



307 N. Citrus, Azusa, CA 91702

Sublease space opportunity

Dollar Tree Store

10483

Size

6,748 s.f.

Frontage

190'

Lease Type

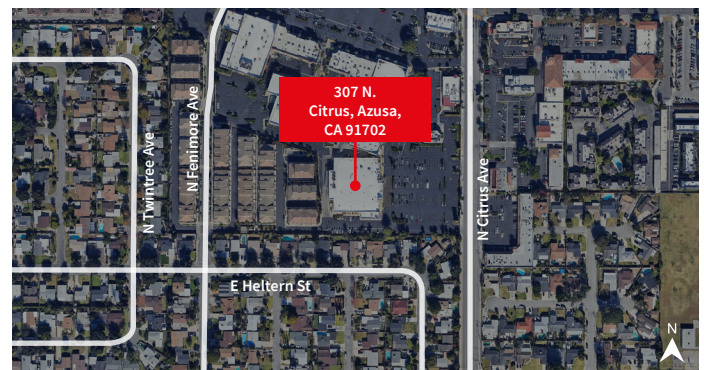
NNN

Demographics

	1 mile	2 miles	3 miles
	28,852	92,526	156,783
	Total population	Total population	Total population
	3.31	3.11	3.05
	Ave. household size	Ave. household size	Ave. household size
	\$112,121	\$115,436	\$120,783
	Ave. HH income	Ave. HH income	Ave. HH income
	\$661,290	\$674,681	\$698,262
	Median home value	Median home value	Median home value

Source: ESRI 2024

Area Map



Scott Burns

Senior Managing Director

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Shauna Mattis

Managing Director

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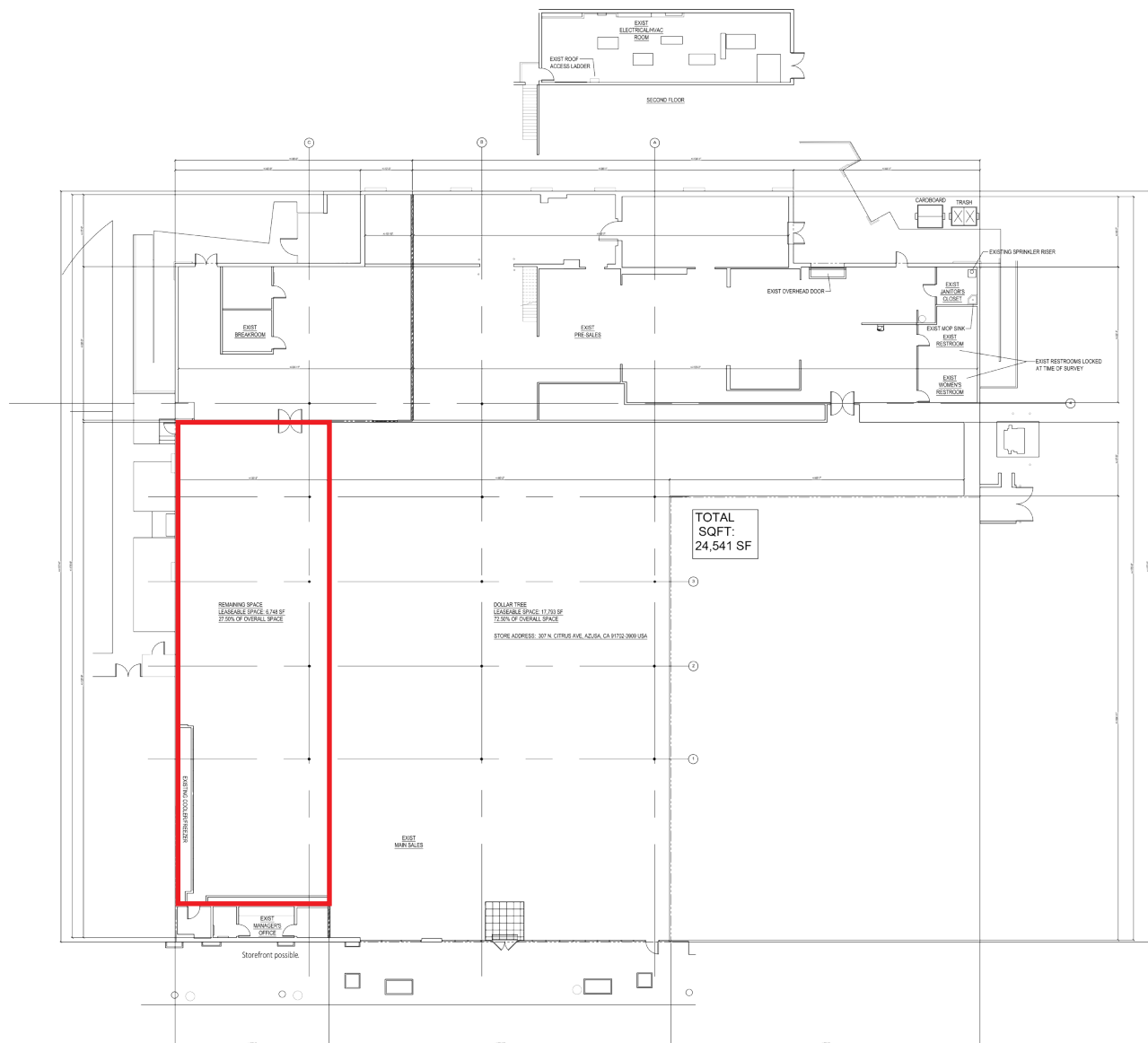
+1 310 749 4790

Trade Area Aerial



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Floor plan



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