

FOOTHILL PARK PLAZA

102 West Foothill Boulevard | Monrovia



FOR LEASING, PLEASE CONTACT:
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FOOTHILL PARK PLAZA

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 |



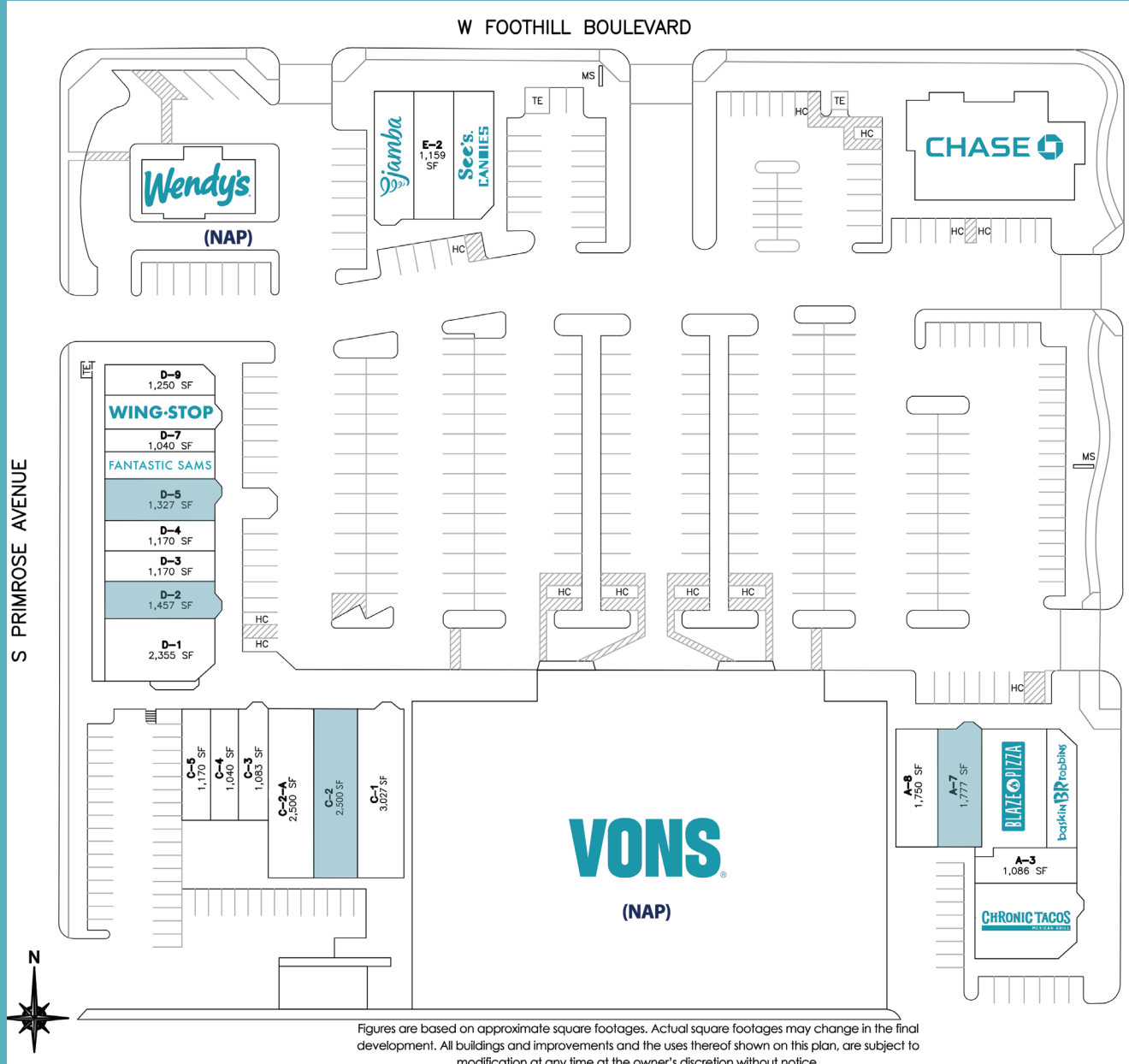
WELCOME TO MONROVIA



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 |
| A-7 | AVAILABLE | 1,777sf |
| A-8 | Noodle St. | 1,750sf |
| C-1 | The Dog Zone | 3,027sf |
| C-2 | AVAILABLE | 2,500sf |
| 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 |
| D-2 | AVAILABLE | 1,457sf |
| D-3 | Euphoria Nails & Spa | 1,170sf |
| D-4 | Grindz Aloha Infused Poke | 1,170sf |
| D-5 | AVAILABLE | 1,327sf |
| 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 |
| E-2 | Sourdough & Co, | 1,159sf |
| E-3 | See's Candies | 1,186sf |



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