

355 North Citrus Ave



FORMER GROCERY OUTLET BUILDING FOR LEASE
SWC CORNER OF CITRUS AVE & E ALOSTA AVE, AZUSA, CA

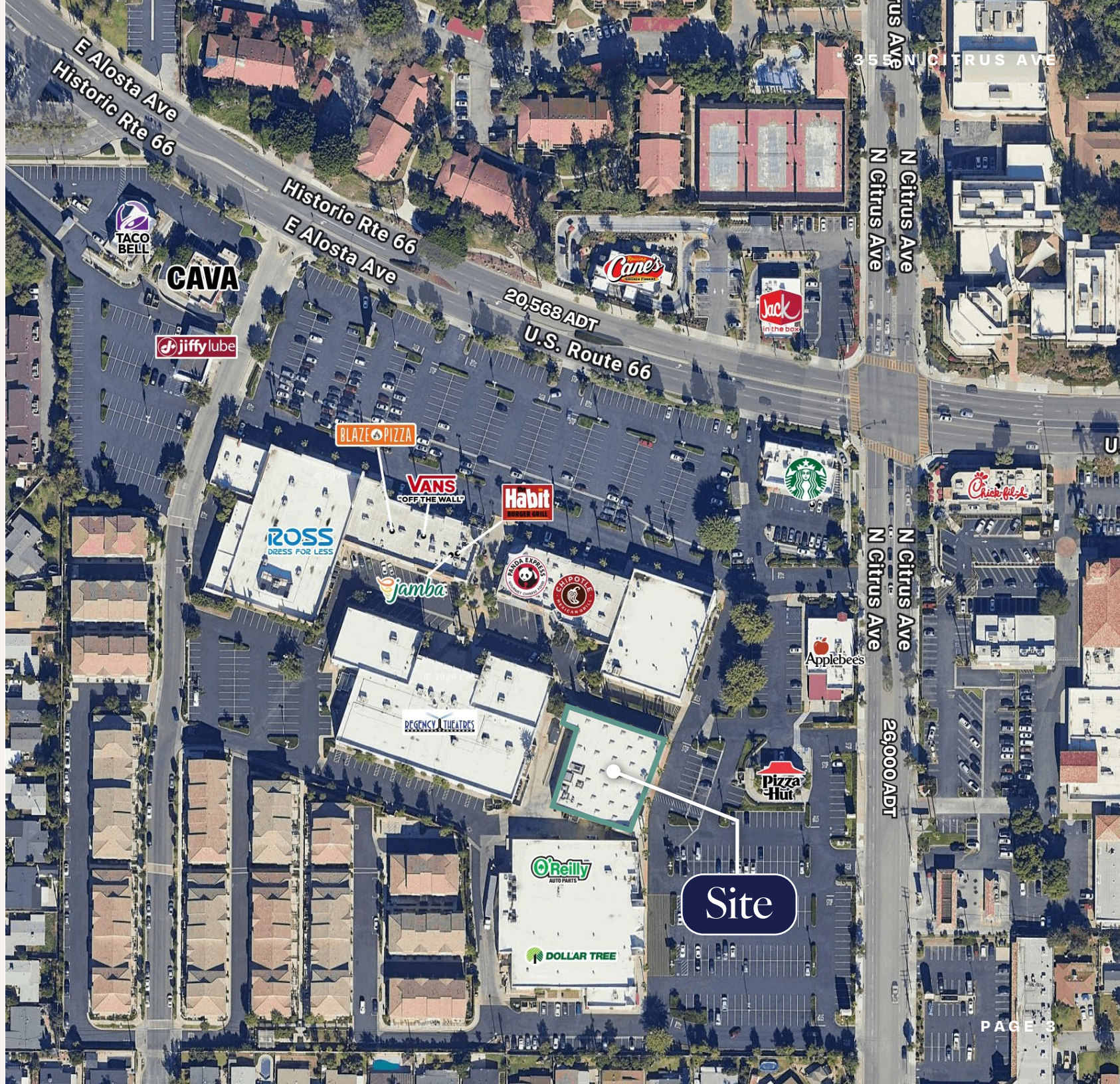


Property Highlights

- Grocery Outlet building
- Located in the heart of Azusa
- High visibility and frontage with strong street presence
- Directly adjacent to Azusa Pacific University, Citrus College and Azusa High School
- Dense residential neighborhoods and growing multifamily base



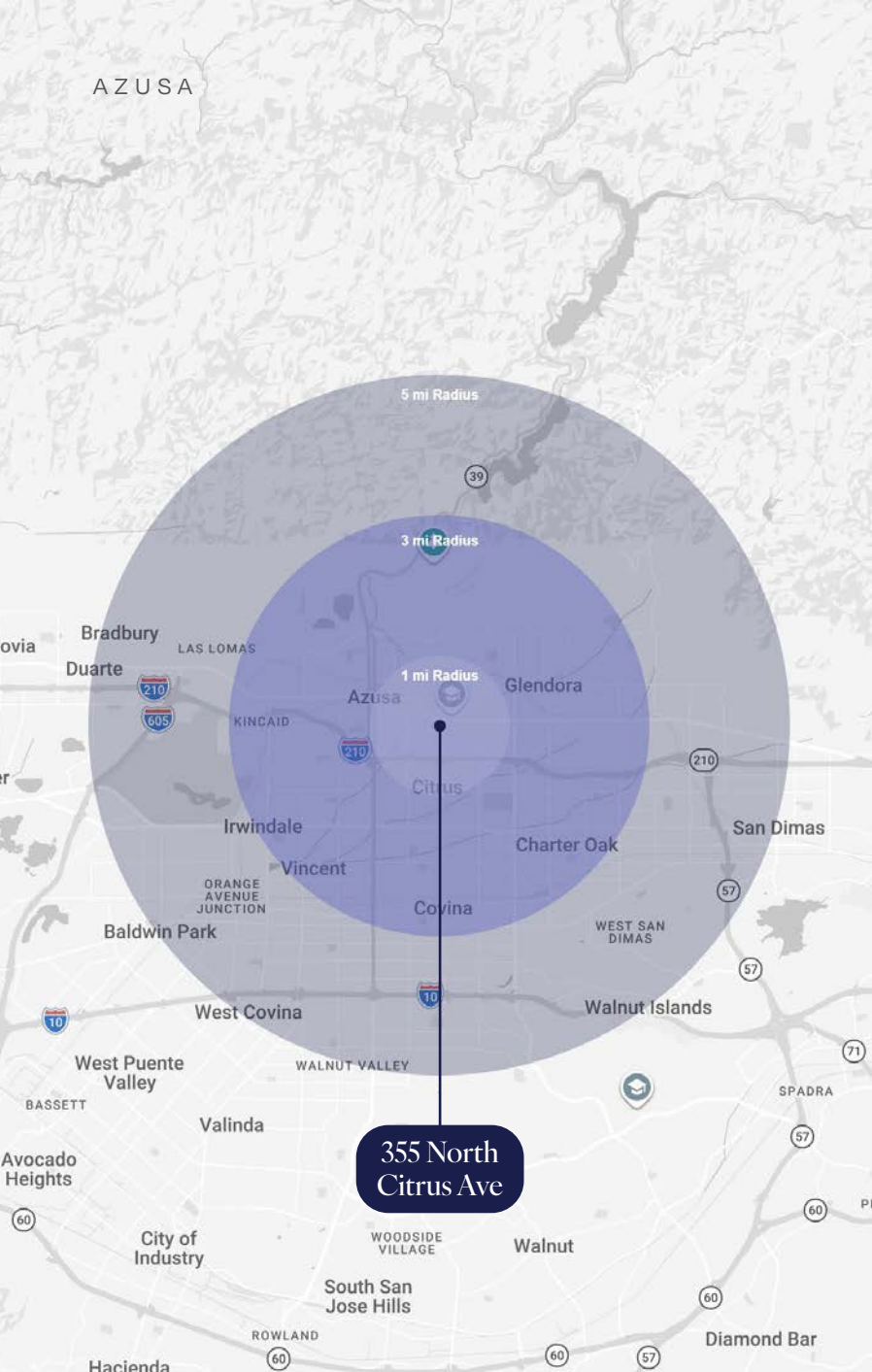
Site Aerial





Demographics

AZUSA, CA



	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	29,432	150,756	298,271
EMPLOYEE POPULATION	6,932	51,550	116,617
AVG HOUSEHOLD INCOME	\$122,212	\$127,671	\$132,778
MED HOUSEHOLD INCOME	\$98,692	\$101,560	\$103,150
MEDIAN AGE	34.0	37.8	39.4

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