

FOR LEASE

CVS SURPLUS - ±18,500 SF
367 N CITRUS AVE, AZUSA, CA



PROPERTY FEATURES

- Strong National co-tenancy
- Easy access to 210 Freeway
- Located in the heart of Azusa
- Directly adjacent to Azusa Pacific University, Citrus College and Azusa High School
- Dense residential surrounding
- Strong visibility along Historic Route 66, boasting over ±50,000 CPD

3 MILE RADIUS DEMOS

148,169

POPULATION



\$124,473

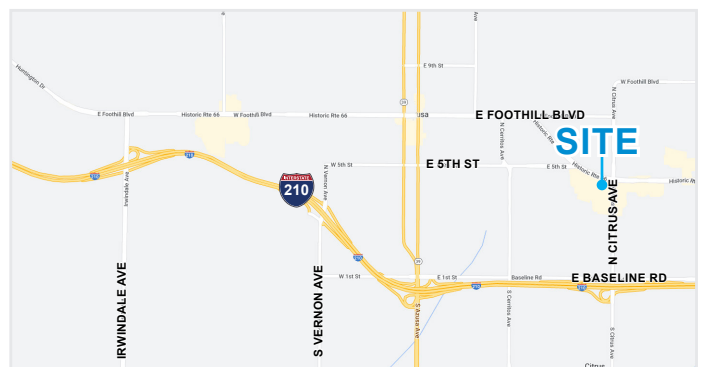
AVERAGE
HOUSEHOLD
INCOME

DAYTIME

DEMOGRAPHICS

96,690

**50,520 CPD AT HISTORIC RTE 66
& N CITRUS AVE**



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367 N Citrus Ave Azusa, CA 91702	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	28,280	148,169	293,120
2029 Projected Population	27,707	144,300	282,832
2020 Census Population	29,024	155,169	307,274
2010 Census Population	26,972	147,240	294,992
Projected Annual Growth 2024 to 2029	-0.4%	-0.5%	-0.7%
Historical Annual Growth 2010 to 2024	0.3%	-	-
2024 Median Age	33.4	37.3	38.9
Households			
2024 Estimated Households	7,933	47,254	94,403
2029 Projected Households	7,891	46,695	92,407
2020 Census Households	7,970	47,961	96,514
2010 Census Households	6,784	44,051	90,118
Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2024	1.2%	0.5%	0.3%
Race and Ethnicity			
2024 Estimated White	34.4%	36.0%	34.4%
2024 Estimated Black or African American	4.4%	4.2%	4.3%
2024 Estimated Asian or Pacific Islander	14.5%	14.9%	17.2%
2024 Estimated American Indian or Native Alaskan	2.5%	2.0%	1.8%
2024 Estimated Other Races	44.2%	42.9%	42.4%
2024 Estimated Hispanic	58.6%	56.0%	54.6%
Income			
2024 Estimated Average Household Income	\$115,462	\$124,473	\$129,283
2024 Estimated Median Household Income	\$93,655	\$97,494	\$99,426
2024 Estimated Per Capita Income	\$33,099	\$39,930	\$41,822
Business			
2024 Estimated Total Businesses	672	5,678	12,308
2024 Estimated Total Employees	8,350	52,286	115,786
2024 Estimated Employee Population per Business	12.4	9.2	9.4
2024 Estimated Residential Population per Business	42.1	26.1	23.8



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