

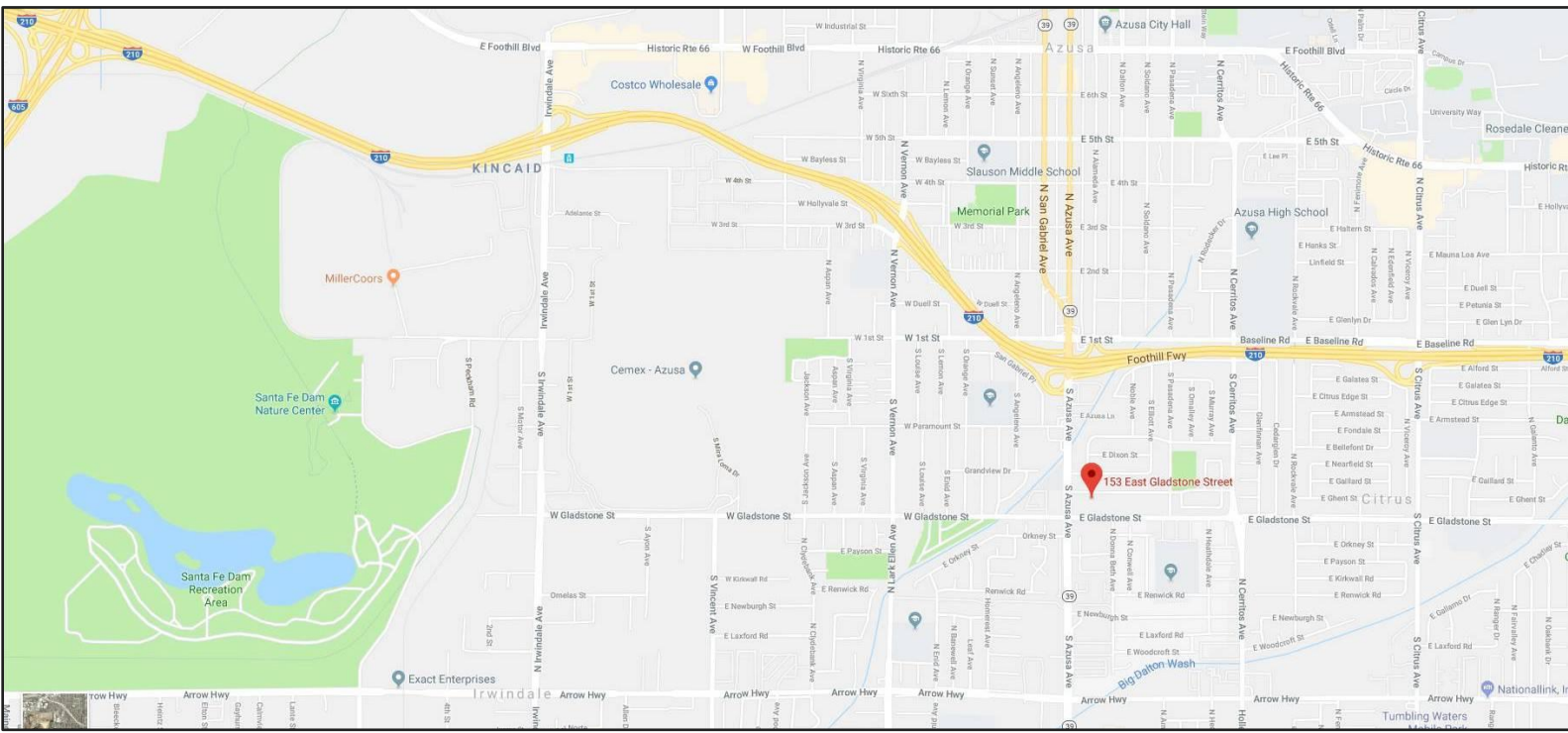


5,650 SF Retail Space in Large Shopping Center

153 E Gladstone Ave Unit 241 Azusa, CA 91702

For Lease: \$1.14 PSF NNN

- 5,650 SF retail space with close freeway access to the 210 at Azusa Ave.
- Large monument signage to Azusa Ave and Gladstone.
- Open retail space currently configured for a martial arts studio.
- Ample parking in the center with a good tenant mix. Other tenants include Rite Aid, Family Dollar, Skechers, Metro PCS, and many more!
- Large window display with excellent signage available on building façade.
- Newly renovated center with updated façade, fresh paint and repaved parking lot.
- Perfect for children's play center, gym, physical therapy, etc. Verify use with City of Azusa.



Population Estimates			
	1 Mile	3 Miles	5 Miles
Population (2017)	35,201	177,803	378,260
Median HH Income	\$59,107	\$64,336	\$68,909

All information deemed reliable but not guaranteed. Tenant to verify square footage, use and other information.



Top Commercial Realty

Linda Vidov-Elkaim, CA Broker Lic#1715788
 100 W Lemon Ave Suite 101 • Monrovia, CA 91016
 o: 626.358.8287/c: 626.399.3715 • Linda@TopComRealty.com • www.TopComRealty.com