

FOR LEASE

COSTCO ADJACENT DEVELOPMENT

SEEKING DRIVE-THRU, RETAIL & MEDICAL TENANTS



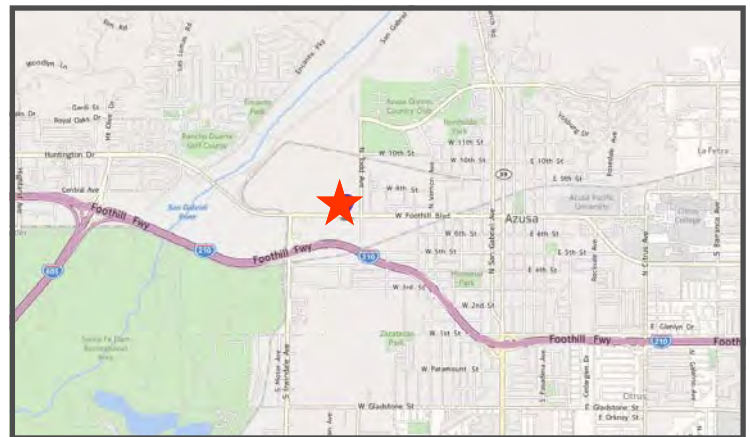
**NEIGHBORING
RETAILERS**



975 W. FOOTHILL BLVD | AZUSA, CA 91702
NEC FOOTHILL + MILLER

FEATURES + AMENITIES

- 2 DRIVE THRU PADS AVAILABLE
- 10K SF RESTAURANT/RETAIL/MEDICAL AVAILABLE (DIVISIBLE)
- 3 POINTS OF ACCESS
- AMPLE PARKING
- EXPERIENCED DEVELOPER COMPLETED RECENT PROJECT IN FRONT OF COSTCO
- PRIME AZUSA LOCATION
- LOCATED RIGHT OFF 210 FWY ALONG MAJOR EAST/WEST THROUGHFARE
- ADJACENT TO HIGH VOLUME COSTCO
- STRONG TRAFFIC COUNTS
- DENSELY POPULATED LOCATION
- COUNTLESS NATIONAL RETAILERS IN IMMEDIATE VICINITY



EXCLUSIVELY REPRESENTED BY

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L. A. COUNTY FIRE DEPARTMENT NOTES:

- 1 APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. (CFC 505.1)
- 2 THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 2000 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. (CFC 507.3 AND APPENDIX B)
- 3 ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/2", BRONZE OR BRASS, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.
- 4 THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. (CBC 1006.2)
- 5 THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON SITE GENERATOR. (CBC 1006.3)
- 6 PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY CALIFORNIA FIRE CODE 906.
- 7 DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF LEAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. (CFC 304.3.3)

ACCESSIBLE PATH OF TRAVEL NOTES: #

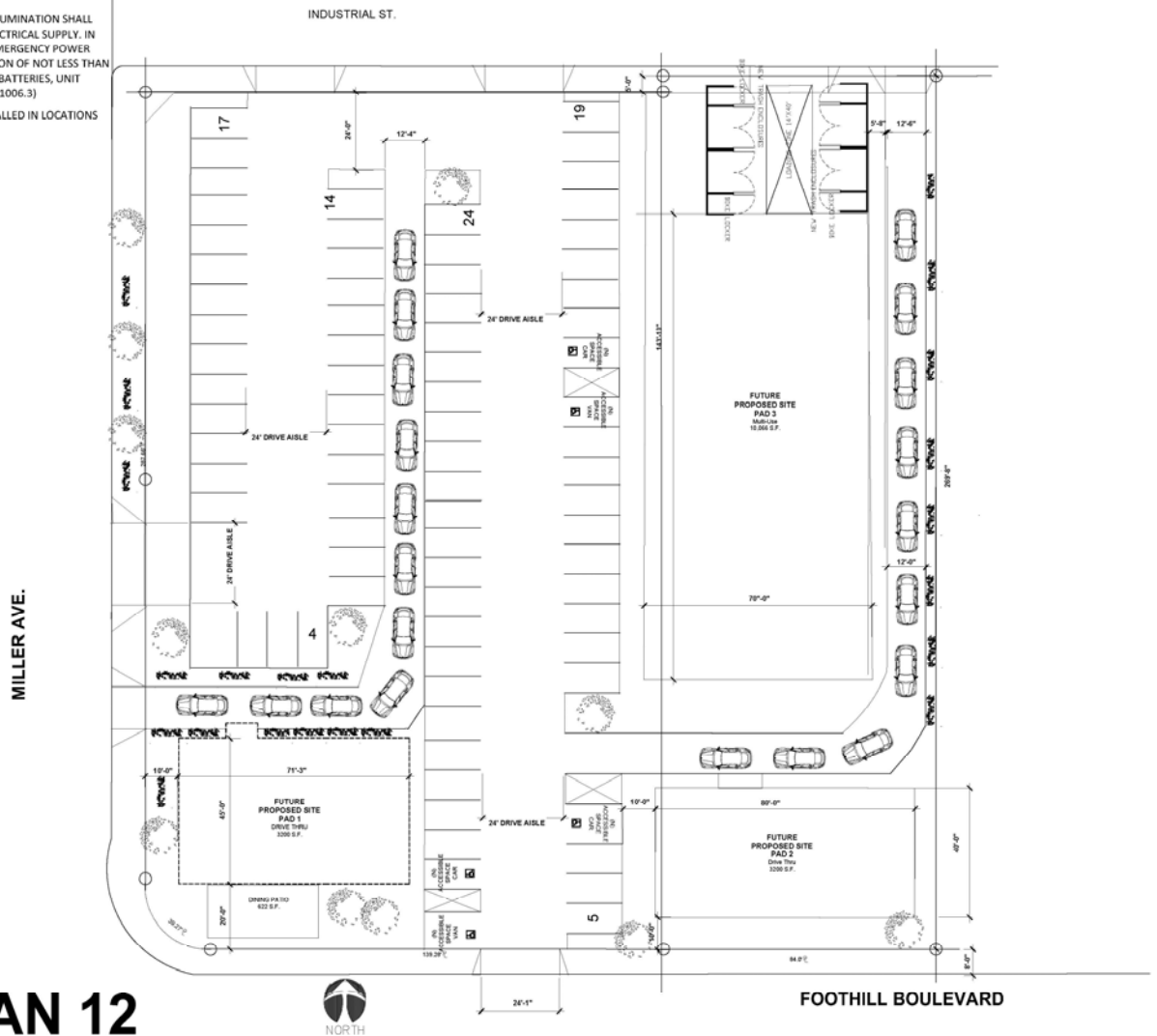
- 1 ACCESSIBLE PATH OF TRAVEL SHALL BE 48" WIDE (MIN. 32" WIDE) WITH FIRM, STABLE, SLIP-RESISTANT SURFACE AND UNOBSTRUCTED.
- 2 PATH SLOPE SHALL NOT BE STEEPER THAN 2 PERCENT (1/4" OF HEIGHT FOR EACH 12" OF DISTANCE).
- 3 MAX. SLOPE OF 5% ALONG PATH OF TRAVEL. CROSS SLOPE FOR PATH OF TRAVEL SHALL NOT BE STEEPER THAN 2 PERCENT.
- 4 PROVIDE LEVEL LANDING AREA AT ENTRANCE AND EGRESS POINTS, WITH MIN. 80" OVERHEAD CLEARANCE. DOOR AT EGRESS POINT MUST ALWAYS BE OPENABLE DURING BUSINESS HOUR OF OPERATION.
- 5 PROVIDE ACCESSIBLE CURB RAMP.
- 6 PATH OF EGRESS TRAVEL ALONG A MEANS OF EGRESS SHALL NOT BE INTERRUPTED BY ANY BUILDING ELEMENT OTHER THAN SPECIFIED IN CBC 1003.6. ILLUMINATION SHALL NOT BE LESS THAN ONE-FOOT CANDLE AT THE WALKING SURFACE.
- 7 PROVIDE TRUNCATED DOMES PER CBC SECTION 11B-247 BETWEEN PEDESTRIAN AND VEHICULAR AREA.

PARKING REQUIREMENTS

USE	PARKING RATIO	REQUIRED PARKING
DRIVE THRU PAD 1	1 SPACE/400 S.F.	3,200/400 = 8
DRIVE THRU PAD 2	1 SPACE/400 S.F.	3,200/400 = 8
LEASE SPACE PAD 3	1 SPACE/250 S.F. + 1/TENANT	10,068/250 = 40 + 43
PATIO'S WITH EXTERIOR DINING	1 SPACE/250 S.F.	622/250 = 2
TOTAL SQUARE FOOTAGE		17,068 S.F.
PARKING REQUIRED		51
PARKING PROVIDED		51

STATISTICS

BUILDINGS	OCCUPANCY	SQ. FT.
DRIVE THRU PAD 1	(A-2)	3,200 S.F.
DRIVE THRU PAD 2	(A-2)	3,200 S.F.
LEASE SPACE PAD 3	(B)	10,068 S.F.
PATIO	(A-2)	622 S.F.
TOTAL BUILDING SQUARE FOOTAGE		17,068 S.F.



SITE PLAN 12



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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2017A			
Total Population	14,170	119,768	335,525
Female Population	50.44%	51.15%	51.44%
Male Population	49.56%	48.85%	48.56%
Population Density	4,510	4,235	4,271
Population Median Age	32.6	33.8	35.8
Employed Civilian Population 16+	6,052	52,331	147,199
% White Collar	48.7%	54.4%	56.9%
% Blue Collar	51.3%	45.6%	43.1%
Total Q2 2017 Employees	8,949	42,824	127,231
Total Q2 2017 Establishments*	586	3,293	11,132
Population Growth 2000-2010	4.72%	4.30%	1.82%
Population Growth 2017A-2022	-1.26%	-0.52%	-0.33%
Income: 2017A			
Average Household Income	\$70,457	\$80,468	\$83,622
Median Household Income	\$59,946	\$63,855	\$64,498
Per Capita Income	\$20,128	\$23,506	\$25,161
Avg Income Growth 2000-2010	41.56%	35.72%	34.00%
Avg Income Growth 2017A-2022	14.13%	13.55%	13.45%
Households: 2017A			
Households	4,046	34,200	99,700
Average Household Size	3.45	3.35	3.27
Hhld Growth 2000-2010	4.34%	3.53%	1.49%
Hhld Growth 2017A-2022	1.85%	1.89%	1.77%
Housing Units: 2017A			
Occupied Units	4,046	34,200	99,700
% Occupied Units	98.46%	98.26%	98.58%
% Vacant Housing Units	1.54%	1.74%	1.42%
Owner Occ Housing Growth 2000-2010	10.98%	3.74%	0.80%
Owner Occ Housing Growth 2000-2022	9.55%	6.26%	3.43%
Owner Occ Housing Growth 2017A-2022	1.41%	1.35%	1.47%
Occ Housing Growth 2000-2010	4.34%	3.53%	1.49%
Occ Housing Growth 2010-2022	6.45%	7.69%	6.57%
Occ Housing Growth 2017A-2022	1.85%	1.89%	1.77%
Race and Ethnicity: 2017A			
% American Indian or Alaska Native Population	1.17%	1.09%	0.99%
% Asian Population	8.05%	10.60%	12.18%
% Black Population	2.33%	3.37%	3.44%
% Hawaiian or Pacific Islander Population	0.18%	0.15%	0.16%
% Multirace Population	4.80%	4.93%	4.77%
% Other Race Population	26.13%	24.25%	23.70%
% White Population	57.35%	55.63%	54.77%
% Hispanic Population	75.68%	63.38%	59.93%
% Non Hispanic Population	24.32%	36.62%	40.07%

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