294
Hispanic population	81%	69%	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, Dollar Tree, Skechers, Family Dollar, Cycle Gear, Don Roberto Jewelers, State Farm Insurance, Metro by T-Mobile, Boost Mobile, La Michoacana & 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



6420 WILSHIRE BLVD., #1500
LOS ANGELES, CA 90048-5561

(323) 653-3777
FAX (323) 651-4011

www.azusaglad.com

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.