

4,343 SF of Prime Retail Space on Signalized Intersection Available for Lease

8204 Huntington Drive, San Gabriel, CA 91775



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PROPERTY FEATURES

- ±4,343 SF of retail space available (±1,140 SF divisible)
- Large, highly visible pole signage
- Great visibility from busy signalized intersection
- Prime end cap space available

AREA AMENITIES

- High income trade area
- Across the street from Trader Joe's and CVS
- Over 65,000 traffic count at signalized intersection



DEMOS	1 mile	3 mile	5 mile
Population	15,191	197,148	578,765
Avg. HH Income	\$150,944	\$119,274	\$108,830
Daytime Pop.	12,810	164,628	480,517
Traffic Count	± 65,555 cars per day		



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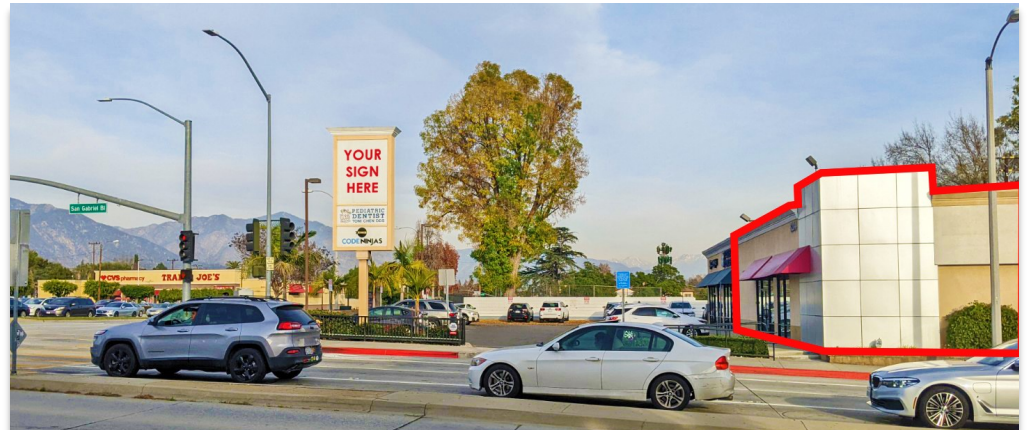
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Property Photos



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Site Plan

HUNTINGTON DR.



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Surrounding Area



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