

13300-13310 VALLEY BOULEVARD

LA PUENTE, CA 91746

RETAIL CENTER FOR LEASE



KAVITA BHATIA

President/Broker
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TERIYAKI

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PROPERTY DESCRIPTION

Affordable Retail Center strategically located at the corner of Valley Boulevard and Basetdale Avenue in the city of La Puente. The Retail center is strategically located to offer prominent signage display on the highly traveled Valley Blvd. utilized daily by over 47,000 vehicles per day. And enjoy easy access from the I-605 Freeway for customer convenience. Offering convenient ingress/egress from Valley Blvd and Basetdale Ave. Parking is readily available. Contact us for a tour.

OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (MG)
Available SF:	600 - 1,800(+/-) SF
Building Size:	6,000 SF

SPACES	LEASE RATE	SPACE SIZE
13302- Suite A	\$2.50 SF/month	600 SF
13302- Suite B	\$2.50 SF/month	600 SF
13302- Suite C	\$2.50 SF/month	600 SF

Acreage Real Estate #02034779
Kavita K. Bhatia #01895064

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,825	199,206	448,703
Average Age	40	39	40

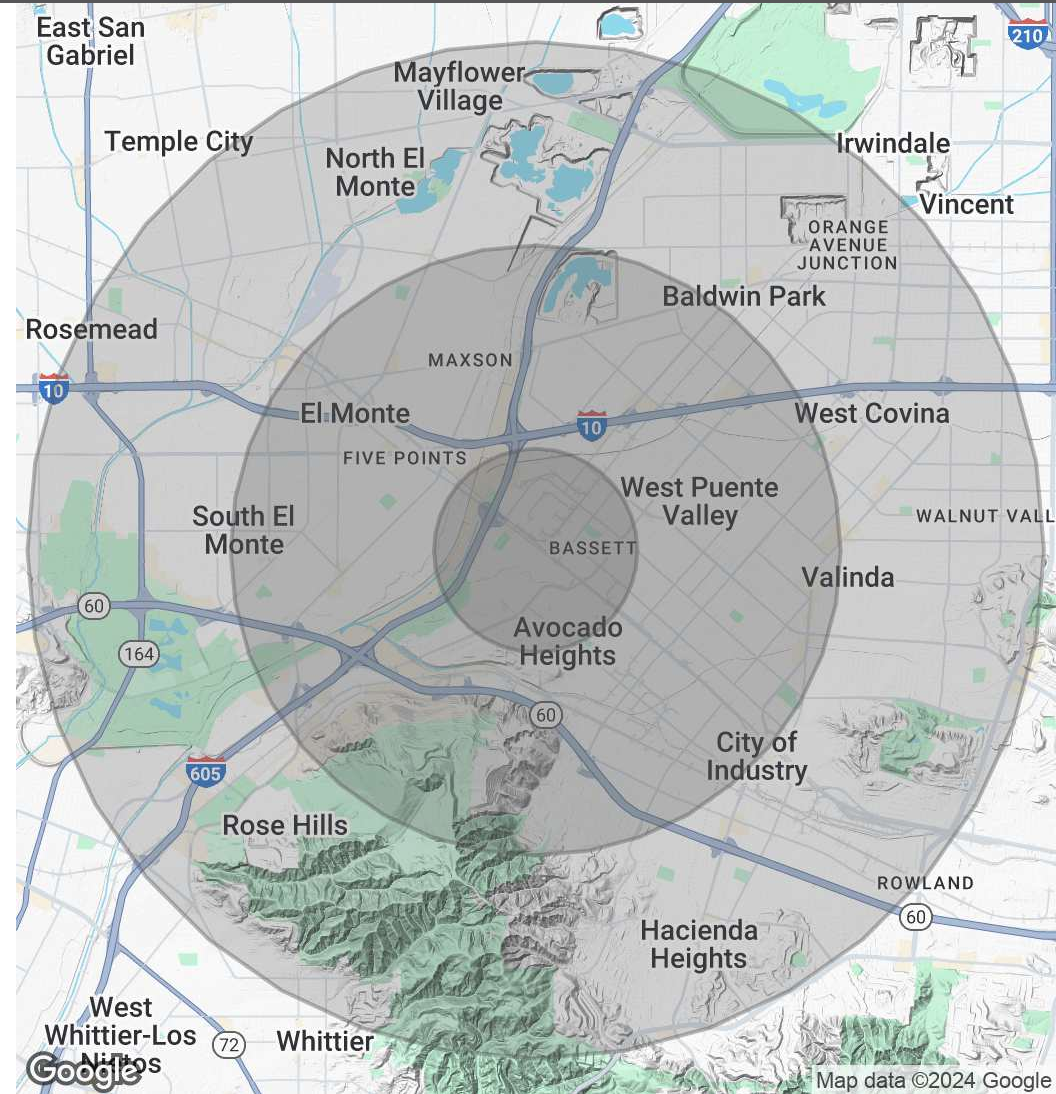
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,606	51,292	122,717
# of Persons per HH	4.1	3.9	3.7
Average HH Income	\$115,034	\$100,330	\$107,968
Average House Value	\$672,513	\$686,634	\$739,292

TRAFFIC COUNTS

Valley Blvd is travelled by nearly 47,510 vehicles /day

Demographics data derived from AlphaMap



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