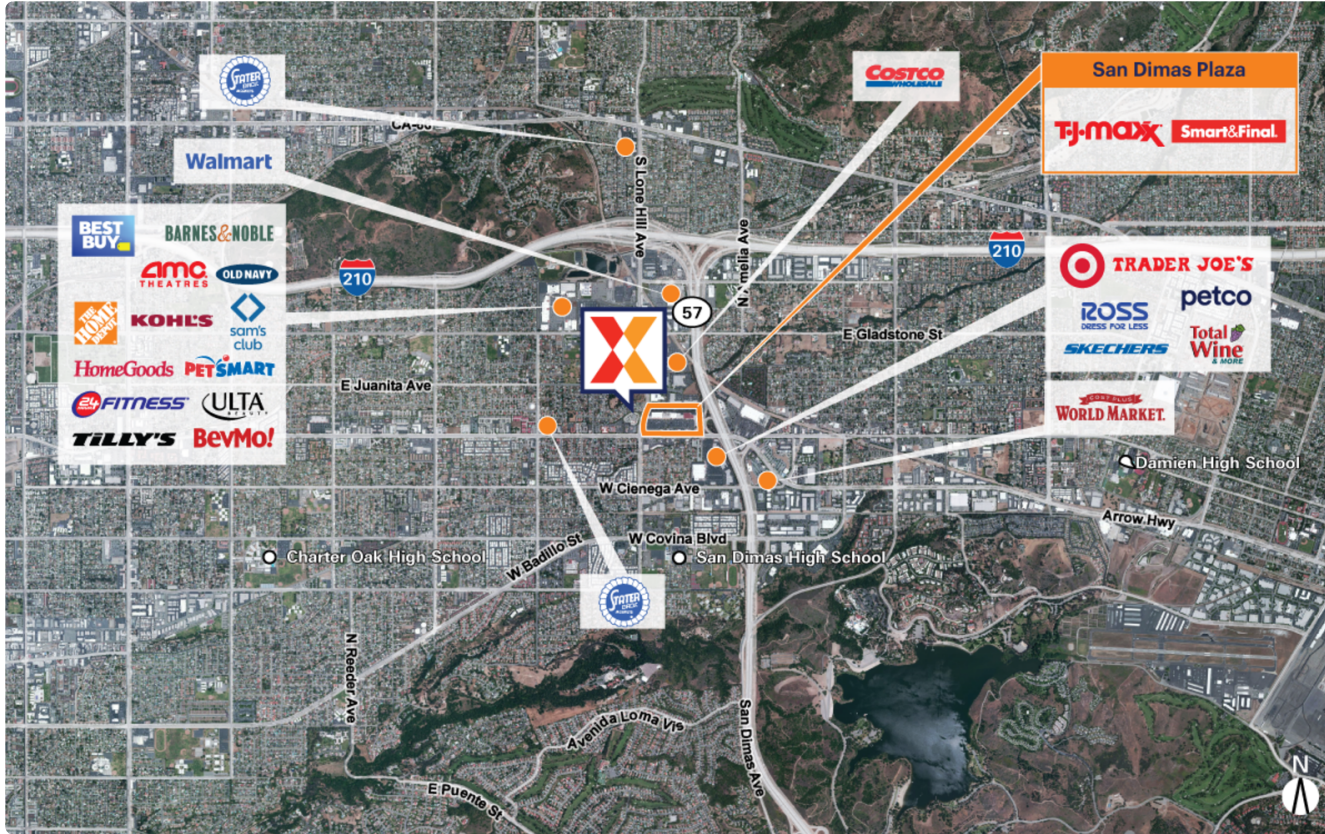


San Dimas Plaza

853-1073 West Arrow Hwy | San Dimas, CA 91773

Los Angeles County | Los Angeles-Long Beach-Anaheim, CA | 163,436 Sq Ft

34.1075, -117.8263



Demographics	1 Mile	3 Miles	5 Miles
Population	13,631	105,101	301,096
Daytime Pop.	21,104	108,260	409,200
Households	4,807	36,642	96,447
Income	\$129,298	\$150,421	\$138,818

Source: Synergos Technologies, Inc. 2024

Ranked in the top 6% of like centers in the market drawing an estimated 4M+ annual visits (Placer.ai 2025)

Neighborhood center anchored by Smart & Final with top national retailers T.J. Maxx, Harbor Freight, Dollar Tree and Subway

Located within 1 mile of I-210 and SR 57 with high visibility from 170K+ vehicles daily on Orange Fwy, 35K+ vehicles daily on W Arrow Hwy and 21K+ vehicles daily on N Lone Hill Ave (Kalibrate 2025)

Affluent and highly educated trade area with an avg household income of \$150K+ and 38% that have a college education within 3 miles

Surrounded by a strong daytime population of 108K+ and a dense population of 105K+ residents within 3 miles

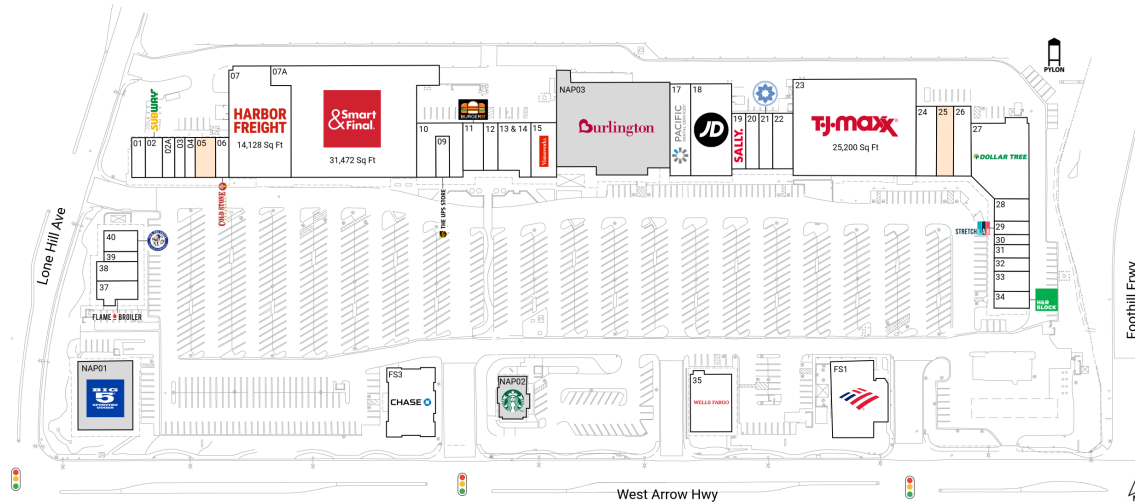


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Available Spaces

05 1,800 Sq Ft 360° 25 2,500 Sq Ft 360°

Current Tenants Space size listed in square feet

01	Fantasy	1,200	23	T.J. Maxx	25,200
02	Subway	1,509	24	Little Village Play	3,000
02A	San Dimas Tailor	1,091	26	Pho & Grill	2,500
03	Bellagio Nail & Spa	900	27	Dollar Tree	8,737
04	Luffy's Cleaners	900	28	Children's Orchard	1,500
06	Cold Stone Creamery	1,200	29	StretchLab	1,000
07	Harbor Freight Tools	14,128	30	Koala-T-Water	750
07A	Smart & Final	31,472	31	Donut Club	1,000
09	The UPS Store	1,200	32	The Smoke Shop	1,000
10	Lone Hill Veterinary	4,400	33	Royal Panda Express	1,500
11	Burgerim	2,100	34	H&R Block	1,250
12	It's Boba Time	1,500	35	Wells Fargo	5,100
13 & 14	Sushi Show	3,400	37	The Flame Broiler	1,600
15	Visionworks	3,000	38	Taqueria Poncitlan	1,700
17	Pacific Dental Services	4,000	39	Brow-Shapes Threading Salon	735
18	JD Sports	8,000	40	Nick The Greek	1,470
19	Sally Beauty Supply	1,659	FS1	Bank of America	7,676
20	Y2K Jewelers	1,581	FS3	Chase	6,175
21	Club Pilates	1,600	NAP	Big 5 Sporting Goods	1
22	Ajliss Medical Aesthetics	2,400	O1	Starbucks	1
			O2	Burlington	1
			O3		

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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