

San Dimas Station

San Dimas, CA

**Anchor
Spaces
Available!**



- Competitive lease rates
- Lease terms from 1-5 Years
- Excellent frontage visibility to Arrow Highway, Bonita Avenue and 57 Freeway
- Convenient access to the 57, 210, 10 and 60 Freeways
- A variety of available suites, sizes and floor plans available
- Positioned to offer the only major value alternative to retailers looking to relocate in a destination shopping center
- Professionally managed on-site by The STG Group

San Dimas North Available Suites:

Suite 527:	1,051 +/- sf
Suite 533:	20,709 +/- sf (Anchor Tenant)
Suite 555:	2,898 +/- sf
Suite 601:	18,561 +/- sf
Suite 635:	800 +/- sf
Suite 655:	6,966 +/- sf
Suite 677:	2,500 +/- sf

San Dimas South Available Suites:

Suite 602:	20,575 +/- sf (Anchor Tenant)
Suite 610:	8,780 +/- sf
Suite 668:	1,468 +/- sf



Contact:
Louis Trammell
LTrammell@stggroup.com
The STG Group
635 W. Arrow Highway Avenue
San Dimas, CA 91773
909 599 9855
www.stggroup.com



User Space:	Retail Space	Rentable Area:	800 sf - 20,709 +/-sf
City:	San Dimas, CA Los Angeles County	Rent:	\$1 NNN - \$2.25NNN (Restrictions Apply Call for Details)
Address:	San Dimas Station 515 - 677 San Dimas Hwy	Total Building s.f.:	148,958 +/-sf
Zoning:	C - G	Parking:	4.25 : 1,000 sf

Description of Premises - Features: San Dimas Station is located along the 57 freeway in the main retail corridor of San Dimas with convenient access to the 57, 210, 10 and 60 Freeways. The property has excellent frontage visibility to Arrow Highway, Bonita Avenue and Freeway 57 and is located in between two signalized corners and accessed via a signalized intersection.

Lease Terms: 1 - 5 Years

Description of Location - Area: Located in Eastern Los Angeles County, San Dimas Station is in the heart of the populous and affluent San Gabriel Valley in the city of San Dimas. Located at the intersection of I-210 and Arrow Highway, the property is both freeway-visible and regionally accessible. A 270,000 square foot shopping center covers sites on both the north and south sides of Arrow Highway. Constructed in 1987 San Dimas Station features an attractive "Frontier Village" theme reflecting both the history and current general plan objectives of the City of San Dimas. Competing centers in the trade area are nearly 100% occupied with large national chain retail tenancies.

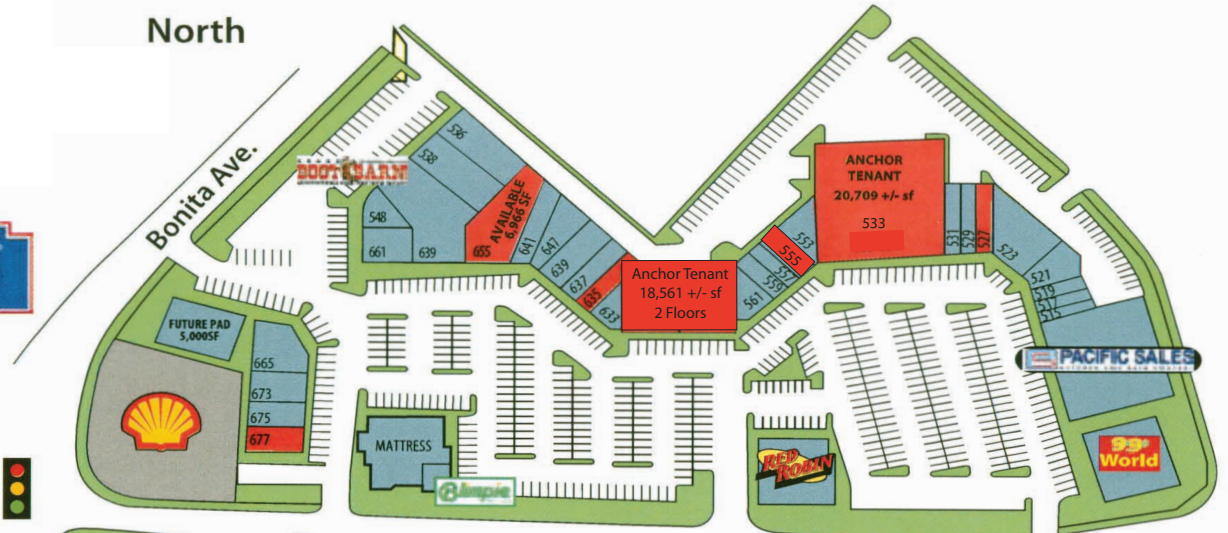
Traffic Count: 19,861 cars per day - Arrow Highway
16,444 cars per day - Bonita Avenue

Contact:
Louis Trammell
LTrammell@stggroup.com
The STG Group
635 W. Arrow Highway Avenue
San Dimas, CA 91773
909 599 9855
www.stggroup.com



North

Bonita Ave.



Arrow Highway

ON RAMP


OFF RAMP



Cienega Ave.

57 Freeway

South

 - Available Suites

Louis Trammell
LTrammell@stggroup.com
The STG Group
635 W. Arrow Highway Avenue
San Dimas, CA 91773
909 599 9855
www.stggroup.com