



**6,100 SF FREESTANDING FREEWAY VISIBLE RESTAURANT ON 1.05 ACRES  
ADJACENT TO THE 57 FREEWAY IN SAN DIMAS**

**FOR  
SALE** | **125 VILLAGE CT.**  
**SAN DIMAS | CALIFORNIA**

For More Information, Contact:

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY DETAILS

The subject site is located in a Lowes-anchored center on the Northeast Quadrant of the 57 Freeway and San Dimas Ave [ +33,000 CPD] a main freeway exit. It's location boasts a synergistic mix of tenants including: McDonalds, Taco Bell, Crunch Fitness, UFC, Vista Paint, Lowes, Sizzler, Pizza Hut, Red Roof Inn, Kentucky Fried Chicken and more!

Demographics within a 3 mile radius include a population of over 105,039 people with household incomes averaging \$104,646.



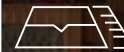
### ADDRESS

125 VILLAGE CT  
SAN DIMAS, CA



### OFFERING PRICE

\$1,800,000



### TOTAL GLA

6,100 SF



### TOTAL LOT SIZE

1.05 AC



### OWNERSHIP

FEE SIMPLE



### STORIES

1



### PARKING

76 SPACES



### APN

8356-008-020  
AND 021



# 125 VILLAGE COURT

SAN DIMAS | CALIFORNIA

**POPULATION:  
2018-2023**

**POP. GROWTH:  
2018-2023**



**1 MILE RADIUS**  
11,889



**1 MILE RADIUS**  
1.17%

**3 MILE RADIUS**  
105,070



**3 MILE RADIUS**  
1.65%

Ontario International Airport  
13 min 20.4 mi

John Wayne Airport  
34 min 34.4 mi

Long Beach-Daugherty Field Airport  
42 min 42.4 mi

## MARKET CONDITIONS

Population	1 Mile	3 Miles	5 Miles
2010 Census	11,719	100,409	292,942
2018 Estimate	11,752	103,363	303,919
2023 Projection	11,889	105,070	309,333
Growth 2010-2018	0.28%	2.94%	3.75%
<b>Growth 2018-2023</b>	1.17%	1.65%	1.78%

Households	1 Mile	3 Miles	5 Miles
2010 Census	4,193	34,825	91,619
2018 Estimate	4,186	35,769	95,273
2023 Projection	4,232	36,348	97,028
Growth 2010 - 2018	-0.17%	2.71%	3.99%
Growth 2018 - 2023	1.10%	1.62%	1.84%

Owner Occupied Percentage	68%	72%	66%
2018 Avg Household Income	\$93,499	\$102,601	\$92,164
2018 Med Household Income	\$78,232	\$84,538	\$72,786

Annual Consumer Spending 2018	1 Mile	3 Miles	5 Miles
Total Specified Consumer Spending (\$)	127,472	1,172,971	2,962,005
Total Apparel	7,222	64,896	173,065
Total Entertainment, Hobbies & Pets	10,155	91,413	227,170
Total Food & Alcohol	33,919	302,709	788,599
Total Household	19,622	185,180	444,941
Total Transportation and Maintenance	32,086	300,790	775,298
Total Health Care	6,671	60,353	148,099
Total Education & Day Care	9,060	87,461	211,631

Traffic Count				
Collection St.	Cross Street	Traffic Vol.	Year	Distance
W Arrow Hwy	S Maimone Ave	36,036	2016	0.09 miles
W Arrow Hwy	S Maimone Ave	36,036	2017	0.09 miles
W Arrow Hwy	Village Ct	16,530	2017	0.15 miles
W Bonita Ave	S Eucia Ave	15,468	2017	0.09 miles
S Eucla Ave	W Bonita Ave	2,132	2017	0.10 miles



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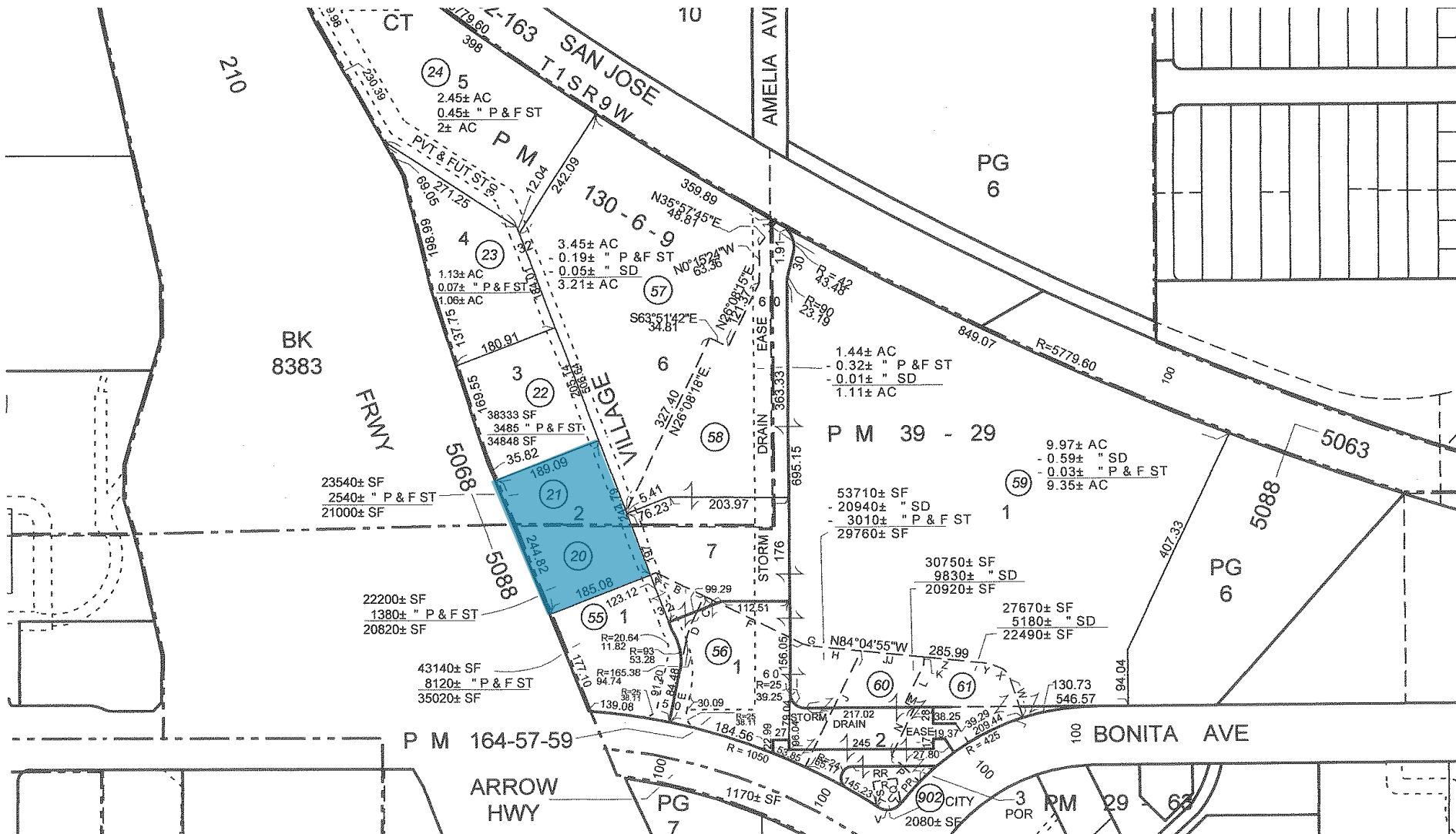
**SAN DIMAS | CALIFORNIA**

## AREA OVERVIEW

San Dimas is a city in the San Gabriel Valley of Los Angeles County, California, United States. As of the 2010 census, the city had a total population of 33,371. The city historically took its name from San Dismas Canyon in the San Gabriel Mountains above the northern section of present-day San Dimas. San Dimas is named in Spanish after Saint Dismas.

## ARTS AND CULTURE

- San Dimas is home to Raging Waters theme park, one of the largest water parks in California.
- Pacific Railroad Museum – museum/ library located in the former ATSF San Dimas Depot on Bonita Ave.
- Pacific Railroad Society
- Frank G. Bonelli Regional Park
- Headquarters of Magellan Navigation, a pioneer in the Global Positioning System industry



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# 125 VILLAGE COURT

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1.05 ACRE PARCEL ADJACENT TO THE 57 FREEWAY IN SAN DIMAS

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