



**SIZE**

43,618 square feet

**DEMOGRAPHICS**

1 mile	3 mile	5 mile
<b>Population</b>		
23,889	98,822	257,995
<b>Households</b>		
9,206	34,926	85,457
<b>Median HH Income (\$)</b>		
102,145	103,817	97,944

**MAJOR TENANT(S)**

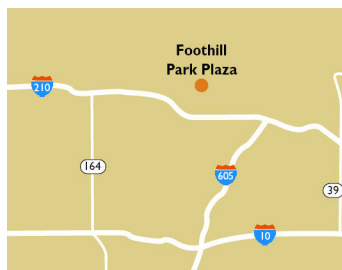
Blaze Pizza  
West Coast Dental  
Wingstop  
Vons

**LEASING CONTACT**

Marissa Visconi  
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mvisconi@phillipsedison.com

**MORE INFO**

www.phillipsedison.com



**LOCATION**

102 West Foothill Boulevard | Monrovia, CA 91016

**PROPERTY HIGHLIGHTS**

- 43,618-square-foot shopping center anchored by Vons
- National and Regional tenants include Blaze Pizza, Wendy's, Chase, Wingstop, Waba Grill, Sourdough & Co. and Jamba Juice
- Located on the corner of Foothill Boulevard and Myrtle Avenue with over 45,000 VPD



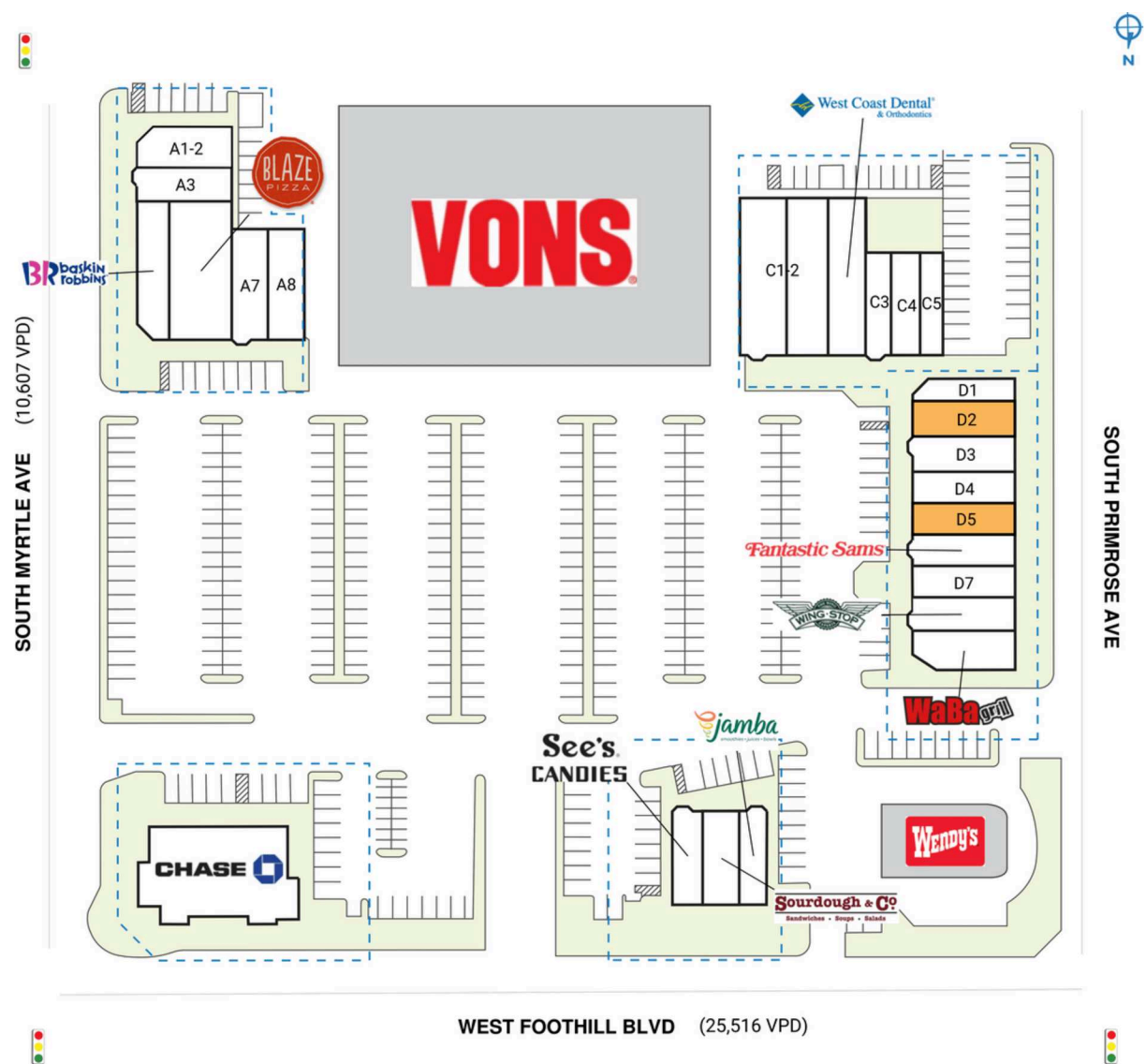
# FOOTHILL PARK PLAZA

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SPACE	TENANT	SQ. FT.		TENANT	SQ. FT.
A1-2	Sushi Kyo	2,671 SF	D3	Euphoria Nail Salon	1,170 SF
A3	Aurora Core Cryo Spa	1,086 SF	D4	GRINDZ	1,170 SF
A4	Baskin Robbins	1,210 SF	D5	<b>AVAILABLE</b>	<b>1,351 SF</b>
A5-6	Blaze Pizza	2,660 SF	D6	Fantastic Sams	1,040 SF
A7	San Fernando Coffee Company	1,777 SF	D7	Hydration Room	1,040 SF
A8	Noodle Street	1,750 SF	D8	Wingstop	1,197 SF
C1-2	The Dog Zone	5,527 SF	D9	Waba Grill Teriyaki House	1,250 SF
C2A	West Coast Dental	2,500 SF	E1	Jamba Juice	1,155 SF
C3	TK Cafe	1,083 SF	E2	Sourdough & Company	1,159 SF
C4	Art Time	1,040 SF	E3	See's Candies	1,246 SF
C5	Sanrio Surprises	1,170 SF	OUT	Chase	5,544 SF
D1	Blake Swim School	2,355 SF	SHAD1	Vons	
D2	<b>AVAILABLE</b>	<b>1,467 SF</b>	SHAD2	Wendy's	
				<b>TOTAL SQ. FT.</b>	<b>43,618</b>

SITE LEGEND	
<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: #A9A9A9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

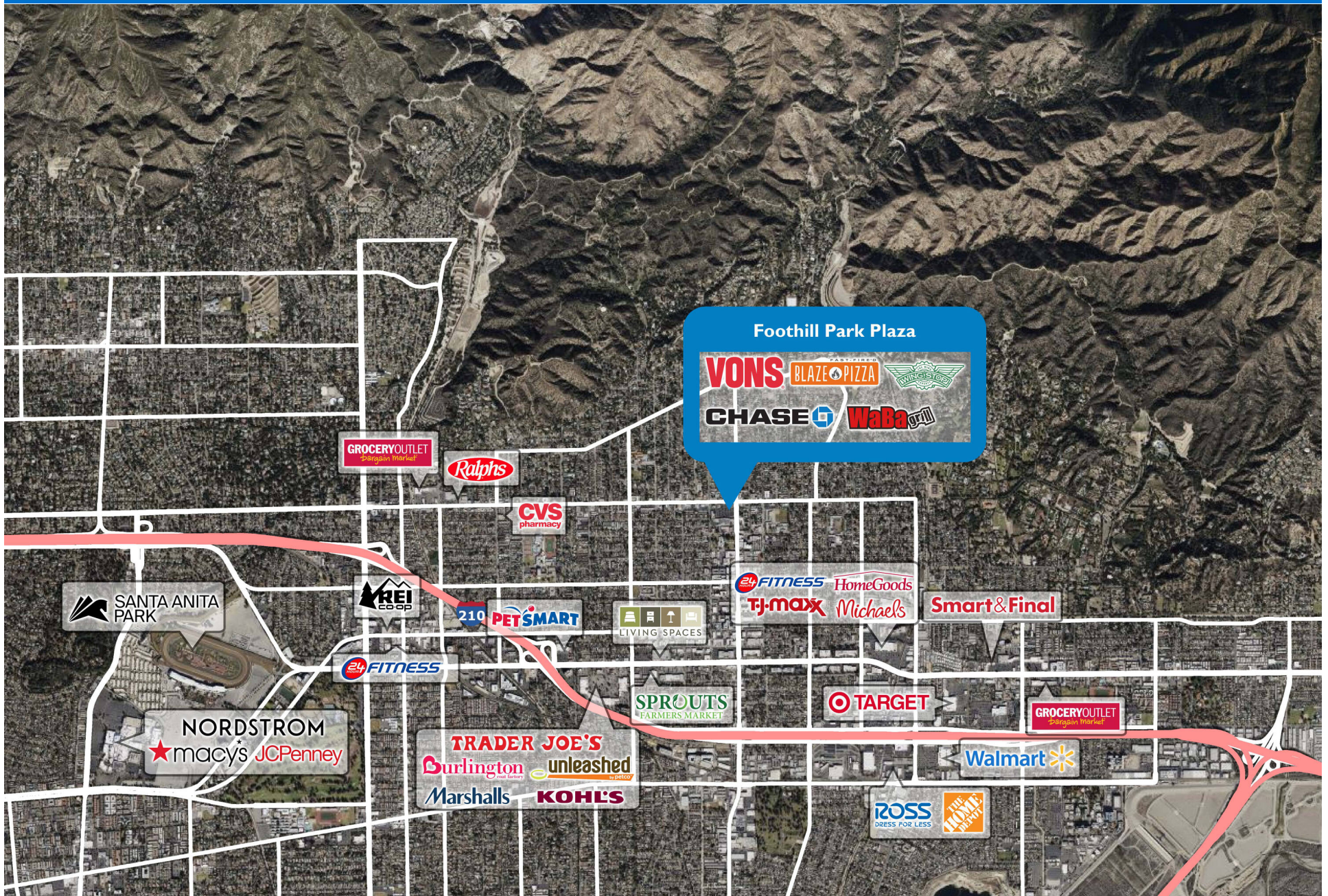
# FOOTHILL PARK PLAZA

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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Feb 5, 2025



Latitude: 34.151097

Longitude: -118.00145

Foothill Park Plaza Monrovia, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	23,889	98,822	257,995
	2028 Projected Population	23,915	100,217	261,787
	2010 Census Population	23,384	97,259	258,286
	2000 Census Population	23,786	95,443	250,523
	1990 Census Population	22,334	89,714	233,507
	Historical Annual Growth 1990 to 2000	0.63%	0.62%	0.71%
	Historical Annual Growth 2000 to 2010	-0.17%	0.19%	0.31%
	Estimated Annual Growth 2010 to 2023	0.16%	0.12%	-0.01%
	Projected Annual Growth 2023 to 2028	0.02%	0.28%	0.29%
	Median Age	42.3	43.9	43.4
Households	Q4 2023 Estimated Households	9,206	34,926	85,457
	2028 Projected Households	9,219	35,393	86,710
	2010 Census Households	8,846	33,811	84,129
	2000 Census Households	8,714	32,927	81,634
	1990 Census Households	8,263	31,758	79,362
	Historical Annual Growth 1990 to 2000	0.53%	0.36%	0.28%
	Historical Annual Growth 2000 to 2010	0.15%	0.27%	0.30%
	Estimated Annual Growth 2010 to 2023	0.29%	0.24%	0.11%
	Projected Annual Growth 2023 to 2028	0.03%	0.27%	0.29%
	Population per Household	2.59	2.80	2.98
Population by Race	White	35.3%	26.2%	20.4%
	Black or African American	4.6%	3.7%	2.4%
	Asian & Pacific Islander	13.0%	29.9%	36.3%
	Other Races	6.2%	4.4%	3.5%
	Hispanic Population	40.9%	35.7%	37.4%
Income	Average Household Income	\$131,680	\$137,523	\$130,027
	Median Household Income	\$102,145	\$103,817	\$97,944
	Per Capita Income	\$50,918	\$49,161	\$43,524
Education (Age 25+)	Elementary	5.4%	6.3%	9.1%
	Some High School	4.8%	5.0%	5.7%
	High School Graduate	18.1%	19.4%	21.1%
	Some College	18.8%	16.9%	16.5%
	Associates Degree Only	6.7%	7.6%	7.6%
	Bachelors Degree Only	27.6%	27.4%	24.9%
	Graduate Degree	18.6%	17.4%	15.1%
Business	Number of Businesses	1,632	6,262	13,513
	Total Number of Employees	12,701	46,858	94,695
	Employees per Business	7.78	7.48	7.01
	Residential Population per Business	14.64	15.78	19.09

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.