





PANDA EXPRESS

856

CITRUS
CROSSING

SITE PLAN



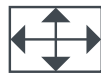




PROPERTY HIGHLIGHTS

Nestled within the vibrant city of Azusa, California, stands a remarkable 172,000 square-foot entertainment/community center, strategically positioned at the heart of the area's most influential retail hub. This dynamic center thrives in proximity to two academic powerhouses, Azusa Pacific University and Citrus College, collectively welcoming over 30,000 eager students annually. Embraced by a medley of established neighborhoods and burgeoning residential communities like the Rosedale Community, it also finds itself adjacent to the bustling construction of 124 homes by Richmond American Homes in the La Colina area.

- 172,000 SF community center positioned in the most dominant retail hub in Azusa, CA
- Across the street from Azusa Pacific University and Citrus College with a combined annual enrollment of over 18,000 students
- Surrounded by a mix of established and growing neighborhoods including the Rosedale Community and the 124 homes currently under construction in the La Colina by Richmond America Homes
- Excellent visibility at the highly traveled intersections of Alostia & Citrus Ave with over 50,000 CPD
- The Center is entirely occupied by national and regional tenants
- Adjacent to the 102-unit Citrus Junction townhome development
- Close proximity to Metro Gold Line's easternmost station with an extension set to open in 2026



172,000 SF

Community Center in the most dominant retail hub in Azusa



18,000+

College students enrolled annually across the street at APU and Citrus College



50,000+

Cars per day on average traveling on Alostia Ave and Citrus Ave



102

New townhomes adjacent to Citrus Crossing, with near 100% occupancy



AZUSA GREENS
COUNTRY CLUB

NORTHSIDE
PARK

N SAN GABRIEL AVE
N AZUSA AVE

M AZUSA DOWNTOWN
METRO STATION

METRO GOLD LINE

AZUSA PACIFIC
WEST CAMPUS

E FOOTHILL BLVD

E ALOSTA AVE

CITRUS
CROSSING

Citrus Junction
102 Homes

AZUSA
HIGH SCHOOL
1,050 Enrollment

FOOTHILL
MIDDLE SCHOOL
305 Enrollment

INTERSTATE
210

W SIERRA MADRE BLVD

Rosedale
1,250
Homes

M APU/CITRUS COLLEGE
METRO STATION

Azusa Pacific
University
7,133
Enrollment

ALOSTA AVE
27,665 ADT

CITRUS AVE
22,699 ADT

BASELINE RD

La Colina
124
Homes

METRO GOLD LINE EXTENSION
PHASE 2B
(Completion 2026)

Citrus College
11,996
Enrollment

W FOOTHILL BLVD

S BARRANCA AVE

ROUTE 66

Citrus Crossing | Azusa, CA

7



355

**GROCERY
OUTLET**
bargain market

Meat Produce Dairy
Beer Wine

OPEN

CITRUS
CROSSING


AZUSA PACIFIC
UNIVERSITY
West Campus
7,133 Students

E FOOTHILL BLVD


11,863 Students

W FOOTHILL BLVD

E ALOSTA AVE

University
Village
Apartments


AZUSA PACIFIC
UNIVERSITY
East Campus
7,133 Students

E 5TH ST

ROUTE 66



ALOSTA AVE
27,665 ADT

**CITRUS
CROSSING**


102
Townhomes



University
Apartment
Housing






CITRUS AVE
22,699 ADT

S BARRANCA AVE

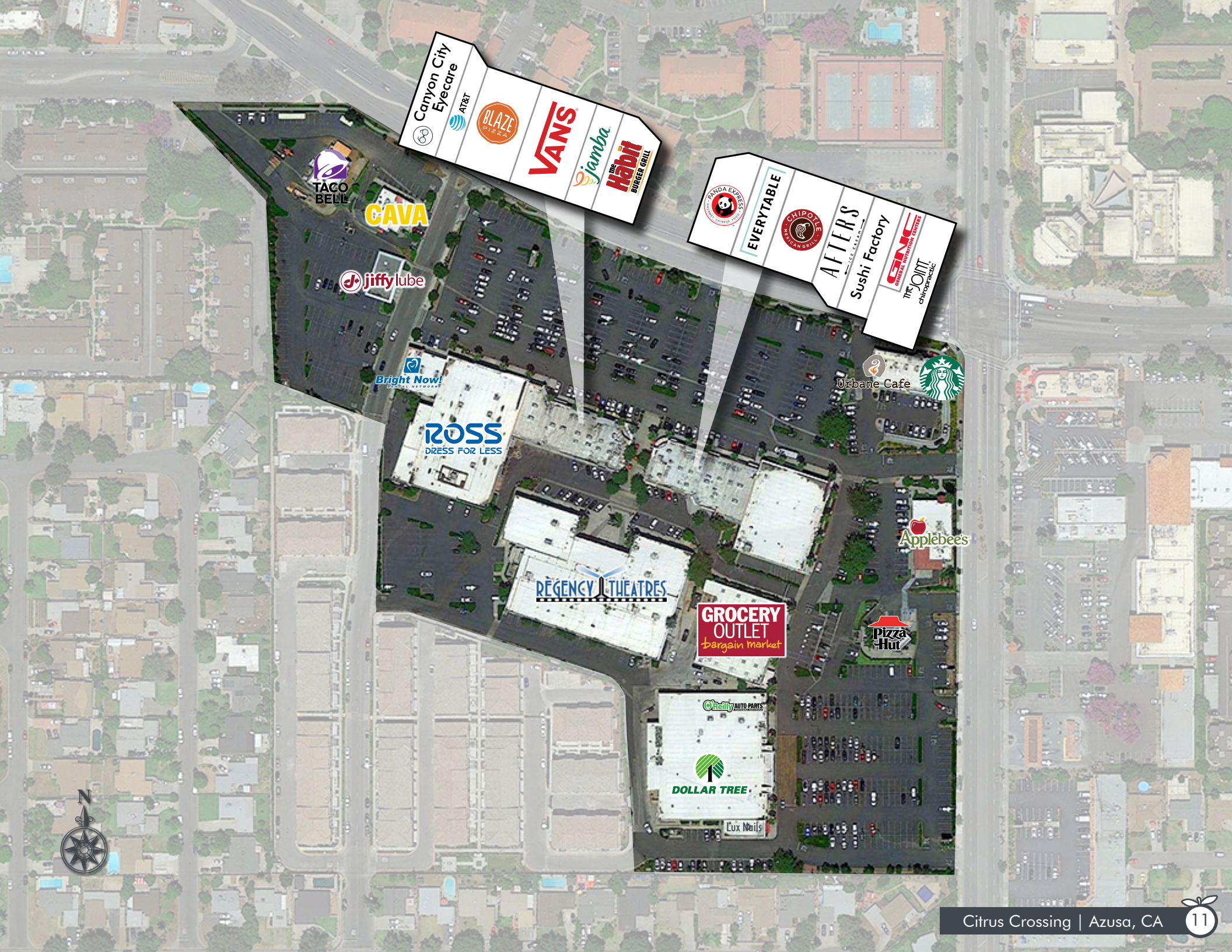
**FOOTHILL
MIDDLE SCHOOL**
305 Enrollment

**AZUSA
HIGH SCHOOL**
1,050 Enrollment

N CITRUS AVE



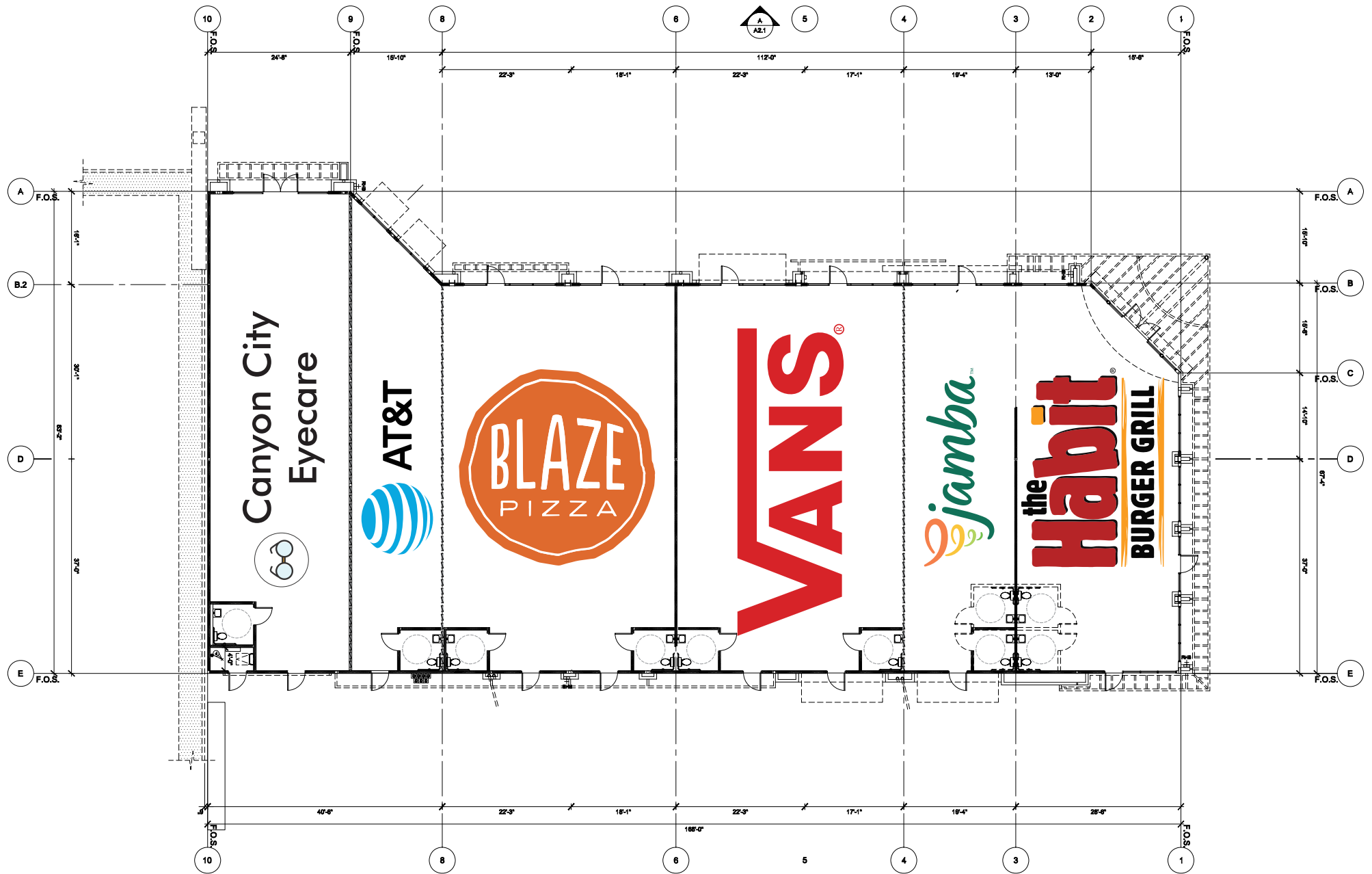


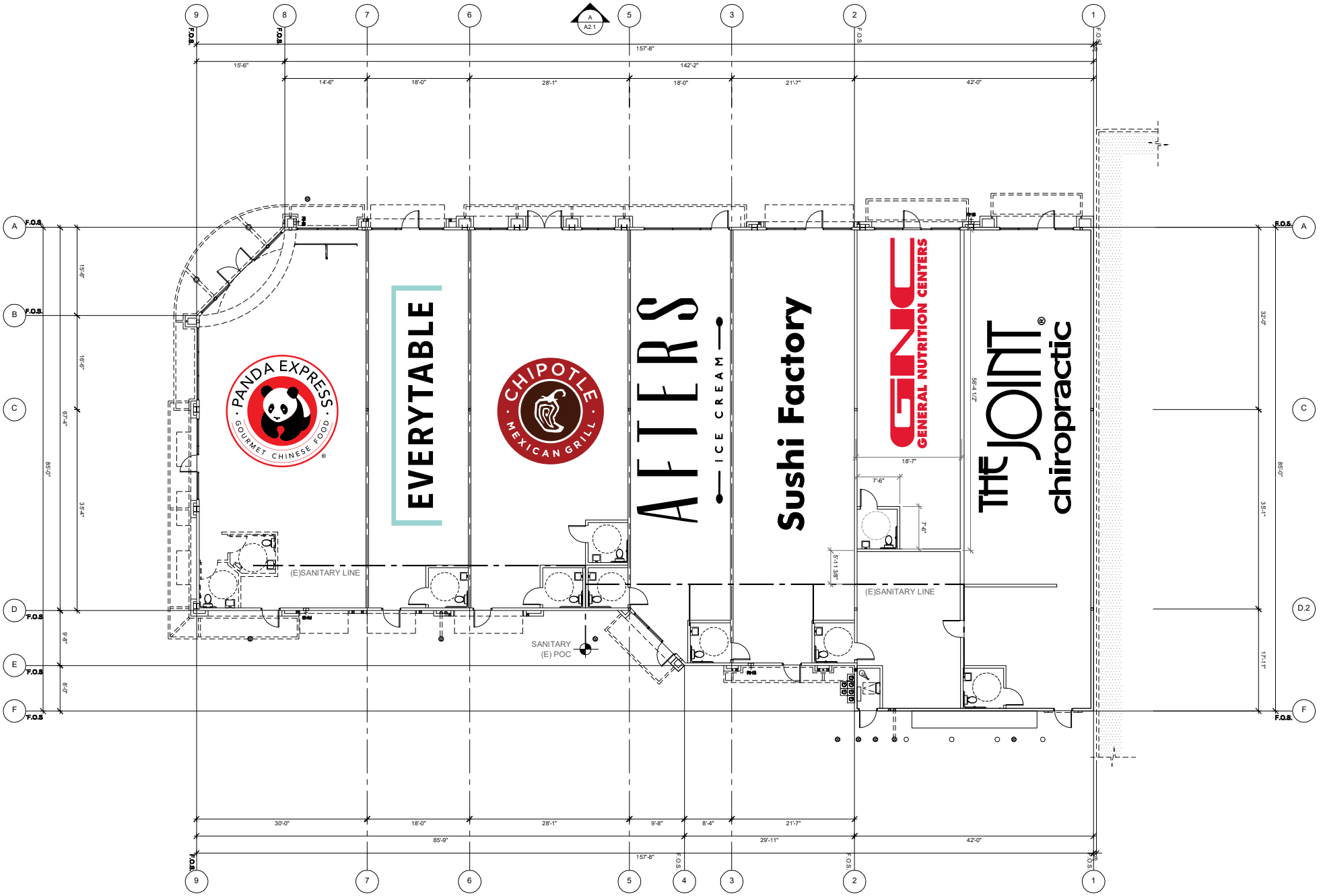


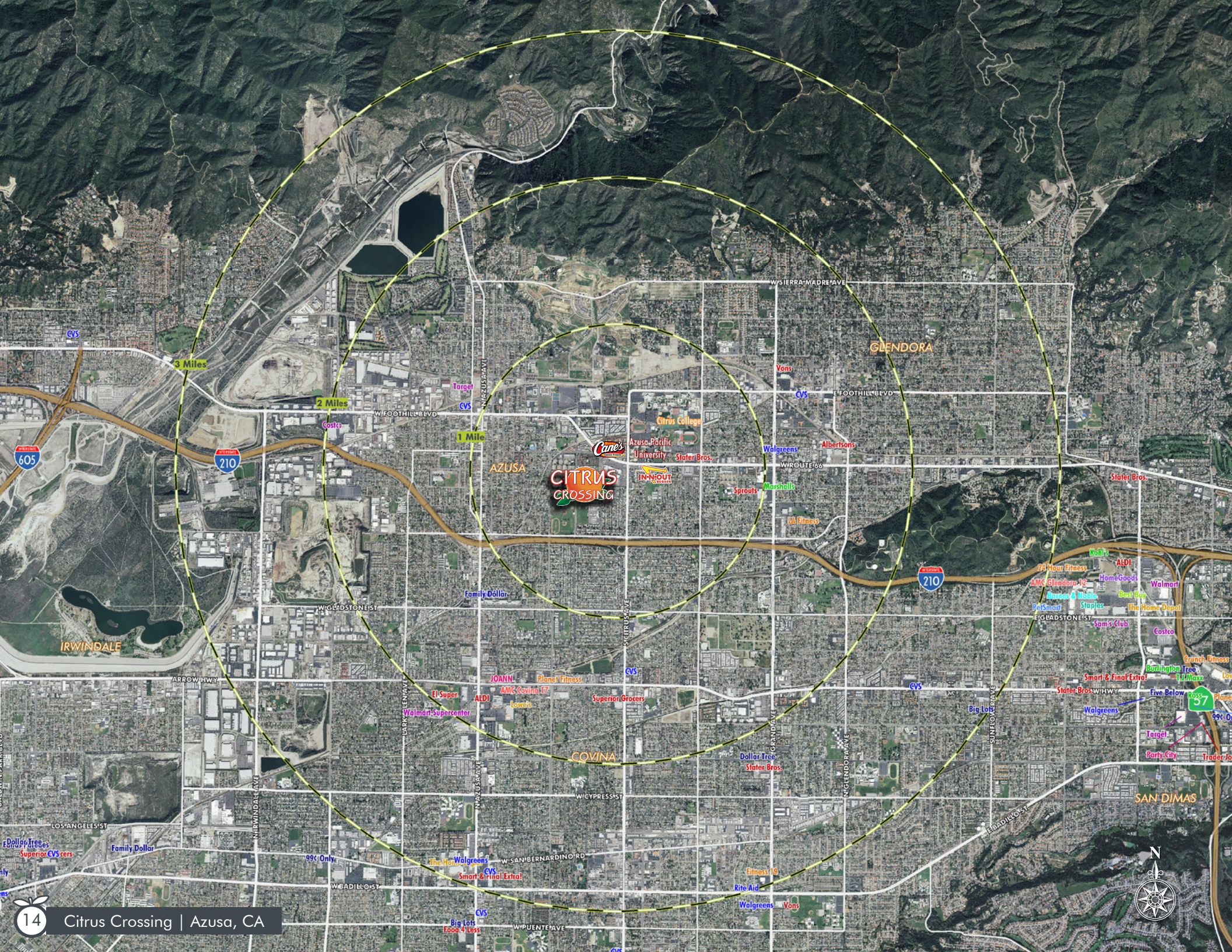
- Canyon City Eyecare
- AT&T
- BLAZE PIZZA
- VANS
- Jamba
- The Habit Burger Grill

- PANDA EXPRESS
- EVERYTABLE
- CAI POTE
- AFTERS
- Sushi Factory
- THE JOINT chiropractic

BUILDING A







DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
2029 Total Population	29,002	91,191	156,136
2024 Total Population	29,280	92,689	159,019
2024 Total Daytime Population	22,317	77,548	136,821
2024 Daytime Population: Workers	6,573	29,429	55,104
2024 Daytime Population: Residents	15,744	48,119	81,717
2024 Est. Median Age	34.6	37.1	38.4
HOUSEHOLDS	1 MILE	2 MILES	3 MILES
2029 Total Households	8,332	29,102	51,262
2024 Total Households	8,143	28,761	50,822
2024 Average Household Size	3.32	3.11	3.05
INCOME	1 MILE	2 MILES	3 MILES
2024 Median Household Income	\$86,698	\$88,109	\$91,441
2024 Average Household Income	\$112,612	\$115,431	\$120,493
HOUSING	1 MILE	2 MILES	3 MILES
2024 Housing Units	8,539	29,868	52,520
Owner Occupied	4,968	16,873	30,633
Renter Occupied	3,175	11,924	20,189
2024 Average Home Value	\$728,179	\$755,714	\$773,848

3 MILE RADIUS DEMOGRAPHICS

TOTAL POPULATION

 156,136

MEDIAN AGE

 38.4

TOTAL HOUSEHOLDS

 51,262

AVERAGE HOUSEHOLD SIZE

 3.05

AVERAGE HOUSEHOLD INCOME

 \$120,493

AVERAGE HOME VALUE

 \$773,848





For More Information Please Contact

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