



LA PUENTE FOOD4LESS ANCHORED CENTER - RETAIL SPACE FOR LEASE

1737-1845 N. HACIENDA BLVD, LA PUENTE, CA 91744

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ASSET GROUP



N. HACIENDA AT E. FRANCISQUITO - RETAIL CORRIDOR

1737-1845 N. HACIENDA BOULEVARD, LA PUENTE, CA 91744

Highlights

- Approx. 1,500 Sq Ft Former Dental Office Available
- Approx. 4,200 Sq Ft Proposed Brand New Building (Divisible)
- Approx. 1,660 Sq Ft In-Line Available
- Ample Parking
- Excellent Curb Appeal
- Tenants Include: Ross, Big5, JackInTheBox, Taco Bell, Food-4Less, Kaiser & More
- Ideal for Restaurant, Massage, Cell Phone, Donut Shop, Mailbox, Bank, Vet Clinic, Dog Grooming, Dental, Medical, Etc.

Area Amenities

- Excellent Area Demographics
- Major Signalized Intersection
- High Traffic Count. Over 50,000 CPD
- Outstanding mix of National Tenants
- 1-Mile Avg HH Income: \$69,000
- 1-Mile Population: 31,067

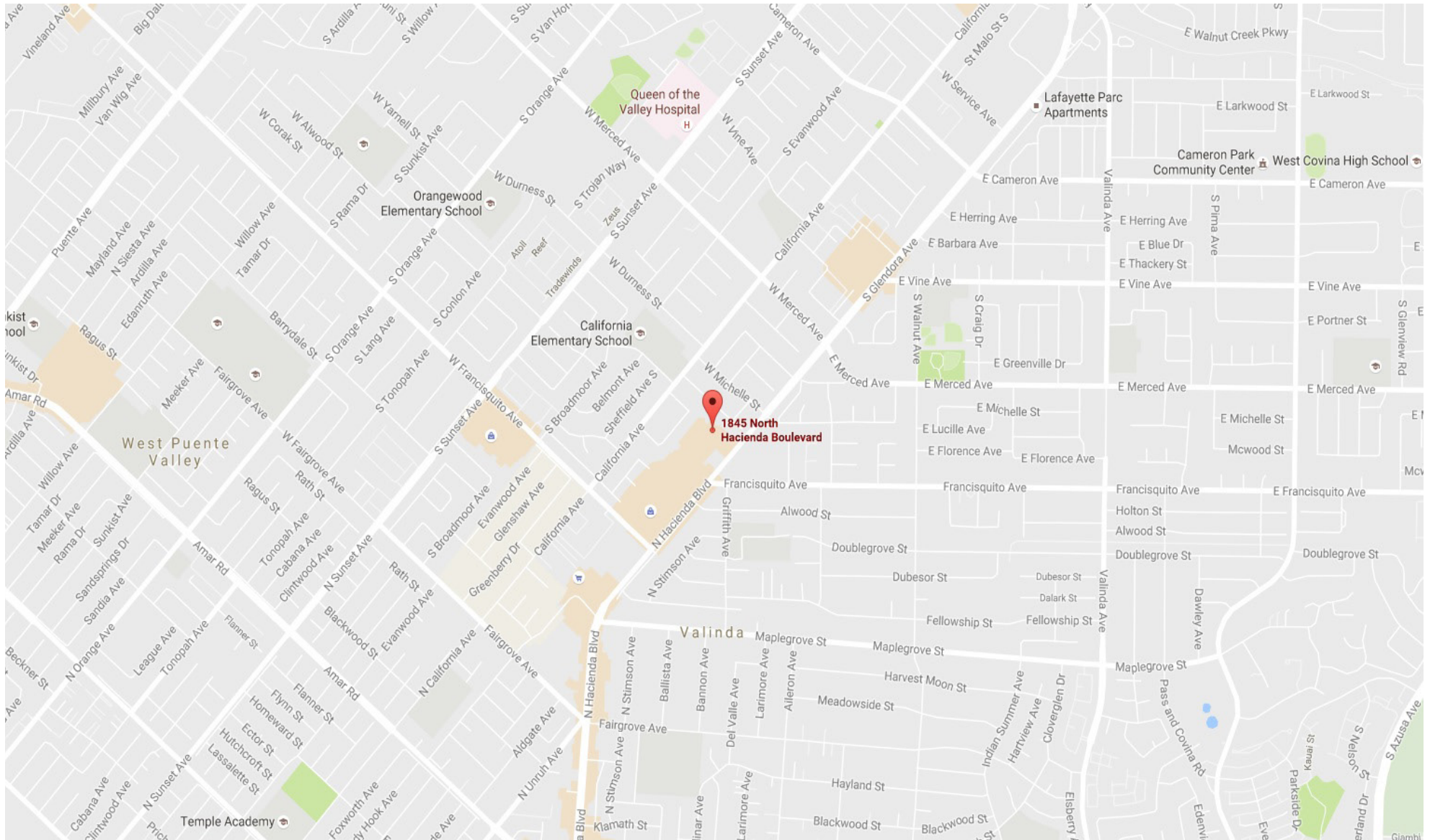
ADDITIONAL PHOTOS

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MAP

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RENDERING

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ELEVATION KEY NOTES

- 1. METAL CLIFF PANEL SYSTEM
- 2. GLASS TILE ROOFING
- 3. METAL PANEL SYSTEM
- 4. SPANDREL UNIT
- 5. GLASS CURTAIN WALL SYSTEM
- 6. GLASS TILE ROOFING
- 7. METAL PANEL SYSTEM

LEGEND

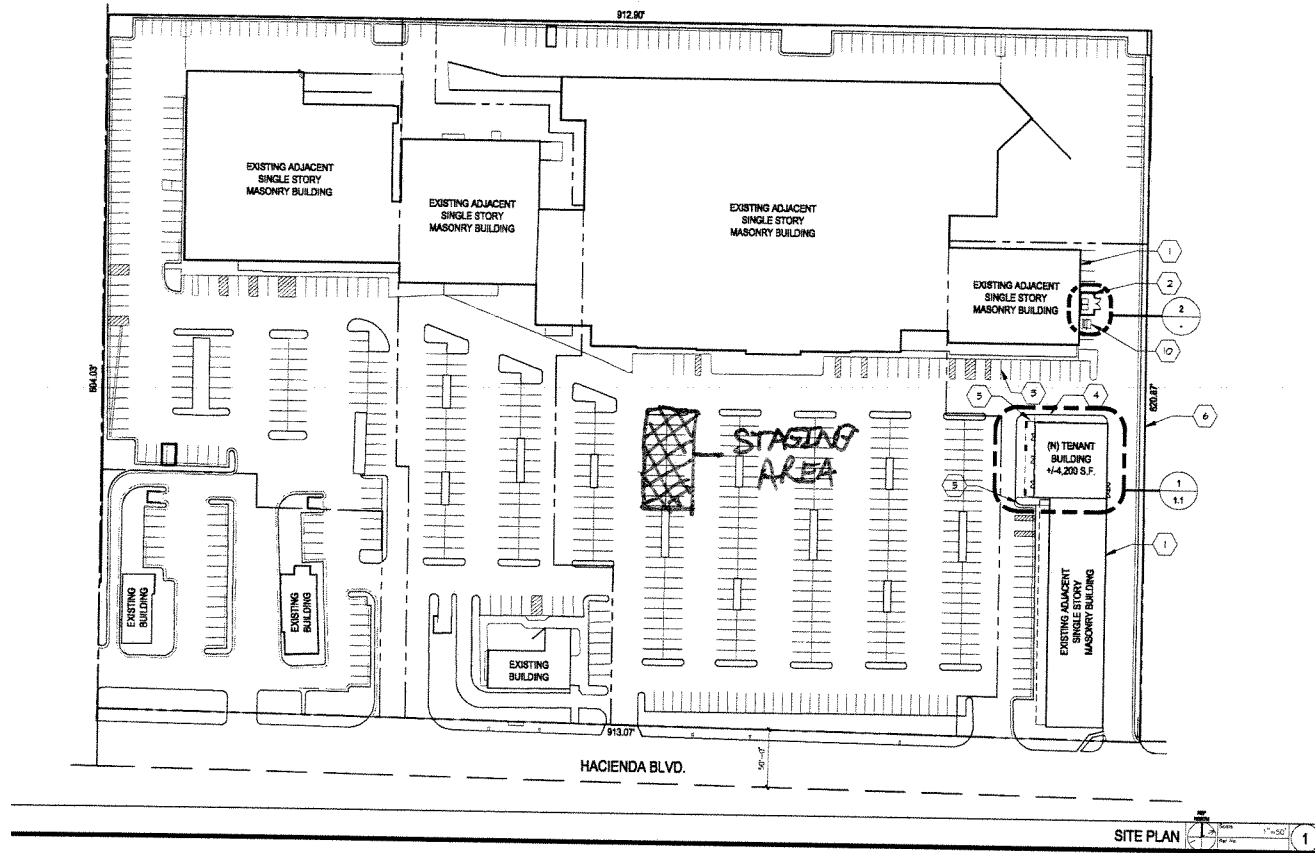
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KEY PLAN

EXTERIOR ELEVATION 1
EXTERIOR ELEVATION 2
EXTERIOR ELEVATION 3
EXTERIOR ELEVATION 4

PROPOSED BUILDING SITE PLAN

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DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2014B			
Total Population	31,067	228,673	514,477
Female Population	50.16%	50.72%	50.62%
Male Population	49.84%	49.28%	49.38%
Population Density	9,888	8,086	6,550
Population Median Age	33.6	33.2	33.9
Employed Civilian Population 16+	12,465	90,748	204,290
% White Collar	55.4%	51.4%	53.8%
% Blue Collar	44.6%	48.6%	46.2%
Total Employees	4,810	61,654	164,585
Total Establishments*	612	5,268	14,065
Population Growth 2000-2010	1.48%	0.98%	0.19%
Population Growth 2014B-2019	1.29%	0.53%	0.77%
Income: 2014B			
Average Household Income	\$72,536	\$72,313	\$75,707
Median Household Income	\$59,622	\$57,365	\$57,734
Per Capita Income	\$17,828	\$18,356	\$20,028
Avg Income Growth 2000-2010	28.64%	30.44%	31.79%
Avg Income Growth 2014B-2019	14.32%	15.10%	15.22%
Households: 2014B			
Households	7,615	57,780	135,459
Average Household Size	3.92	3.88	3.74
Hhld Growth 2000-2010	0.45%	1.31%	1.02%
Hhld Growth 2014B-2019	1.37%	0.83%	0.89%
Housing Units: 2014B			
Occupied Units	7,615	57,780	135,459
% Occupied Units	99.22%	99.15%	98.71%
% Vacant Housing Units	0.78%	0.85%	1.29%
Owner Occ Housing Growth 2000-2010	-1.82%	-0.13%	0.13%
Owner Occ Housing Growth 2000-2019	0.06%	0.26%	1.47%
Owner Occ Housing Growth 2014B-2019	1.42%	0.33%	0.71%
Occ Housing Growth 2000-2010	0.45%	1.31%	1.02%
Occ Housing Growth 2010-2019	3.83%	3.22%	3.49%
Occ Housing Growth 2014B-2019	1.37%	0.83%	0.89%
Race and Ethnicity: 2014B			
% American Indian or Alaska Native Population	1.05%	1.01%	0.96%
% Asian Population	18.09%	15.42%	20.78%
% Black Population	3.34%	2.56%	2.29%
% Hawaiian or Pacific Islander Population	0.14%	0.15%	0.15%
% Multirace Population	3.96%	4.01%	3.91%
% Other Race Population	28.57%	31.23%	28.34%
% White Population	44.85%	45.62%	43.57%
% Hispanic Population	71.00%	73.95%	67.57%
% Non Hispanic Population	29.00%	26.05%	32.43%

SITE PLAN

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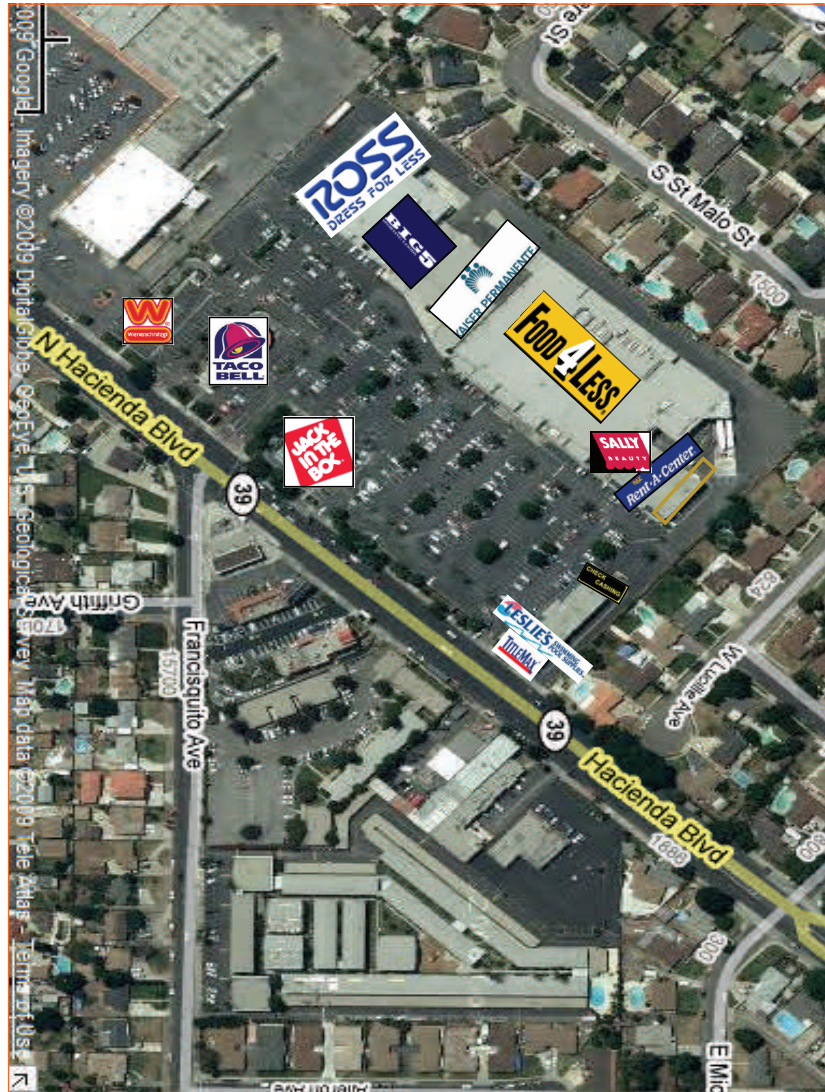


Tenant Guide

1807: Ross (Coming Soon)	F1: Check'N Go
A: American General Finance	F2: Adriana's Insurance
B: Kana Eye Brow Treading	F3: Nail Salon
C1: Big 5	F4: Water Store
C2: Kaiser Permanente	F5: Available
D: Food 4 Less	F6: Cigarettes, Etc.
E1: Available	F7: Leslie's Pool Supply
E2: Rent A Center	F&-B: TitleMax
E4: La Michocana Ice Cream	Pad A: Wienerschnitzel
E5: Sally's Beauty	Pad B: Taco Bell
	P1: Jack In The Box

AERIAL

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For more information, please call.



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