

claremont

# Village Square



**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



## 1 N. Indian Hill Blvd.

Claremont, CA 91711

2nd Floor Office | ±5,052 SF Creative Office

Space For Lease

## 175 N. Indian Hill Blvd.

Claremont, CA 91711

Ground Floor Retail | ±1,307 SF

Retail For Lease

| Claremont Village Square 1-201 N. Indian Hill Blvd. |

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For leasing information, contact:

**Cheryl Pector**  
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225 S. Lake Ave., Suite  
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Claremont Village Square is an upscale mixed use 96,000 SF outdoor lifestyle project in Claremont, California, covering three city blocks with office space, unique shops and boutiques, restaurants and cafes, a high-end Laemmle movie theater and the 28 room Hotel Casa 425 and Lounge.

The jewel of Southern California's eastern Los Angeles county and adjacent Inland Empire, Claremont is a New England style university town with pedestrian friendly streets, an east coast ambiance and a rich history rooted in California's citrus industry.

Discover Claremont Village Square, the shopping, dining, lodging and entertainment destination in the center of Claremont Village shopping district. The Village's Town Square in the middle of Claremont Village Square, is an outdoor living room, landscaped with fountains, playful sculptures and outdoor seating for the relaxation of visitors.

The prestigious Claremont Colleges, located in Claremont Village, total seven independent colleges, serving approximately 7,700 students and 3,600 faculty and staff: Pomona College, founded in 1887; Claremont Graduate University, 1925; Scripps College, 1926; Claremont McKenna College, 1946; Harvey Mudd College, 1955; Pitzer College, 1963; and the Keck Graduate Institute for Applied Life Sciences, 1997.

At Claremont Village Square, you'll find an urban shopping village in Claremont's retail district anchored by Laemmle's Claremont 5 Theatres, the 28 room Hotel Casa 425 and Lounge, Chico's, Blaze Pizza, Le Pain Quotidien, Coffee Bean & Tea Leaf, Jamba Juice, Casa Moreno Mexican Cuisine, Vom Fass, Yogurtland, I Like Pie, Poke Dot, O My Sole, Paradis Ice Cream, Grove Vintage, Grove Vintage Home, Jamba Juice, 50-Fifty Asian Cuisine, West Village Optometry, Loving Hut Restaurant, The Quarter Restaurant, Pedal Spin Studio, Cafe X20, The Statesman Luxury Grooming and Chang's Asian Kitchen.

A 470 car public parking structure directly across the street from Hotel Casa 425 on First Street provides convenient parking to visitors and guests of Claremont Village Square.



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## RETAIL STORE FOR LEASE NEXT TO END CAP & FACING INDIAN HILL BLVD.

**175 N. Indian Hill Blvd., Suite 100b**

### PROPERTY DESCRIPTION

- Approximately 1,307 SF retail space
- \$3.25/SF/month NNN (\$0.55/SF/month)
- Available: Now
- Term: 5 years plus options
- Fully sprinklered
- 16' ceilings with exposed ductwork
- Retail opportunity

### HIGHLIGHTS

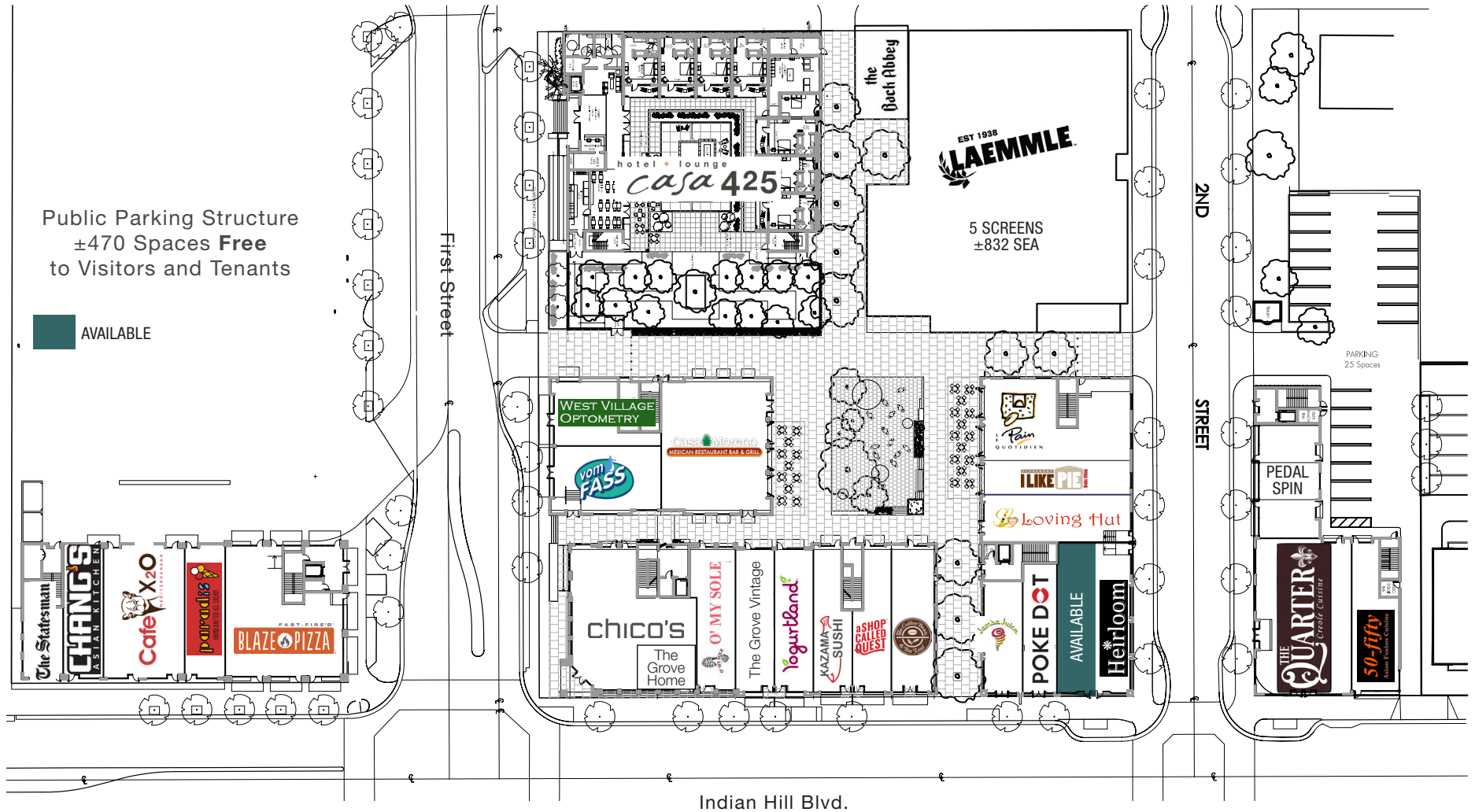
- Co-tenants are Heirloom Gifts, Poke, Dot, Jamba Juice, Coffee Bean & Tea Leaf, A Shop Called Quest, Kazama Sushi, Yogurtland, The Grove Vintage, O'My Sole, The Grove Home, Chico's, Laemmle Theatre, Le Pain Quotidien, Paradis Ice Cream, Blaze Pizza + more
- 470 Parking Spaces on First Street free to visitors & tenants

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## CREATIVE OFFICE SPACE IN DOWNTOWN CLAREMONT

- Creative Office Suite on the second floor of the three story Mixed-Use outdoor lifestyle center – Claremont Village Square
- Tenant controlled HVAC
- 24 hour access to suite
- Amenities in area include Blaze Pizza, Coffee Bean & Tea Leaf, Le Pain Quotidien, The Quarter Restaurant, Jamba Juice, Poke Dot, Yogurtland, Café X20 and more

### LEASE DETAILS

<b>LOCATION:</b>	1 N. Indian Hill Blvd., Suite D-200. Southwest corner of Indian Hill Blvd. and First Street
<b>SIZE:</b>	5,052 Rentable Square Feet
<b>ASKING RENT</b>	\$2.35 / Rentable Square Foot / Month Modified Gross
<b>POSSESSION:</b>	Now
<b>PARKING:</b>	470 car public parking structure next door provides free convenient parking to employees and guests
<b>LAYOUT:</b>	

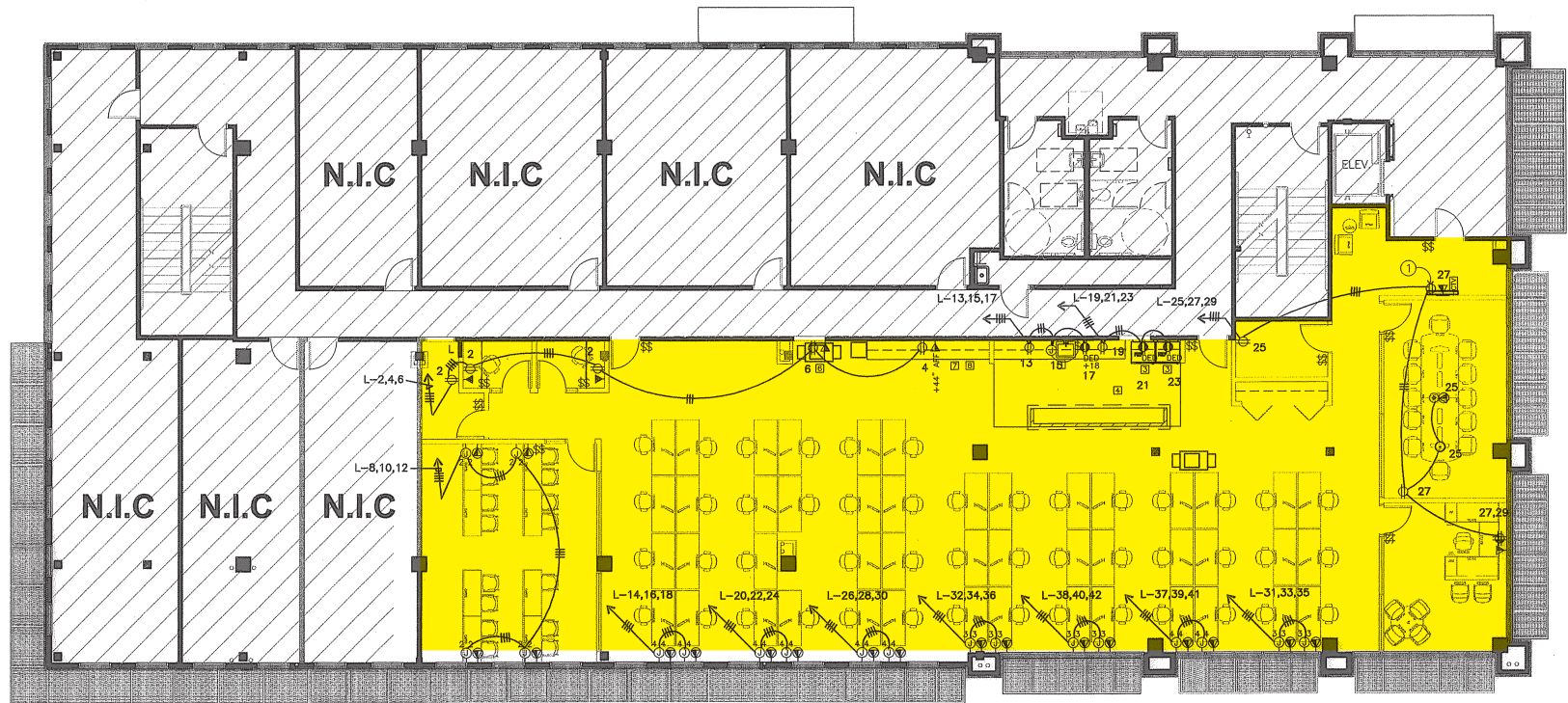
Workstations:	48
Private Office:	1
Large Meeting Rm:	1 – seats 10-12p
Team/Sales Rm:	1 – seats 14p
Phone Booth	2 – seats 1p each
Open Kitchen/Mail	1
IT Rm:	1

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## Demographics

	1 Mile	3 Mile	5 Mile
 <b>Population</b>	20,979	169,323	414,151
 <b>Avg. HH Income</b>	\$95,736	\$76,900	\$78,583
 <b>Median Age</b>	37.5	34.6	34.7



## City of Claremont

 <b>Population</b>	34,925
 <b>Median HH Income</b>	\$105,759
 <b>Median Age</b>	38.6



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