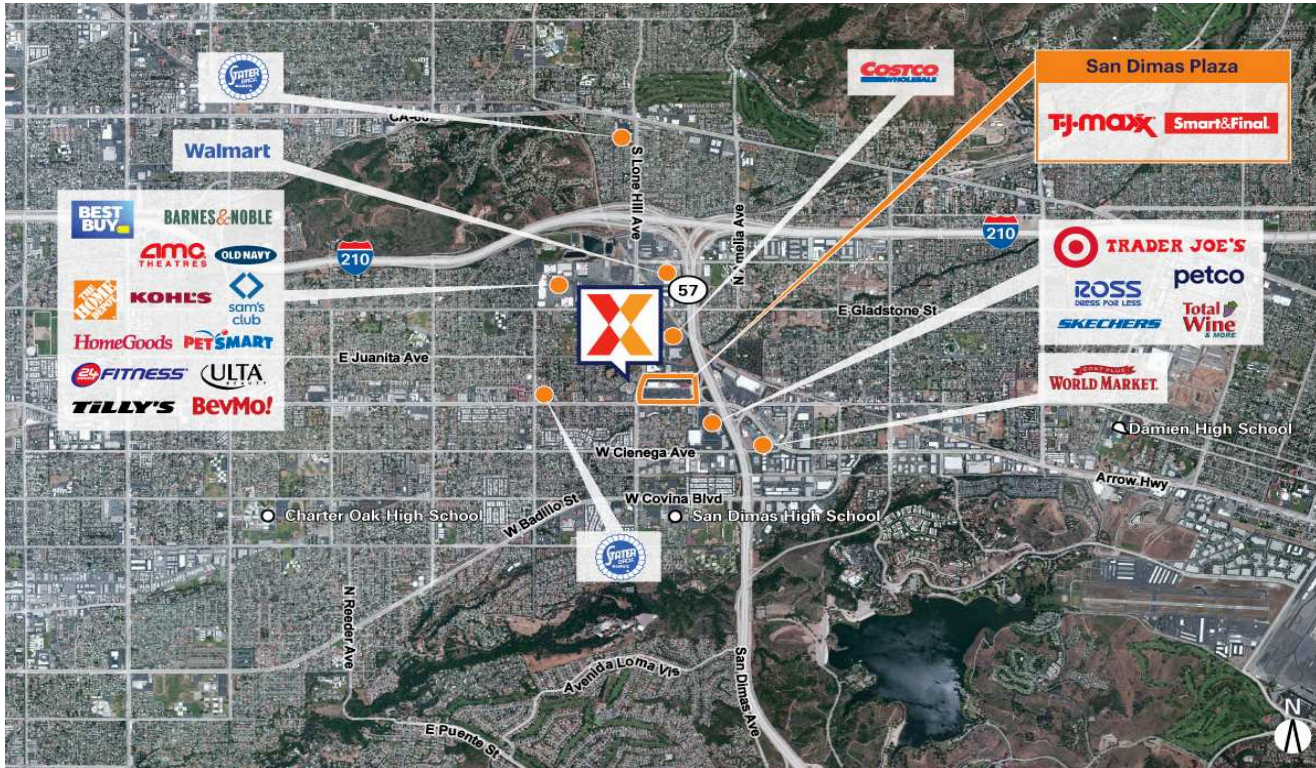


San Dimas Plaza

Los Angeles-Long Beach-Anaheim, CA

34.1078, -117.826

853-1073 West Arrow Hwy | San Dimas, CA 91773



Center Size: 164,757 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|----------|-----------|-----------|
| | 13,892 | 106,547 | 302,814 |
| | 4,902 | 37,162 | 97,098 |
| | \$99,186 | \$115,704 | \$106,181 |

Located in a major retail corridor on Arrow Hwy with 35,000+ VPD

Surrounded by an affluent population of 106,000+ people with an average household income of \$115,000+ within 3 miles

Easy accessibility to I-210 and SR 57

Well-located neighborhood center anchored by Smart & Final and top national retailers including T.J. Maxx, Dollar Tree, and Subway, drawing an estimated 11,300 visits/day and 4.1M visits/year (based on Creditell)

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Available Space

| | |
|----|----------|
| 05 | 1,800 SF |
| 11 | 2,100 SF |
| 24 | 3,000 SF |
| 25 | 2,500 SF |

Current Retailers

| | | | | | |
|---------|----------------------|-----------|----|---------------------------|-----------|
| FS1 | IHOP | 9,000 SF | 19 | Sally Beauty Supply | 1,659 SF |
| FS3 | Chase | 6,175 SF | 20 | Y2K Jewelry | 1,581 SF |
| N.A.P.1 | Big 5 Sporting Goods | 1 SF | 21 | Club Pilates | 1,600 SF |
| N.A.P.2 | Starbucks | 1 SF | 22 | Ajliss Medical Aesthetics | 2,400 SF |
| N.A.P.3 | Burlington | 1 SF | 23 | T.J. Maxx | 25,200 SF |
| 01 | Fantasy | 1,200 SF | 26 | Pho & Grill | 2,500 SF |
| 02 | Subway | 1,509 SF | 27 | Dollar Tree | 8,737 SF |
| 02A | Tailor | 1,091 SF | 28 | Children's Orchard | 1,500 SF |
| 03 | Bellagio Nail & Spa | 900 SF | 29 | StretchLab | 1,000 SF |
| 04 | Luffy's Cleaners | 900 SF | 30 | Koala-T-Water | 750 SF |
| 06 | Cold Stone Creamery | 1,200 SF | 31 | Donut Club | 1,000 SF |
| 07 | Harbor Freight | 14,978 SF | 32 | The Smoke Shop | 1,000 SF |
| 07A | Smart & Final | 30,622 SF | 33 | Royal Panda Express | 1,500 SF |
| 08 | San Dimas Pet Clinic | 2,800 SF | 34 | H&R Block | 1,250 SF |
| 09 | The UPS Store | 1,200 SF | 35 | Wells Fargo | 5,100 SF |
| 10 | San Dimas Pet Clinic | 1,600 SF | 37 | The Flame Broiler | 1,600 SF |
| 12 | It's Boba Time | 1,500 SF | 38 | Taqueria Poncittlan | 1,700 SF |
| 13 & 14 | Sushi Show | 3,400 SF | 39 | Brow Shapes | 735 SF |
| 15 | Visionworks | 3,000 SF | 40 | Threading Salon | |
| 17 | Pacific Dental | 4,000 SF | | Nick The Greek | 1,470 SF |
| 18 | JD Sports | 8,000 SF | | | |



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