

FOR SUBLEASE

CVS SURPLUS - ±16,630 SF
101 W FOOTHILL BLVD, AZUSA, CA



PROPERTY FEATURES

- Just over 1 mile West of Azusa Pacific University with 8,695 students and faculty.
- Signalized intersection of W Foothill Blvd & N Azusa Ave.
- Ingress/Egress from W Foothill Blvd, N Azusa Ave & N San Gabriel Ave.
- 10+ Schools within an 8 min drive.
- Easy Access to 210 Freeway, less than 1 mile South.

3 MILE RADIUS DEMOS

126,311

POPULATION



\$120,316

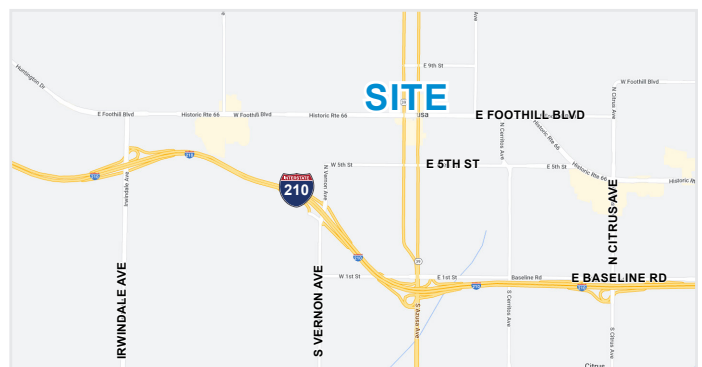
AVERAGE
HOUSEHOLD
INCOME

DAYTIME

DEMOGRAPHICS

81,060

58,798 CPD AT HISTORIC RTE 66 & N SAN GABRIEL AVE



John Jennings
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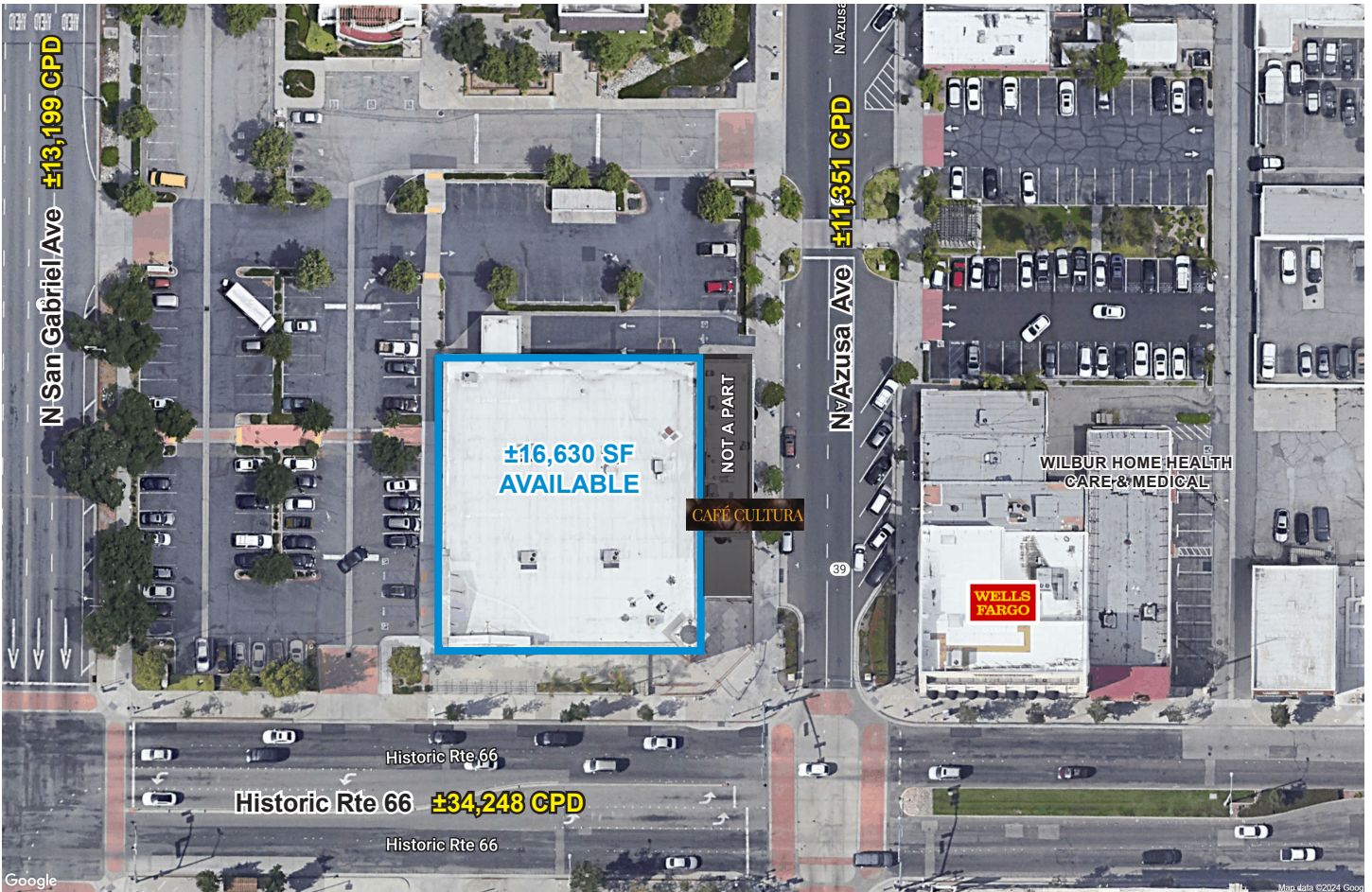
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101 W Foothill Blvd
Azusa, CA 91702

1 mi radius **3 mi radius** **5 mi radius**

Population

2023 Estimated Population	25,703	126,311	306,588
2028 Projected Population	27,040	125,111	299,478
2020 Census Population	25,729	130,749	317,057
2010 Census Population	23,974	124,239	306,459
Projected Annual Growth 2023 to 2028	1.0%	-0.2%	-0.5%
Historical Annual Growth 2010 to 2023	0.6%	0.1%	-
2023 Median Age	35.9	37.0	38.3

Households

2023 Estimated Households	8,349	39,470	96,257
2028 Projected Households	9,006	39,851	95,752
2020 Census Households	7,854	39,822	97,685
2010 Census Households	6,610	36,317	91,379
Projected Annual Growth 2023 to 2028	1.6%	0.2%	-0.1%
Historical Annual Growth 2010 to 2023	2.0%	0.7%	0.4%

Income

2023 Estimated Average Household Income	\$96,564	\$120,316	\$126,560
2023 Estimated Median Household Income	\$89,738	\$97,668	\$97,355
2023 Estimated Per Capita Income	\$31,473	\$37,828	\$39,904



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