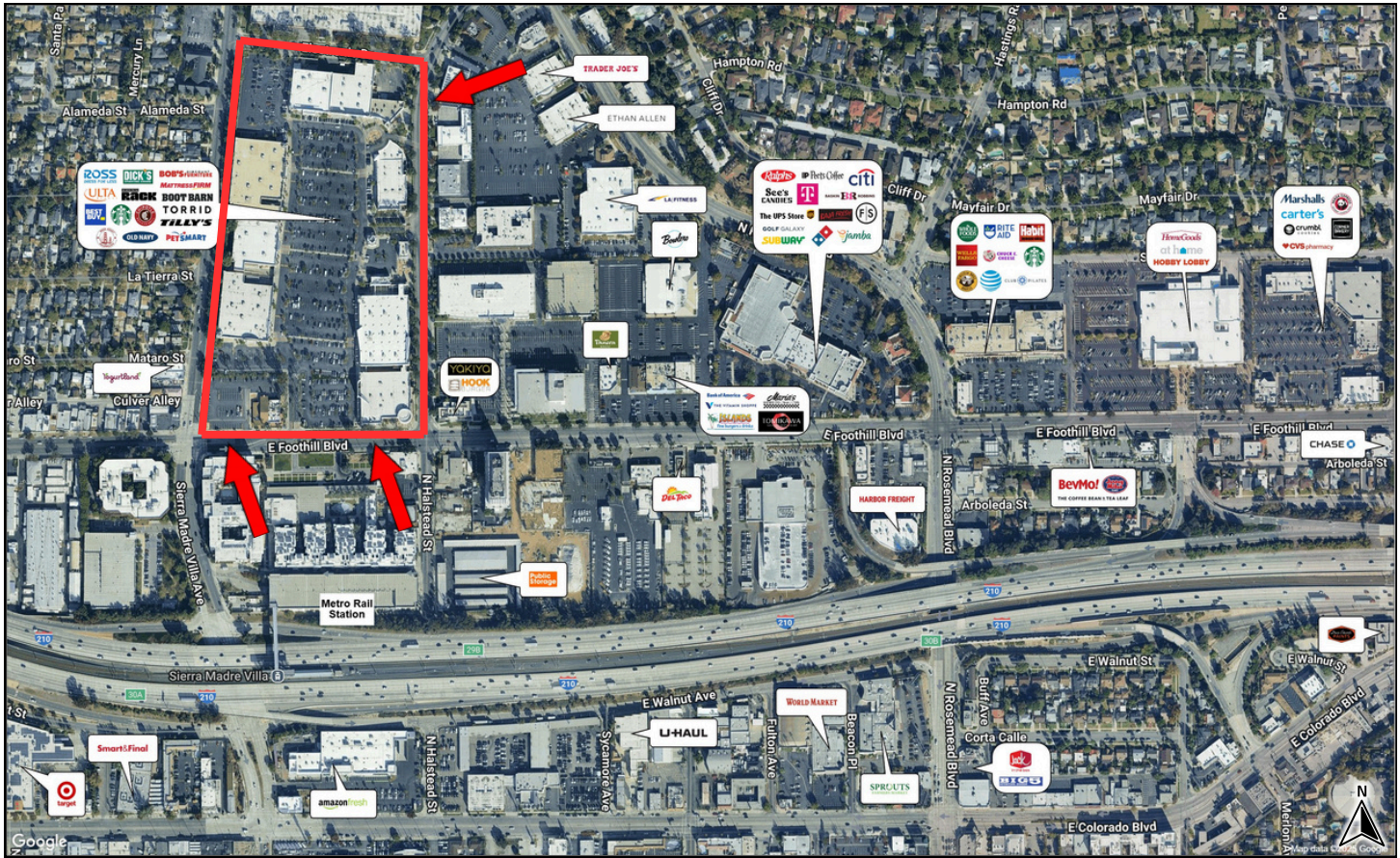


HASTINGS VILLAGE SHOPPING CENTER

NEC Sierra Madre Villa Ave & E Foothill Blvd
East Pasadena, CA

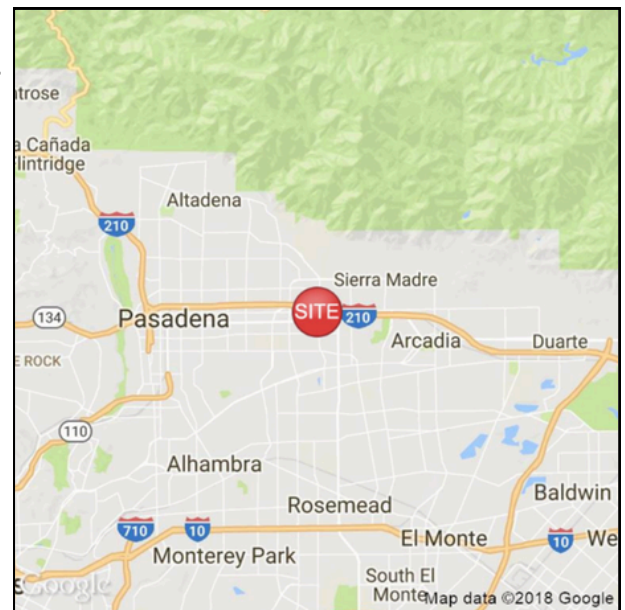


Project Features

- 1,500 SF (former Starbucks space) available Feb 2027
- 7,419 SF (former Torrid space) available for lease
- +/- 3,000 SF ground lease opportunity available soon
- Top power center in the trade area
- Located in the heart of East Pasadena's retail corridor

Demographics

(2026 Estimate)	1 Mile	3 Miles	5 Miles
Population	12,922	140,107	409,333
Avg. HH Income	\$173,664	\$180,041	\$163,930
Daytime Population	11,932	62,456	185,181



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Kieran Sheridan

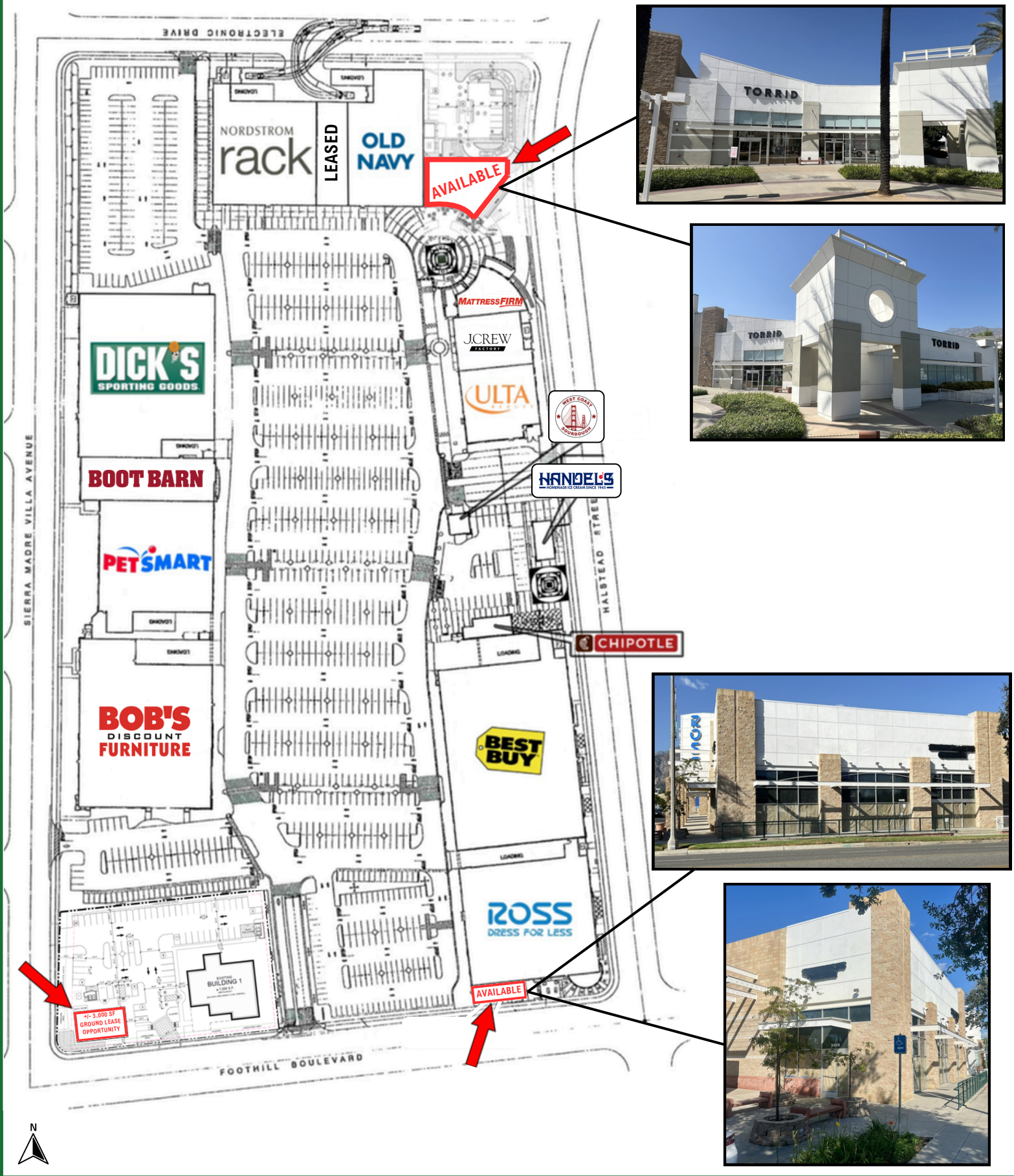
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THE
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www.clovercompany.com

The Arba Group, Inc.

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements and other facts shown are approximate, and should be independently verified by you and may not be relied upon as a precise representation by this office.



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