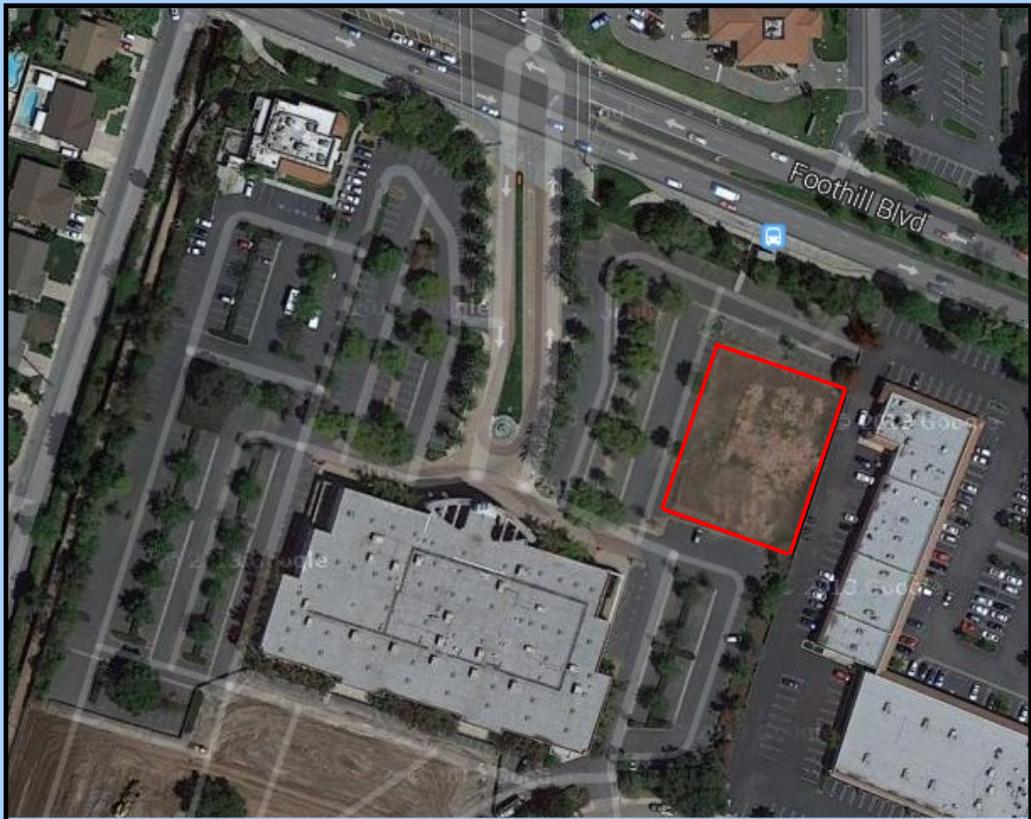




**1950 Foothill Blvd
LA VERNE, CA 91750**

QUICK FACTS	
LOT SIZE:	PAD: 22,000 S.F. (FLEXIBLE SIZE)
BUILDING SIZE:	CURRENT: 130' x 170' (FLEXIBLE DIMENSIONS)
ZONING:	COMMERCIAL / OFFICE
TRAFFIC COUNTS:	WEEKDAY = 29,300 ADT



Available for commercial development is a vacant pad designed for restaurant use on a site with a 12-screen Edwards (Regal) Cinema on the historic Route 66 in La Verne, California, on the eastern edge of Los Angeles County. The site currently has a Chili's restaurant. The pad is not a separate piece of parcel from the theater. With easy access to the 210, 10, and 57 freeways, La Verne is located halfway between Los Angeles and San Bernardino.

CONTACT INFORMATION
CITY OF LA VERNE HAL G. FREDERICKSEN COMMUNITY DEVELOPMENT DIRECTOR 3660 D STREET, LA VERNE, CA 91750 (909) 596-8706 hal@ci.la-verne.ca.us
CB RICHARD ELLIS RICH RIZIKA (310) 765-2590

LA VERNE BY THE NUMBERS
32,803 TOTAL CITY POPULATION
\$77,853 MEDIAN HOUSEHOLD INCOME
\$598,700 MEDIAN HOUSING VALUE
45.5% POPULATION WITH COLLEGE DEGREE

SOURCE APPLIED SOLUTIONS, 2016

PREFERRED USES
<ul style="list-style-type: none"> SIT-DOWN RESTAURANT A SMALL FOOD-COURT STYLE DEVELOPMENT WITH SEVERAL SMALLER RESTAURANTS