



**2079 BONITA AVENUE
LA VERNE, CA 91750**

QUICK FACTS	
LOT SIZE:	13,939 S.F.
BUILDING SIZE:	6,392 S.F.
ZONING:	OLD TOWN MIXED USE
TRAFFIC COUNTS:	WEEKDAY = 11,500 ADT

Available for lease is a former bookstore and café located at the entrance of historic Old Town La Verne. The building has dedicated parking and is in walking distance of the University of La Verne and the future Gold Line station. This building serves as the anchor to Old Town La Verne including its many restaurants and retail businesses. It includes a covered patio for a potential restaurant use. 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
SCOTLAND INVESTMENT COMPANY JEFF RUPP (626) 824-5859

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
• NATIONAL SIT-DOWN RESTAURANT
• REGIONAL SIT-DOWN RESTAURANT
• RETAIL