

Former Wells Fargo For Lease On Major Intersection Of San Marino Border

# HUNTINGTON SAN GABRIEL-East

8204 Huntington Drive, San Gabriel, CA 91775

**AVAILABLE**  
**±1,000 - 4,343 SF**



**EXCLUSIVELY PRESENTED BY:**



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## PROPERTY FEATURES

- ±3,343 SF End-Cap—Banking Facility available on the corner of Huntington Drive and San Gabriel Boulevard
- ±1,000 SF Available
- ±1,800 SF End-Cap Available
- Great Signage Above Store Front and on Monument Sign
- Next to a Dental Clinic & a Tea House
- Newer Shopping Center

## AREA AMENITIES

- Major Visibility to High Traffic Intersection
- Easy Access to the 210 Freeway
- Close Proximity with 2 Schools in the Area
- High-Income Area just South of Pasadena and East of San Marino



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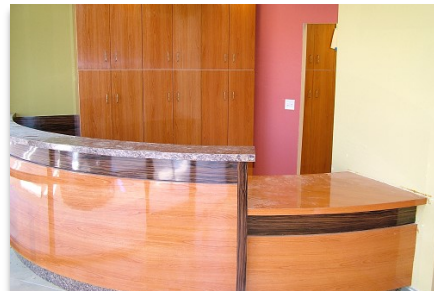
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**Unit C** (±4,343 SF Former Wells Fargo Bank)



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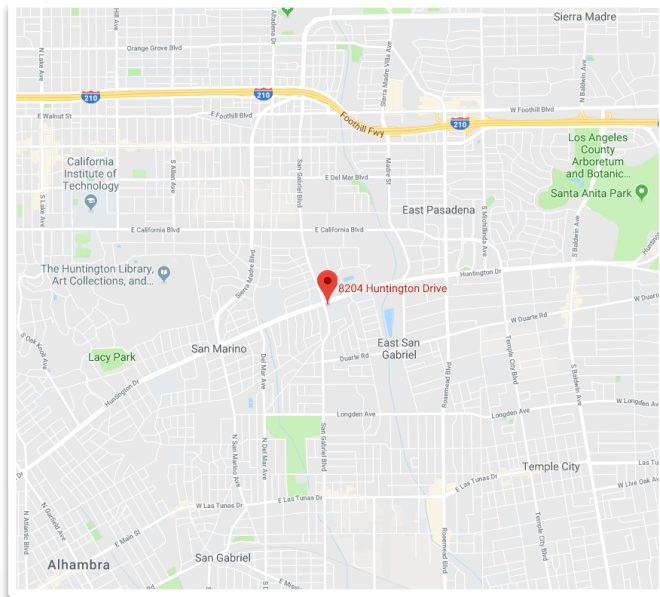
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DEMOS	1 mile	3 mile	5 mile
Population	17,158	192,533	590,083
Avg. HH Income	\$130,004	\$95,695	\$84,424
Daytime Pop.	3,532	104,372	266,256
Traffic Count	58,599 cars per day		

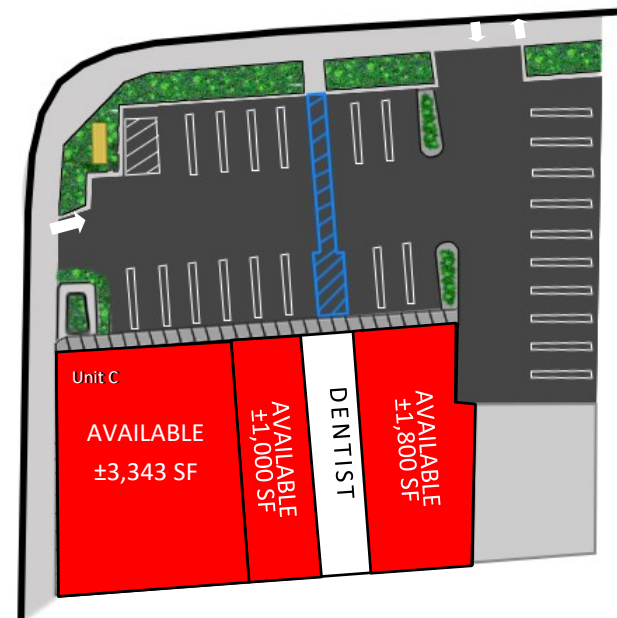


- Superb Visibility from Signalized High-Traffic Intersection

Site Plan

HUNTINGTON DR.

SAN GABRIEL BL.



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