



PROPERTY HIGHLIGHTS

- Sun Hills Plaza is comprised of 3 buildings on 3.19 acres
- Zoned for Retail, Personal Services, Medical and Office Use
- Building Signage and Marquee Signage
- Abundant Surface Parking
- End Cap Unit Available facing 16th Street

LOCATION HIGHLIGHTS

- Adjacent to the Upland Hills County Club & Golf Course
- Signalized corner location at 16th St (Baseline Rd) and Upland Hills Dr
- Easy access from 16th St & Upland Hills Dr.
- 1.5 miles south of I-210 freeway

RENTAL RATE

\$2.25 NNN/PSF/ Month

SUITE

SQ. FT.

B-2

1,473

PROPERTY DETAILS

Building Size

±19,763 SF

Year Built

2002

Parking

4/1,000



For more information please contact:

CHRISTOPHER LARIMORE

Founding Principal

D • 626.240.2788

E • clarimore@lee-associates.com

LICENSE ID 01314464

VINCENT MOLITOR

Founding Principal

D • 626.240.2787

E • vmolitor@lee-associates.com

LICENSE ID 01295360

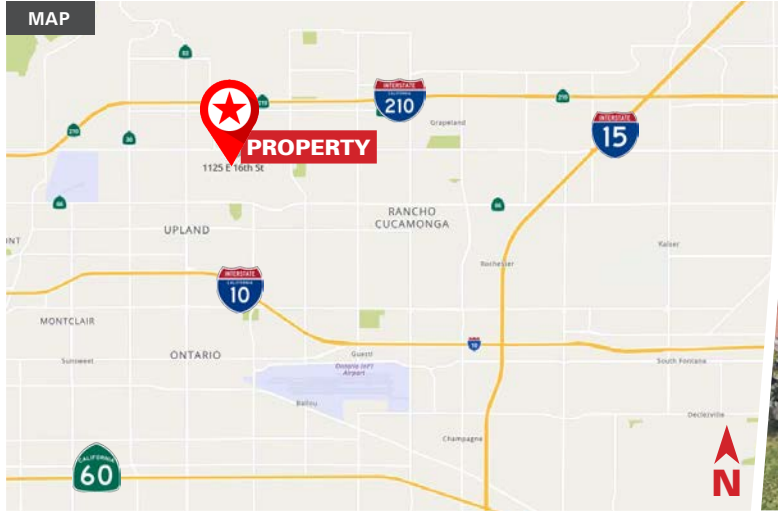
LEE & ASSOCIATES - PASADENA, INC.

1055 E. Colorado Blvd., Suite 330






Pasadena, CA 91106

Corporate ID 02059558

lee-pasadena.com



DEMOGRAPHICS

 2023 Population	 Bachelor's Degree or Higher	 2023 Households	 Avg Household Income	 Total Specified Consumer Spending (\$)
14,716 (1 mile)	36% (1 mile)	4,983 (1 mile)	\$137,909 (1 mile)	\$223.2M (1 mile)
64,249 (3 mile)	30% (3 mile)	21,915 (3 mile)	\$115,653 (3 mile)	\$875.8M (3 mile)
338,103 (5 mile)	27% (5 mile)	107,528 (5 mile)	\$105,957 (5 mile)	\$4.1B (5 mile)

For more information please contact:

CHRISTOPHER LARIMORE
Founding Principal
D • 626.240.2788
E • clarimore@lee-associates.com
LICENSE ID 01314464

VINCENT MOLITOR
Founding Principal
D • 626.240.2787
E • vmolitor@lee-associates.com
LICENSE ID 01295360

LEE & ASSOCIATES - PASADENA, INC.
1055 E. Colorado Blvd., Suite 330
Pasadena, CA 91106
Corporate ID 02059558
lee-pasadena.com