

# Azusa Commons

## Join The Renaissance in Progress

At the Most Prominent Intersection in the Foothills

### Now Leasing



**LOCATION:** SWC of Alost Ave. and Citrus Ave.  
Azusa, CA

**LAND AREA:** 18 Acres

**GLA:** 175,000 SF

**PARKING RATIO:** 5.1/1,000

**PROJECTED OPENING:** Fall 2006

**TRAFFIC COUNTS** Cars Per Day

Alost-East/West: 21,182

Citrus-North/South: 16,824

**Azusa Commons** is conceived as a suburban mixed-use project offering a seamless experience in shopping, dining, entertainment and on-site living. The project is a creative renaissance of an existing shopping center being reconstructed as "The Hub" of activity on the Foothill Corridor.

**Azusa Commons** is prominently located at the intersection of Citrus Avenue and Alost Avenue, surrounded by a medley of established neighborhoods, the recently approved 1,250 home Monrovia Nursery Project and directly across from Azusa Pacific University and Citrus College.



Demographics	Radius 1.0	Radius 3.0	Radius 5.0
<b>Population</b>			
2010 Projected:	31,894	161,274	316,908
2005 Estimated:	29,656	151,740	300,361
<b>Average Household Income</b>			
2005 Estimated:	\$62,049	\$68,011	\$71,826
<b>Student Enrollment</b>			
Azusa Pacific University:	8,700		
Citrus College:	12,000		

Trachman  
Indevco

www.TrachmanIndevco.com

**CBRE**  
CB RICHARD ELLIS

**Hamo Rostamian**

505 North Brand Boulevard, Suite 100  
Glendale, California 91203  
T (818) 502-6706  
F (818) 243-6069

hamo.rostamian@cbre.com

**Peter Moersch**

2125 E. Katella Avenue, Suite 100  
Anaheim, California 92806  
T (714) 939-2201  
F (714) 939-2270

peter.moersch@cbre.com

**Ielen Sarkisian**

505 North Brand Boulevard, Suite 100  
Glendale, California 91203  
T (818) 502-6749  
F (818) 243-6069

ielen.sarkisian@cbre.com

© 2005 CB Richard Ellis, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

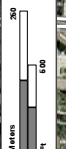
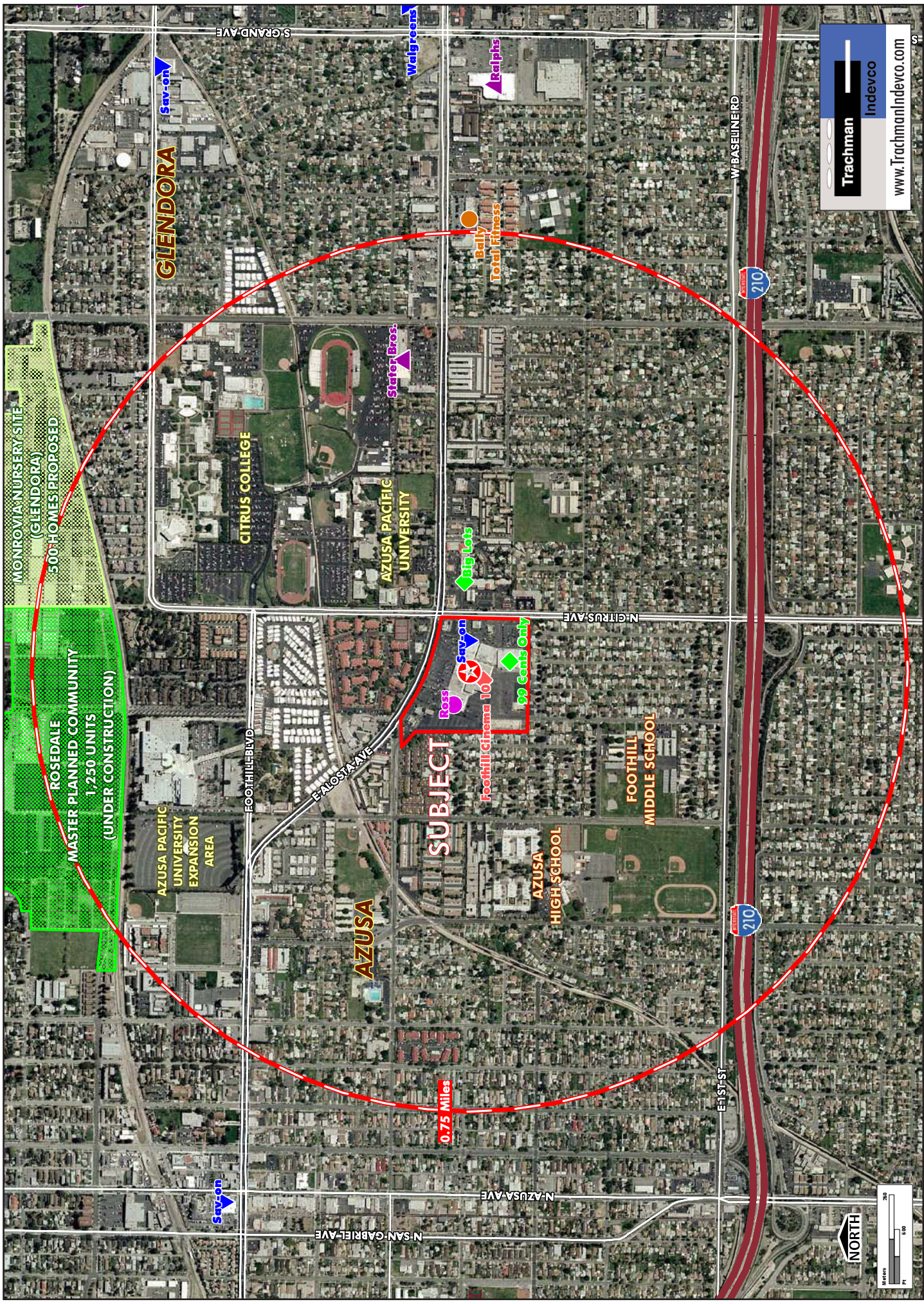


© 2005 CB Richard Ellis, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# Azusa Commons

# Azusa, California



Trachman
   
 Indevco
   
 www.TrachmanIndevco.com

© 2005 CB Richard Ellis, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.