

FOOTHILL PARK

P·L·A·Z·A

Monrovia, California



102 W Foothill Blvd. | Monrovia, CA 91016

For More Information, Contact:

(800) 353 7822

www.WestarAssociates.com

CA License NO: 00655156

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HIGHLIGHTS

- ± 96,390 square foot grocery anchored shopping center located in the heart of the Monrovia trade area.
- Offers such notable tenants as Pavilions, Chase Bank, Blaze Pizza, Starbucks, Baskin-Robbins, Wendy's, WingStop, Waba Grill, Verizon Wireless and Fantastic Sams.
- Close proximity to high income areas of Bradbury, Monrovia, Foothills, and Sierra Madre
- Convenient access via multiple ingress/egress points on Foothill Boulevard, Myrtle Avenue and Primrose Avenue.
- Approximately 38,000 customer trips per week

TRAFFIC COUNTS

- 25,400 Average Daily Traffic on Foothill Boulevard
- 11,200 Average Daily Traffic on Myrtle Avenue

2016 DEMOGRAPHICS (ESRI)

	Estimated Population	Average H.H. Income	Employee Population
1 MILE	24,092	\$92,935	9,152
3 MILE	101,989	\$103,281	47,710
5 MILE	264,100	\$97,200	99,351



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SITE PLAN

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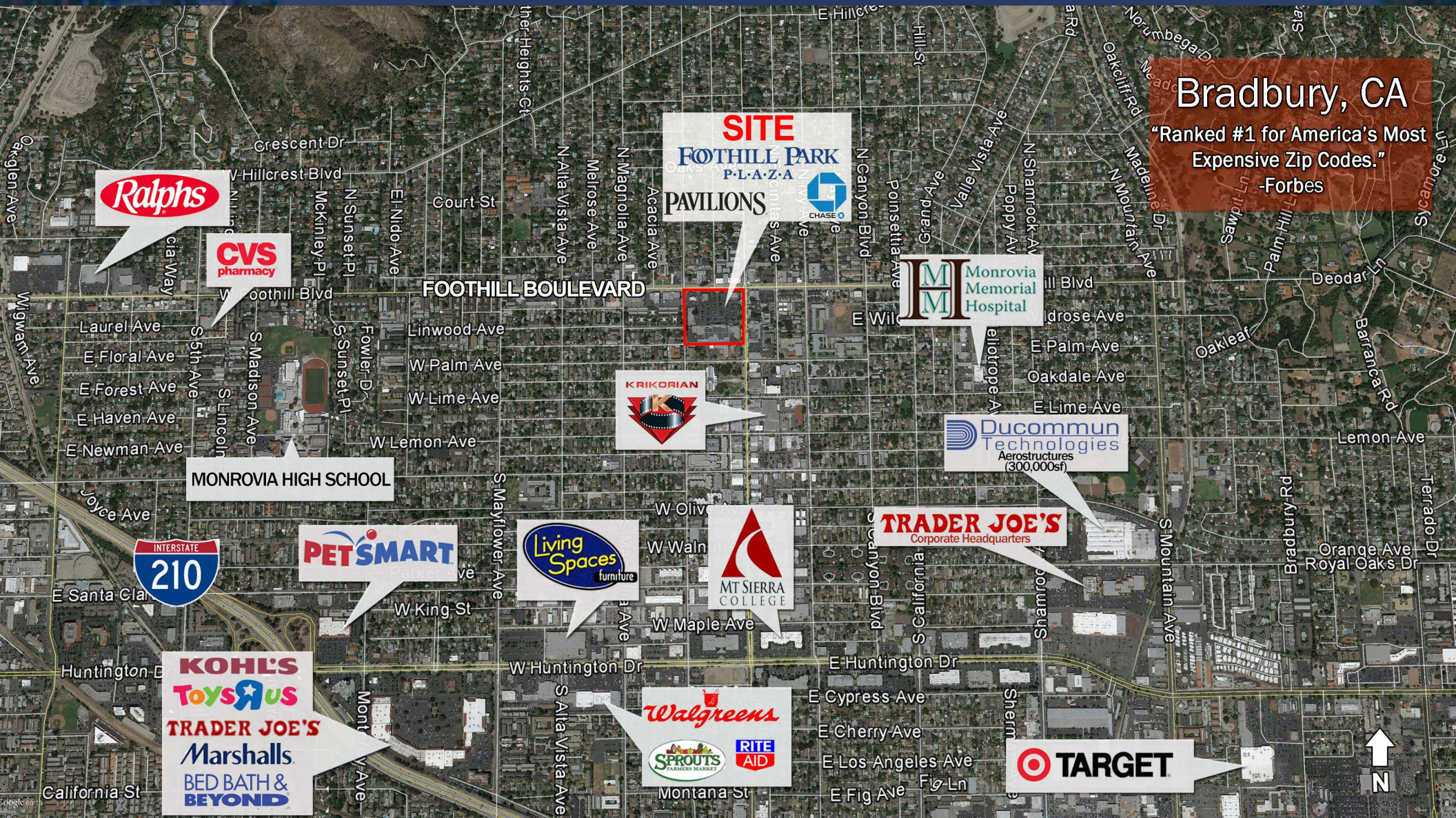
Unit	Tenant	Sq. Ft
BLDG B	Pavilions	49,860sf
PAD A	Chase Bank	5,544sf
PAD C	Wendy's	3,000sf
A-1	Lindora Clinic	1,450sf
A-2	N2 Lab Boba Tea	1,227sf
A-3	Aurora Core CryoSpa	1,086sf
A-4	Baskin Robbins Ice Cream	1,210sf
A-5-6	Blaze Pizza	2,660sf
A-7	MOOYAH Burgers, Fries, Shakes	1,777sf
A-8	Starlight Express Chinese Food	1,750sf
C-1-2	The Dog Zone	5,527sf
C-2A	West Coast Dental	2,500sf
C-3	ABC Hawaiian Bbq	1,083sf
C-4	Art Time	1,040sf
C-5	Available	1,170sf
D-1	All My Laundry	2,355sf
D-2	World's Best Taekwondo	1,457sf
D-3	Euphoria Nail Salon	1,170sf
D-4	Oke Poke	1,170sf
D-5	5 Star Foot & Body Massage	1,327sf
D-6	Fantastic Sams	1,040sf
D-7	Snip-its	1,040sf
D-8	Wingstop	1,197sf
D-9	Waba Grill	1,250sf
E-1	Verizon Wireless	1,155sf
E-2	Hon Sushi	1,159sf
E-3	Starbucks	1,186sf

Figures are based on approximate square footages. Actual square footages may change in the final development. All buildings and improvements and the uses thereof shown on this plan, are subject to modification at any time at the owner's discretion without notice.

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MONROVIA TRADE AREA



Bradbury, CA
"Ranked #1 for America's Most Expensive Zip Codes."
-Forbes

SITE
FOOTHILL PARK
P·L·A·Z·A
PAVILIONS

Monrovia Memorial Hospital

Ducommun Technologies
Aerostructures (300,000sf)

TRADER JOE'S
Corporate Headquarters

TARGET



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