

## Freestanding Pad/Restaurant Opportunity

1150 S. 7th Ave | Hacienda Heights, CA 91745



## Freestanding Pad Restaurant

**±4,534 SF**  
Pad Restaurant

**≈0.72 AC (≈31,360 SF of Land)**  
APN: 8220-022-062

## DESCRIPTION

- Opportunity to lease in a prominent retail hub
- Just off the highway 60/Pomona Ave on/off ramp
- High average household incomes in the trade area
- Flexibility in configuration with opportunity on existing building
- High visibility signage opportunity with existing freeway visible pylon

## TRAFFIC COUNTS

S. 7th Street

CA-60 Freeway

Source: Costar

approx. 27,600 cpd

approx. 245,000 cpd

## CONTACT

### Nick Wirick

951.669.1002 | [nick.wirick@srsre.com](mailto:nick.wirick@srsre.com)  
CA License No. 01304661

### Casey Mahony

949.698.1108 | [casey.mahony@srsre.com](mailto:casey.mahony@srsre.com)  
CA License No. 01886184



**SUBJECT: ±4,534 SF PAD RESTAURANT**

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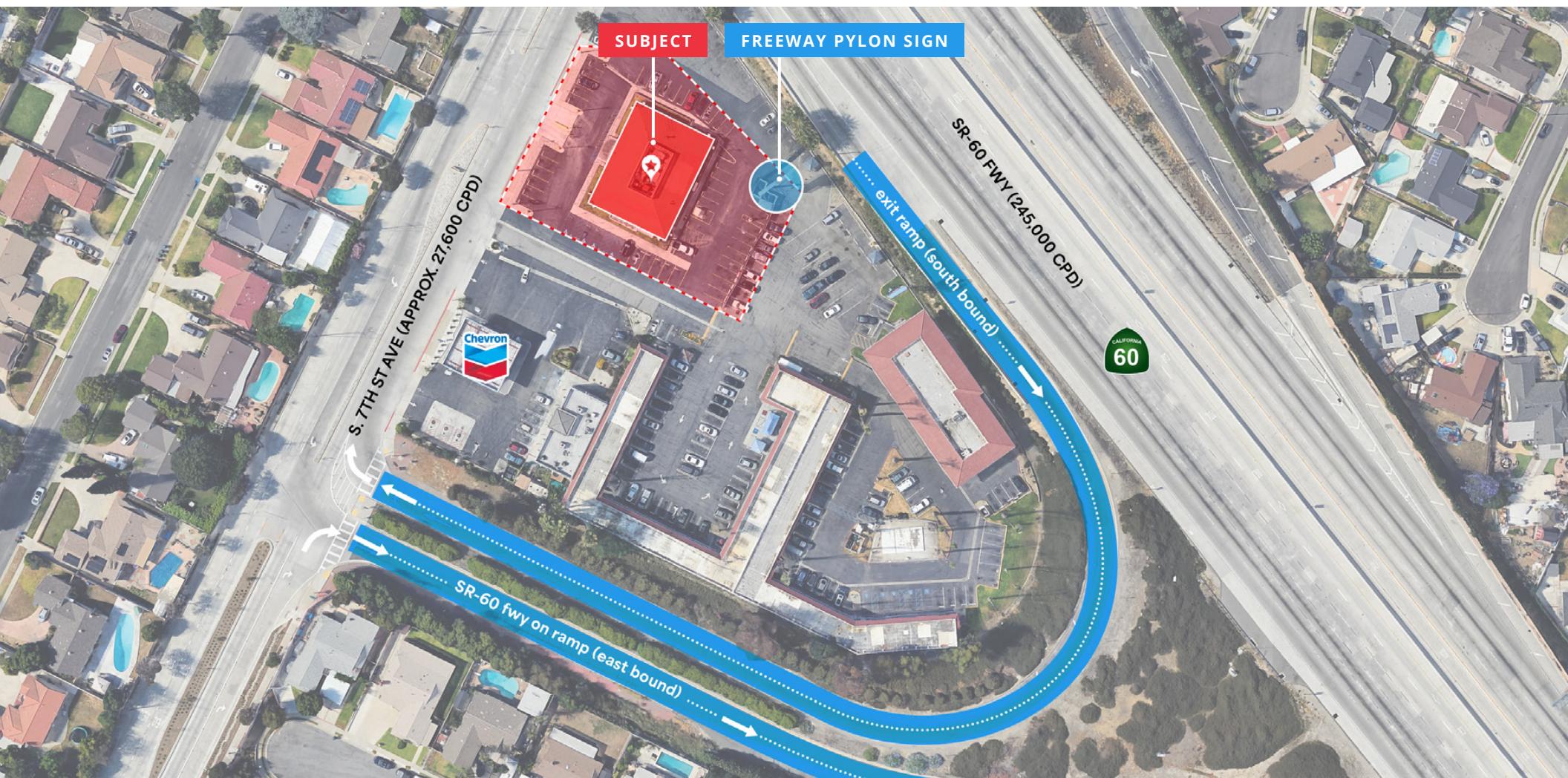
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## EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,066	117,368	428,406
Avg Household Income	\$134,864	\$129,461	\$119,150
Daytime Population	3,921	51,277	160,098

Source: Esri



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