

# FOR LEASE

BUENA VISTA MARKETPLACE - SMART & FINAL ANCHOR  
1193-1247 HUNTINGTON DRIVE | DUARTE, CA 91010

UNIT 1175  
4,531 SF  
DIVISIBLE

UNIT 1207  
4,577 SF  
DIVISIBLE

UNIT 1229  
1,200 SF

HUNTINGTON DR

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LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

HIGH VISIBILITY RETAIL - BUENA VISTA MARKETPLACE | 1193-1247 HUNTINGTON DRIVE, DUARTE, CA 91010 BROCHURE | PAGE 2



### FEATURES & AMENITIES

- ± 4,577 SF HIGH VISIBILITY UNIT ADJACENT TO SMART + FINAL, DIVISIBLE DOWN TO ± 1,153 SF
- ± 4,531 SF UNIT, DIVISIBLE DOWN TO ± 1,395 SF
- ± 1,200 SF NEAR THE END-CAP ON BUENA VISTA
- HIGH VISIBILITY SIGNAGE AND 850' OF FRONTAGE
- AMPLE PARKING WITH ± 385 STALLS
- MAJOR SIGNALIZED INTERSECTION WITH 50,000 CPD
- EXCELLENT DEMOGRAPHICS SERVING THE AFFLUENT BRADBURY NEIGHBORHOOD
- NATIONAL CO-TENANTS INCLUDE PLANET FITNESS, HABIT BURGER, CLUB PILATES, STARBUCKS
- FOUR POINTS OF INGRESS AND EGRESS WITH PROXIMITY TO 210 FREEWAY

EXCLUSIVELY REPRESENTED BY

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### NEIGHBORING RETAILERS

**Smart & Final.**



**WELLS FARGO**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,646	31,795	96,582
Total Population	15,715	91,075	310,535
Average HH Income	\$105,796	\$129,760	\$119,835

## PROPERTY SUMMARY

HIGH VISIBILITY RETAIL - BUENA VISTA MARKETPLACE | 1193-1247 HUNTINGTON DRIVE, DUARTE, CA 91010 BROCHURE | PAGE 3



### PROPERTY DESCRIPTION

Multiple units available at this grocery anchored center, including a Junior Anchor space and demising options for tenants with smaller square footage needs.

± 4,577 SF Junior Anchor space next to Smart + Final. The former discount retail store offers great visibility, 2 interior restrooms, roll up loading door, high ceilings (up to 17'), and can be demised into three units: ±1,500 SF, ± 1,153 SF, and ± 2,063 SF.

± 4,531 SF former credit union with a largely open floor plan, office build out, break room/kitchenette, 2 bathrooms, and a sizable outdoor patio/bonus area. It can be demised to ± 3,000 SF and ± 1,395 SF.

± 1,200 SF near the end-cap on Buena Vista with a mostly open floor plan, private restroom, back and front entrances, one office buildout, and back storage area.

This property has excellent visibility and monument signage, high traffic counts (± 50,000 CPD), ample parking with 250 stalls, multiple ingress/egress points, and national co-tenants including Smart + Final, Planet Fitness, Habit Burger, Starbucks and more.

### LOCATION DESCRIPTION

Situated at the signalized corner of Huntington Drive + Buena Vista Street in prime Duarte at the foot of the San Gabriel Mountains. Adjacent to a range of A+ national restaurant chains and retailers, including California Pizza Kitchen, Starbucks, In-N-Out Burger, Target, and Walmart. Nearby is the City of Hope Medical Center and offers convenient access to the 210 Freeway. Excellent area demographics with the shopping center serving the affluent Bradbury neighborhood.

### OFFERING SUMMARY

Lease Rate:	\$2.25 - 3.50 SF/month (\$1.18 psf NNN)
Available SF:	1,153 - 4,718 SF
Building Size:	98,000 SF

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## SITE PLAN

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### SITE PLAN



1155	The Habit Burger	2,780 SF
1161	Rex Medical	1,950 SF
1163	Ubreakwefix	1,160 SF
1167	Cafe De Olla	1,200 SF
1169	Club Pilates	1,848 SF
1175 A&B	Available	1,395 - 4,531 SF
1181-89	Centinela Feed	5,963 SF
1189A	Unwind Chiropractic	1,013 SF
1191	UPS Store	1,014 SF
1193	Smart & Final	46,041 SF
1207 A	Pacific Dental	3,000 SF
1207 B-D	Available	1,153 - 4,718 SF
1213	Venus Threading	938 SF
1215	Sweet Basil	1,178 SF
1217	Maribell Tam, DDS	1,058 SF
1219	Hertz Rent-A-Car	1,540 SF
1221	Heemo Sushi	2,000 SF
1225	Subway	1,260 SF
1227	Nature's Cleaners	900 SF
1229	Available	1,200 SF
1231	Baskin Robbins	1,200 SF
1243	AT&T	1,512 SF
1245	Jamba Juice	1,145 SF
1247	Wells Fargo	2,743 SF

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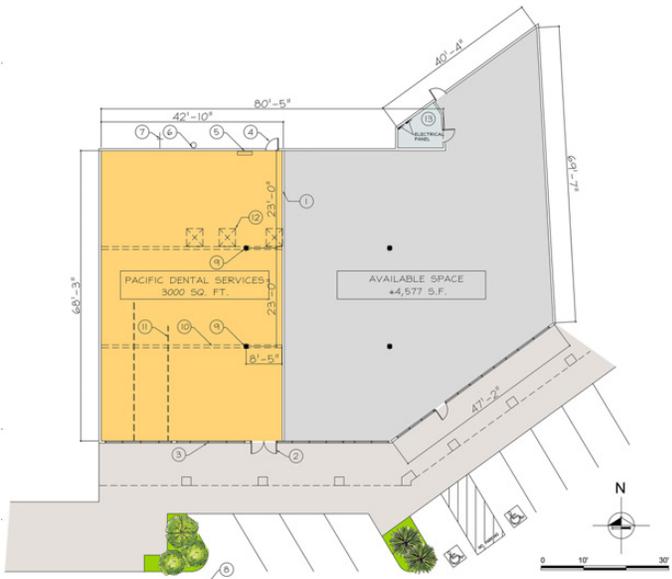
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## UNIT 1207 - DEMISING OPTIONS

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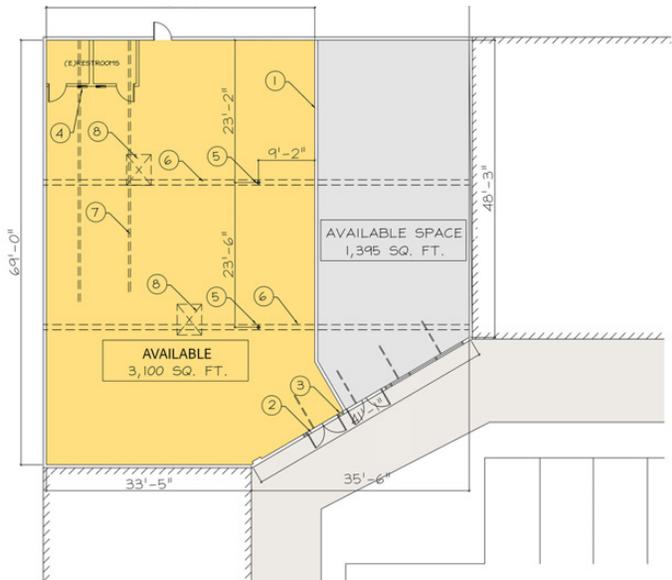


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## UNIT 1175 - DEMISING OPTIONS

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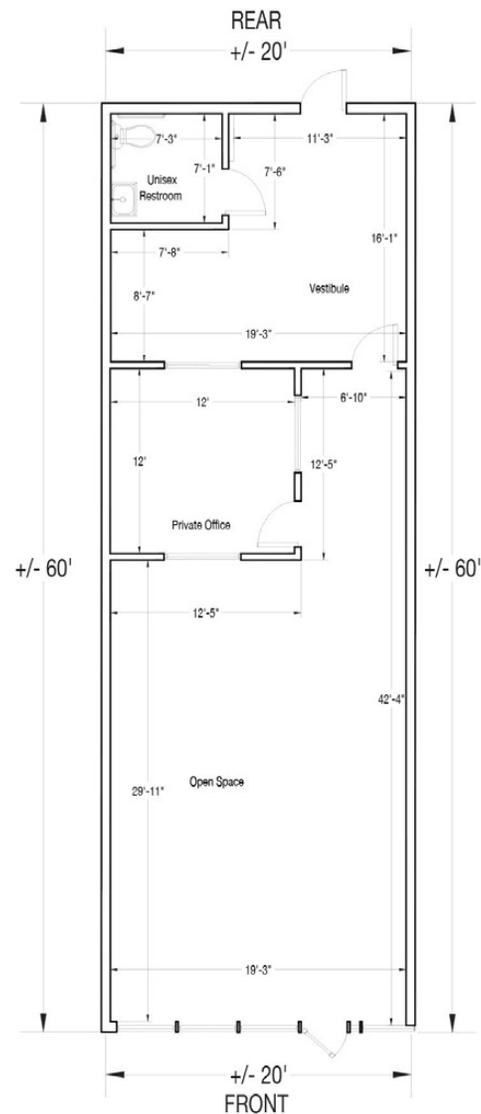


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## UNIT 1229 - FLOOR PLAN

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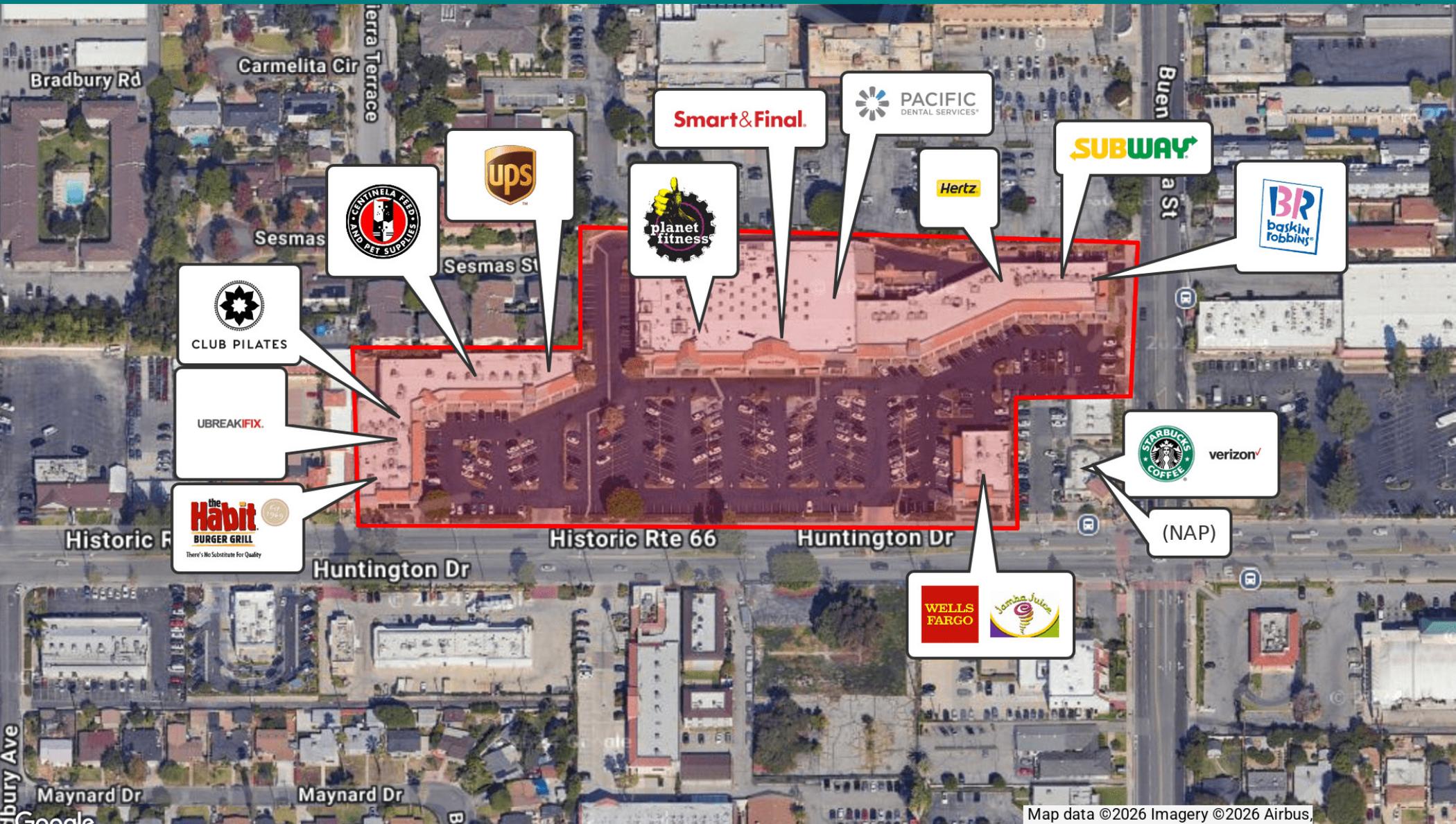


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## NATIONAL CO-TENANT MAP

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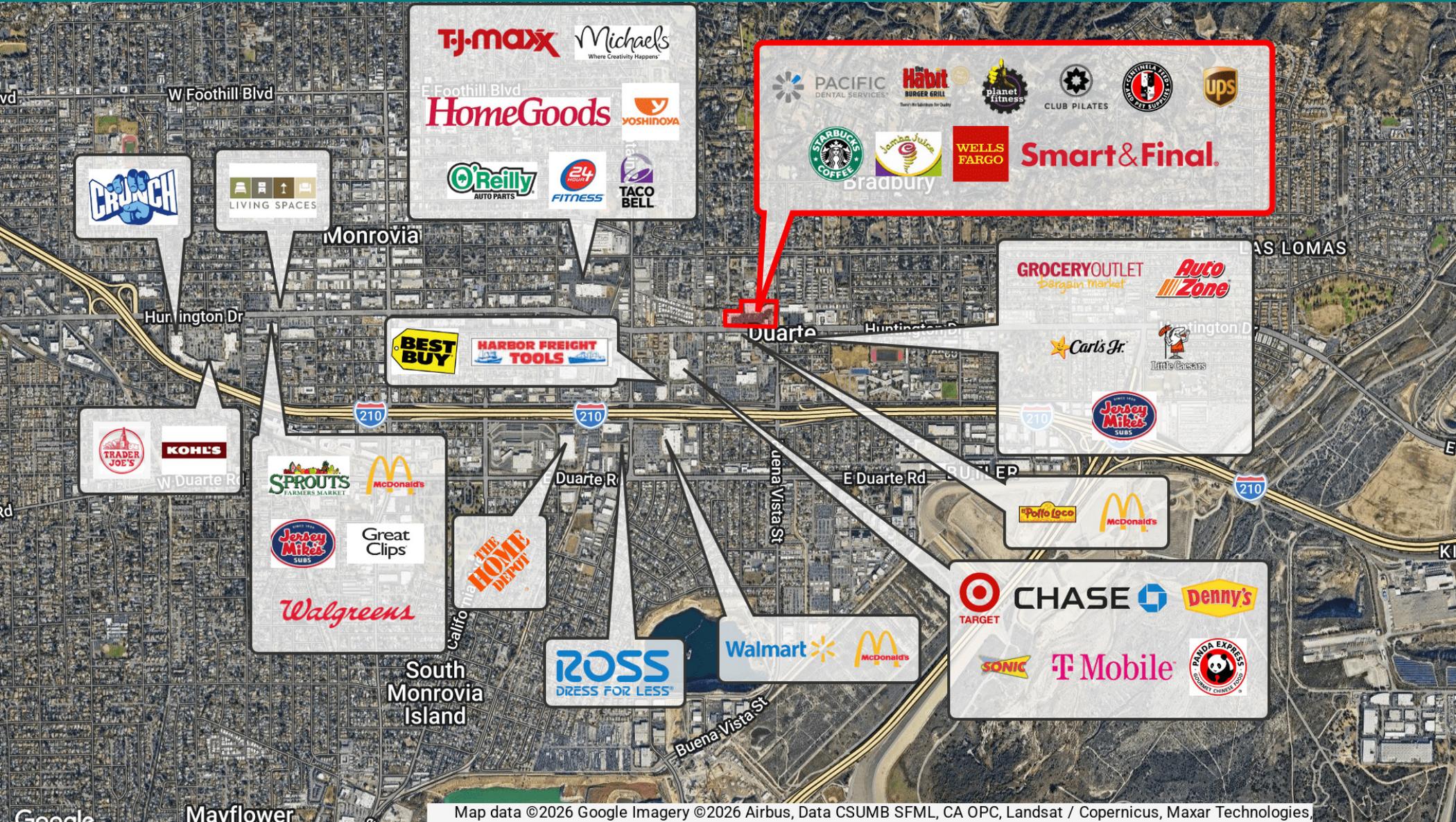
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## AREA RETAILER MAP

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## DEMOGRAPHICS MAP & REPORT

HIGH VISIBILITY RETAIL - BUENA VISTA MARKETPLACE | 1193-1247 HUNTINGTON DRIVE, DUARTE, CA 91010 BROCHURE | PAGE 10

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,715	91,075	310,535
Average Age	45	43	42
Average Age (Male)	43	41	40
Average Age (Female)	47	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,646	31,795	96,582
# of Persons per HH	2.8	2.9	3.2
Average HH Income	\$105,796	\$129,760	\$119,835
Average House Value	\$821,664	\$999,859	\$910,383

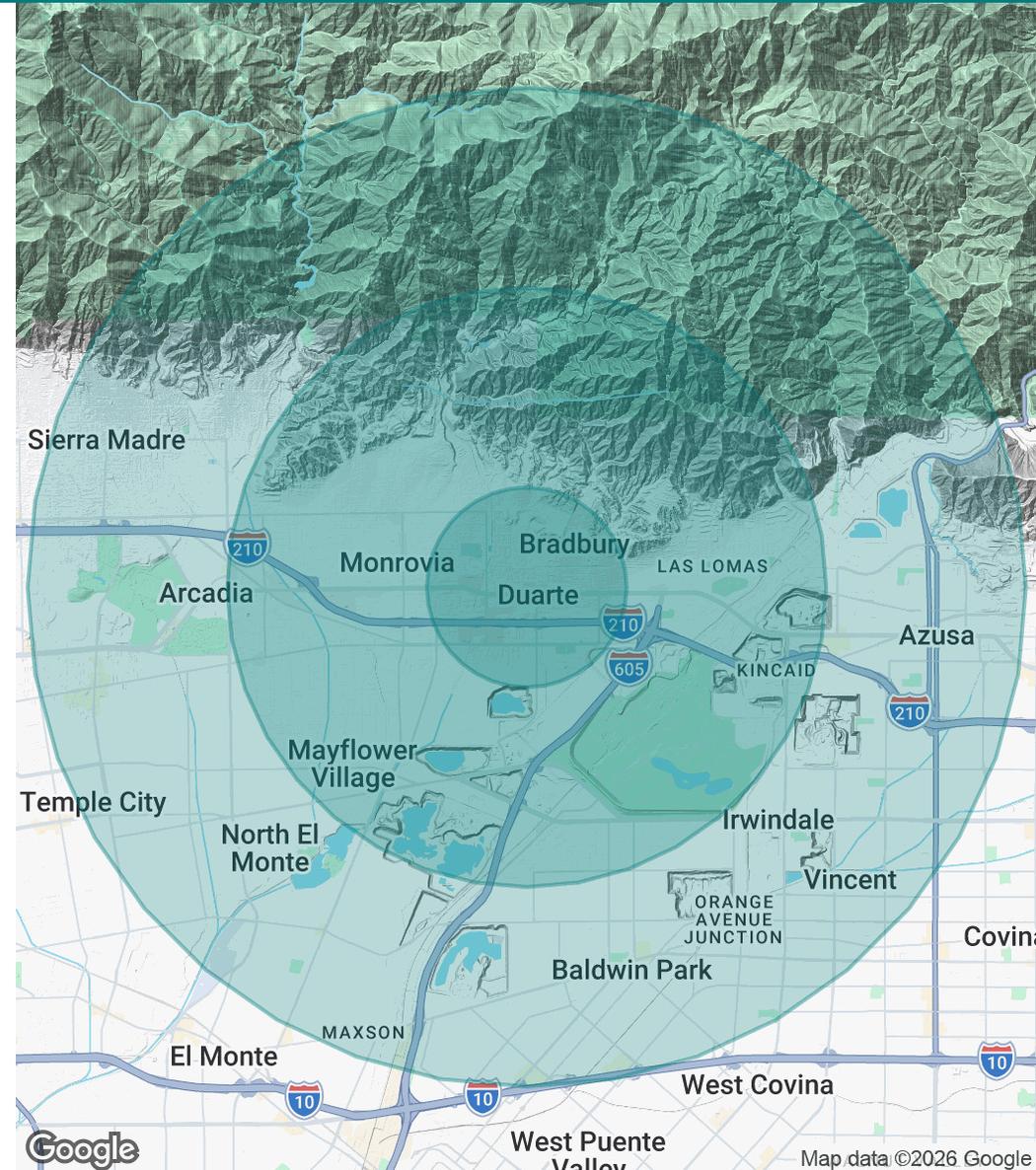
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	50.1%	41.9%	51.8%

RACE	1 MILE	3 MILES	5 MILES
% White	30.8%	29.2%	22.4%
% Black	6.1%	4.3%	2.4%
% Asian	18.2%	28.6%	30.0%
% Hawaiian	0.3%	0.1%	0.1%
% American Indian	1.8%	1.4%	1.7%
% Other	25.0%	20.7%	26.9%

Demographics data derived from AlphaMap

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## MEET THE TEAM

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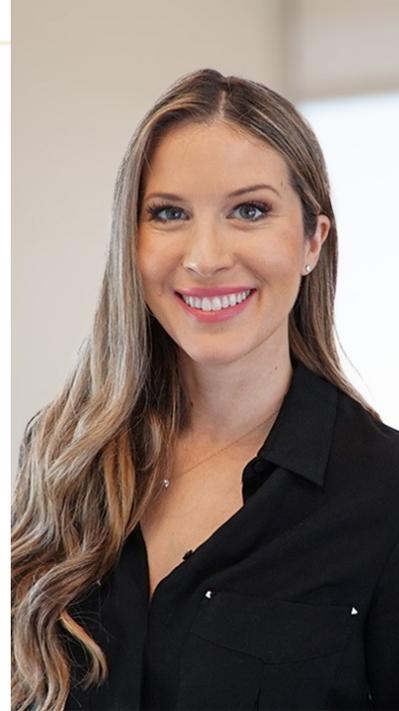


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