13300-13310 VALLEY BOULEVARD

LA PUENTE, CA 91746



KAVITA BHATIA



ERIYAKI 13300-13310 VALLEY BOULEVARD

LA PUENTE, CA 91746

RETAIL CENTER FOR LEASE



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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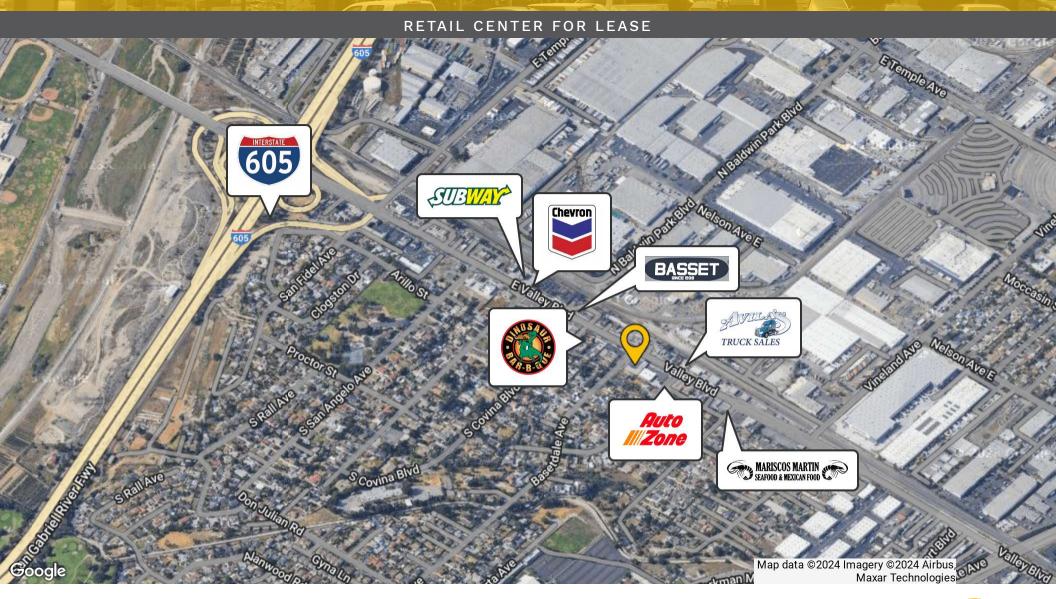


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,825	199,206	448,703
Average Age	40	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,606	51,292	122,717
# of Persons per HH	4.1	3.9	3.7
Average HH Income	\$115,034	\$100,330	\$107,968
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			

East San Gabriel	Mayflow Village	ver		210
Temple City	North El Monte		To the second se	Irwindale ORANGE AVENUE JUNCTION
Rosemead	MAXSO	ON ON	Baldwin Pa	
TO TO THE PART OF	El Monte	10		West Covina
South El Monte	FIVE POINTS	The state of the s	lest Puente Valley	WALNUT VALL
60 (164)		Avocado Heights		Valinda
605		(60)	City of Industry	The same of the sa
Rose	HIIIS		Hacienda Heights	ROWLAND 60
West Whittier-Los 72 W	/hittier			Map data ©2024 Google

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