

# FOOTHILL PARK PLAZA

102 West Foothill Boulevard | Monrovia



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## HIGHLIGHTS

- + A 96,390 square foot grocery anchored shopping center located in the heart of the Monrovia trade area
- + 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
- + Excellent and diverse mix of national and regional tenants

*Join these major tenants at Foothill Park Plaza*



## TRAFFIC COUNTS (PLACER.AI)

- + ± 45,000 average cars per day at the intersection of Foothill Boulevard and Myrtle Avenue
- + ± 42,000 customer visits per week

## 2023 DEMOGRAPHICS (COSTAR)

	1 Mile	3 Mile	5 Mile
Population:	24,743	98,712	254,226
Average Household Income:	\$118,259	\$119,976	\$114,328
Employee Population:	11,429	51,950	108,907



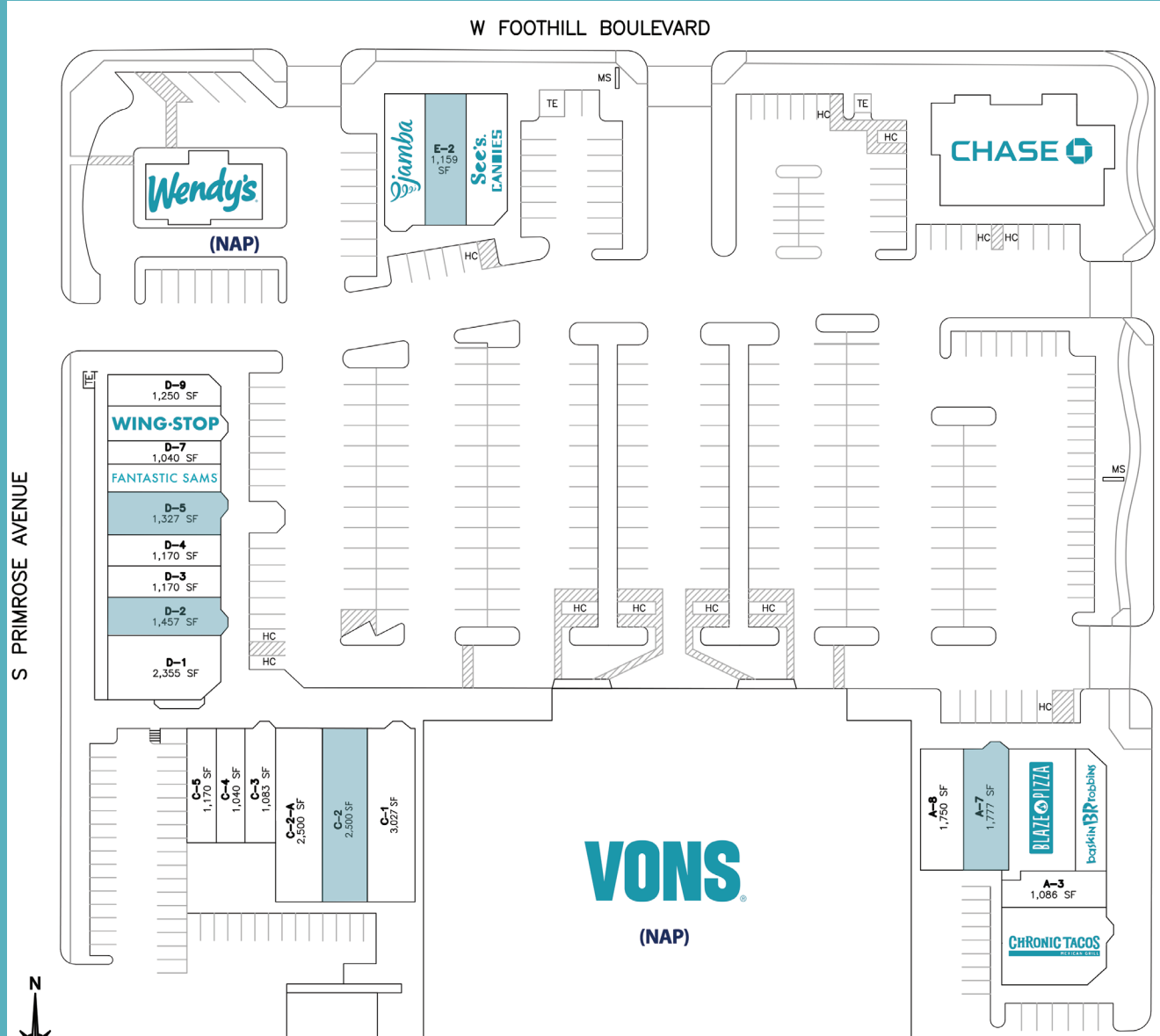
WELCOME TO MONROVIA



102 West Foothill Boulevard | Monrovia | 91016

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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.



UNIT	TENANT	SQ. FT.
BLDG-B	Vons (NAP)	49,860sf
PAD-A	Chase Bank	5,544sf
PAD-C	Wendy's (NAP)	3,000sf
A-1,2	Chronic Tacos	2,677sf
A-3	Aurora Cryo Spa	1,086sf
A-4	Baskin Robbins Ice Cream	1,210sf
A-5,6	Blaze Pizza	2,660sf
<b>A-7</b>	<b>AVAILABLE</b>	<b>1,777sf</b>
A-8	Noodle St.	1,750sf
C-1	The Dog Zone	3,027sf
<b>C-2</b>	<b>AVAILABLE</b>	<b>2,500sf</b>
C-2A	West Coast Dental	2,500sf
C-3	TK Cafe & Dim Sum	1,083sf
C-4	Art Time	1,040sf
C-5	Sanrio Surprises	1,170sf
D-1	Blake Swim School	2,355sf
<b>D-2</b>	<b>AVAILABLE</b>	<b>1,457sf</b>
D-3	Euphoria Nails & Spa	1,170sf
D-4	Grindz Aloha Infused Poke	1,170sf
<b>D-5</b>	<b>AVAILABLE</b>	<b>1,327sf</b>
D-6	Fantastic Sams	1,040sf
D-7	Hydration Room	1,040sf
D-8	Wingstop	1,197sf
D-9	Waba Grill	1,250sf
E-1	Jamba Juice	1,155sf
<b>E-2</b>	<b>AVAILABLE</b>	<b>1,159sf</b>
E-3	See's Candies	1,186sf



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