

2065 & 2095 S. HUNTINGTON DRIVE

SAN MARINO, CA 91108

OFFICE, RETAIL OR MEDICAL*
OWNER USER / INVESTMENT OPPORTUNITY
FOR SALE OR LEASE

CBRE

*Medical uses require a conditional use permit.

TABLE OF CONTENTS

01 EXECUTIVE SUMMARY

02 PROPERTY DETAILS

03 AREA OVERVIEW

INVESTMENT CONTACT

KYLE BARRATT
Executive Vice President
+1 818 907 4650
kyle.barratt@cbre.com
Lic. 01900653

DEBT & STRUCTURED FINANCE

GIANNI NOVO
Senior Vice President
+1 310 550 2635
gianni.novo@cbre.com
Lic. 01900600



01 EXECUTIVE SUMMARY

2065 & 2095
S. HUNTINGTON DRIVE

EXECUTIVE SUMMARY

CBRE, Inc. presents a rare opportunity to acquire a versatile two-building property at 2065 & 2095 Huntington Drive in San Marino, California.

This prime asset encompasses 10,084 square feet of office, retail, and medical space, situated on over half an acre in a highly desirable location. Its strategic positioning on Huntington Drive ensures excellent visibility and convenient access throughout the San Gabriel Valley, making it ideal for those seeking a prestigious San Marino presence.

The two buildings, constructed in 1955 and 1956, can be easily combined for contiguous space, offering significant flexibility for various business needs. Ample parking is provided with 25 on-site spaces, complemented by 13 public spaces directly in front of the property. Zoned Mixed-Use 1, the property permits numerous uses by right, including office and retail, with medical office use possible via a conditional permit.

This exceptional property is available for sale or lease.

PLEASE CONTACT THE BROKER FOR PRICING INFORMATION.

FOR SALE OR LEASE



PROPERTY HIGHLIGHTS



ADDRESS
2065 & 2095 HUNTINGTON DRIVE
SAN MARINO, CA 91108



BUILDING AREA
7,364 SF (2065 HUNTINGTON)
2,720 SF (2095 HUNTINGTON)

10,084 SF (COMBINED)



LAND AREA
0.61 AC



ZONING
MIXED USE ZONE 1 (MU1)



YEAR BUILT
1956 (2065 HUNTINGTON)
1955 (2095 HUNTINGTON)



PARKING
25 SURFACE SPACES
(WITH 13 ADDITIONAL PUBLIC
PARKING SPACES ALONG HUNTINGTON DRIVE)



LOCATION

Prestigious location with high corner visibility and convenient.

PROPERTY TYPE

Rare, versatile two-building asset suitable for office, retail, or medical uses.

SPACE FLEXIBILITY

Two distinct buildings that can be combined for contiguous occupancy featuring a tranquil exterior courtyard.

PARKING

Ample parking with 25 on-site spaces plus 13 public spaces.

ZONING

Mixed-Use 1 allows for office/retail by right; medical office with conditional permit.

AVAILABILITY

Offered for Sale or Lease.



PROPERTY OVERVIEW

This rare and versatile two-building property at 2065-2095 Huntington Drive, San Marino, CA, presents 10,084 square feet of office, retail, and medical space on over half an acre. Its dual-building structure allows for flexible, contiguous occupancy, complemented by a tranquil exterior courtyard providing a peaceful outdoor experience. Ample parking includes 25 on-site and 13 public spaces. Diverse uses permitted by right, with medical office viable via conditional permit, this exceptional asset can be made available for sale or lease.

COMBINED PROPERTY DETAILS

Asking Price/Lease Rate	Call Broker
Addresses	2065 & 2095 S. Huntington Drive San Marino, CA 91108
Total Building Area	10,084 SF
Total Land Area	0.61 AC
Zoning	MU1 (Mixed Use)



02 PROPERTY OVERVIEW

2065 & 2095
S. HUNTINGTON DRIVE





PROPERTY OVERVIEW

2065 HUNTINGTON DRIVE

PROPERTY DETAILS

Address	2065 Huntington Drive San Marino, CA 91108
Building Area	7,364 SF
Land Area	0.47 AC
Year Built	1956
Parking	16 rear surface spaces (with adjacent area to expand additional parking, currently grass)



AI generated photo, not representative of the interior condition.

PRESTIGIOUS
SAN MARINO LOCATION!

PROPERTY OVERVIEW

2095 HUNTINGTON DRIVE

PROPERTY DETAILS

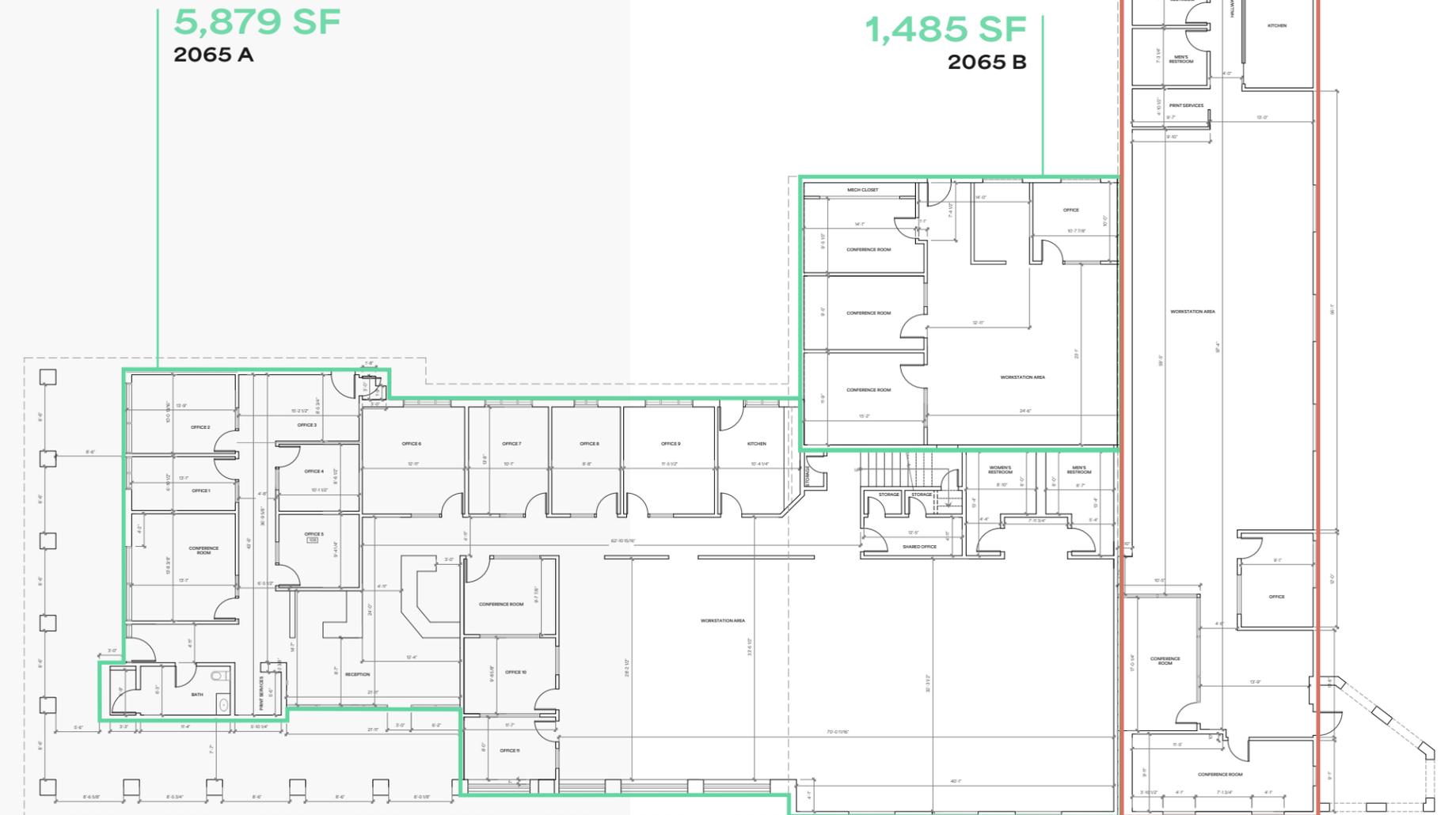
Address	2095 Huntington Drive San Marino, CA 91108
Building Area	2,720 SF
Land Area	0.14 AC
Year Built	1955
Parking	9 rear surface spaces



AI generated photo, not representative of the interior condition.

PRESTIGIOUS
SAN MARINO LOCATION!

FLOOR PLAN



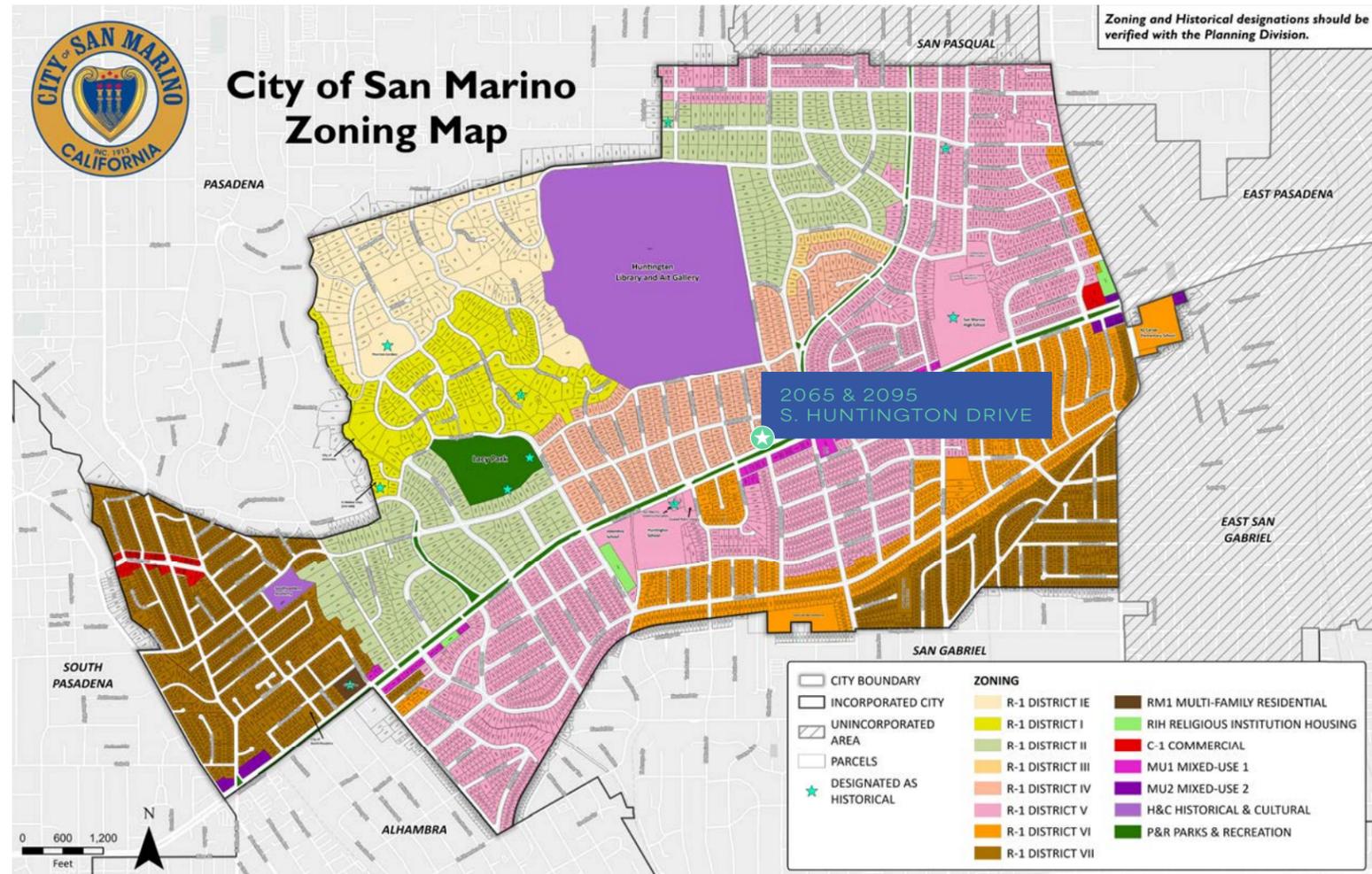
ZONING INFORMATION

The property is zoned Mixed-Use 1 (MU-1), offering significant flexibility for various commercial endeavors. This designation permits both office and retail uses by right, streamlining the process for common business operations. Additionally, medical office use is also viable for the property, subject to the acquisition of a conditional use permit.

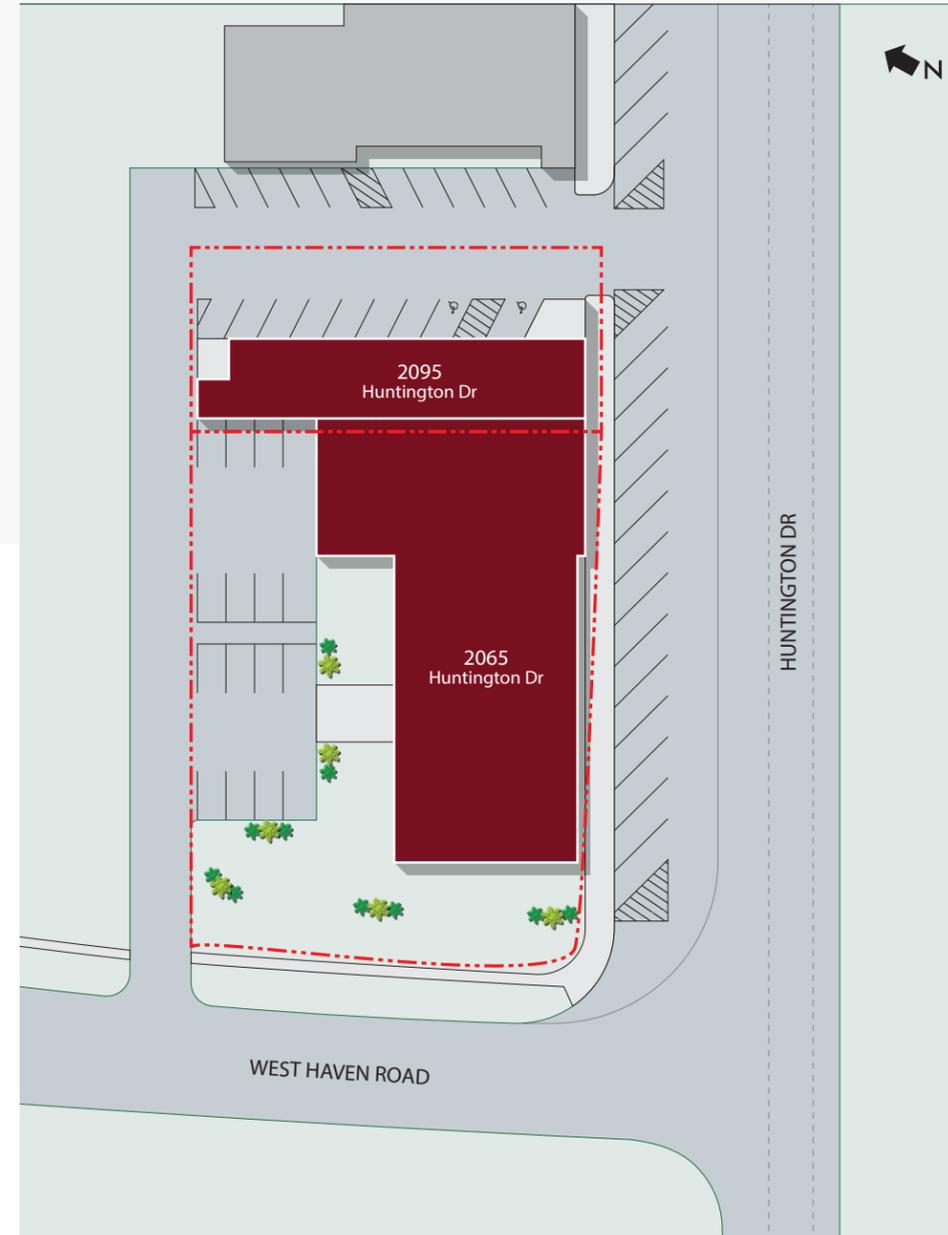
For the full list of permitted uses, please visit the City of San Marino Zoning Code and permitted uses via the following links:

[SMMC 23.21.02 \[Mixed Use Zone\]](#)

[SMMC 23.03.01 \[Commercial\]](#)



SITE PLAN



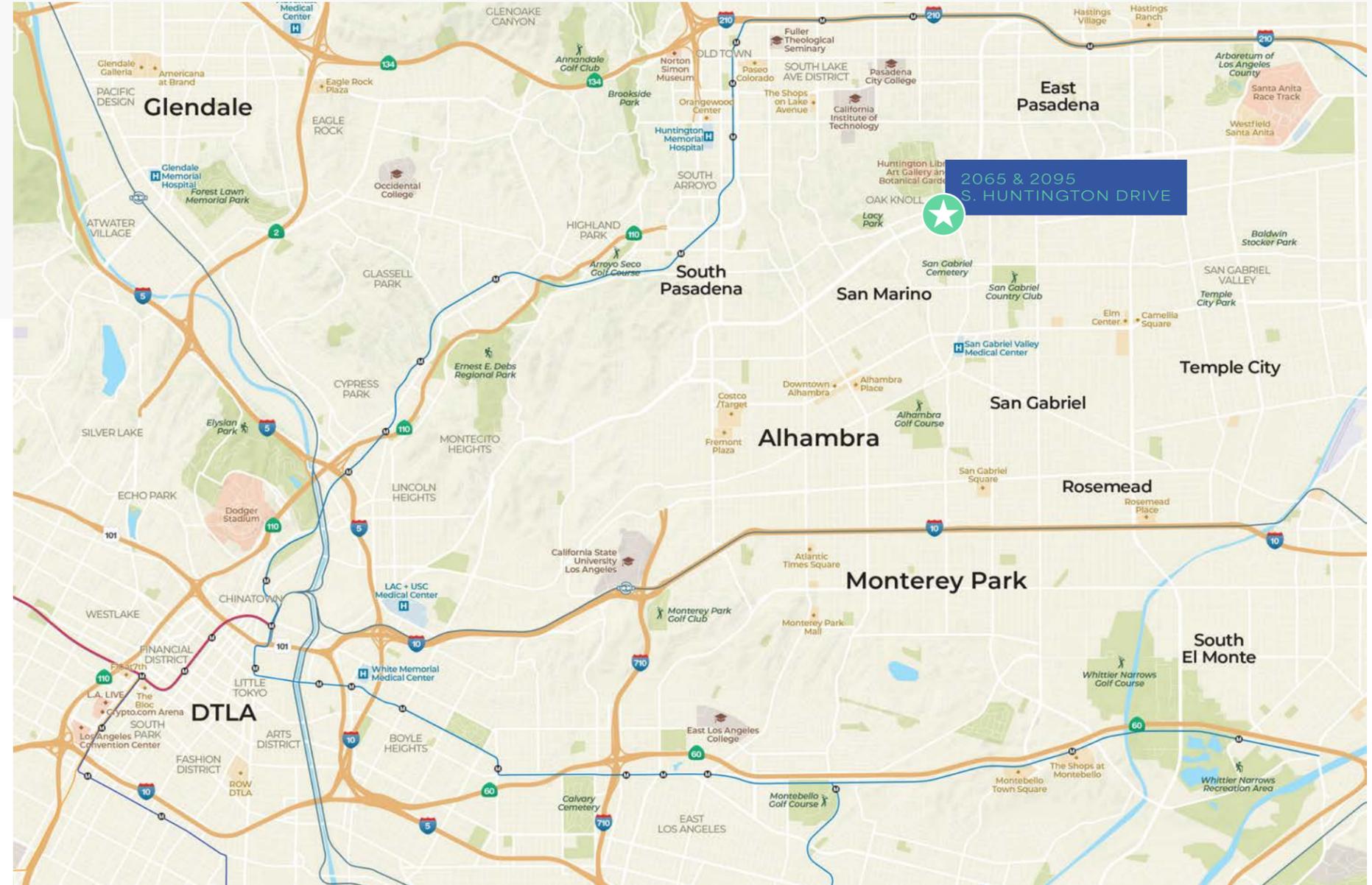


LOCATOR MAP

 **1,432**
BUSINESSES

 **31**
RESTAURANTS

 **~7,000 PEOPLE**
WORKFORCE



03 AREA OVERVIEW

2065 & 2095
S. HUNTINGTON DRIVE

SAN GABRIEL VALLEY MARKET SNAPSHOT

The San Gabriel Valley spans approximately 400 square miles in eastern Los Angeles County, defined by the San Gabriel Mountains to the north and the Los Angeles/San Bernardino County line to the east. It encompasses 30 incorporated cities, including Pasadena, Monterey Park, Alhambra, and West Covina, as well as several notable unincorporated areas. As of 2023, the population has reached over 1.66 million, with a strong representation of Asian (notably Chinese), Hispanic, and white residents, making it one of the most ethnically diverse regions in the U.S.

The local economy is marked by robust, broad-based growth and diversity. The 2017, total San Gabriel Valley employment reached an all-time high of over 691,000 jobs, with ten out of fourteen industry sectors expanding. Key industries include apparel, high-tech and research services, healthcare/biomedical, engineering/design, logistics, and tourism. The region benefits from significant overseas investment, particularly from Asia, which supports continued economic vitality and low vacancy rates across commercial property sectors.

San Gabriel Valley stands as a thriving, diverse, and dynamic submarket within Los Angeles County. Its economic stability, attractive demographics, international connectivity, and exceptional educational assets combine to make it a premier location for investment, business, and residence in Southern California. The outlook remains strong, with a positive trend in employment, continued demand for commercial properties, rising residential values, and ongoing regional development.



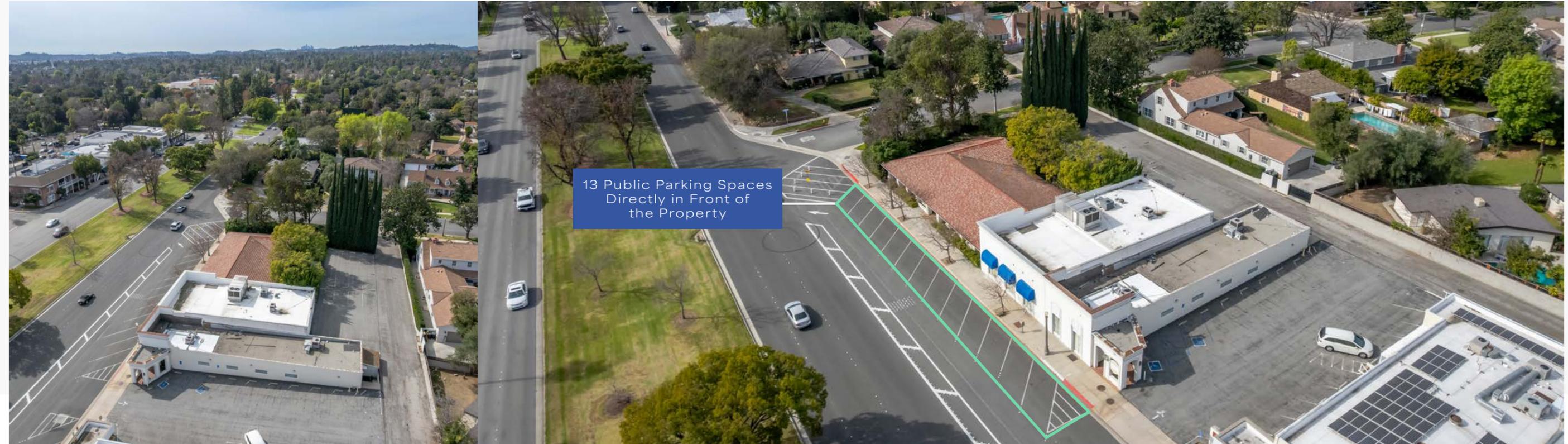
AREA OVERVIEW

SAN MARINO

Nestled in the San Gabriel Valley, San Marino is an exclusive, residential city known for its elegant homes, award-winning schools, and exceptional quality of life. This 3.76-square-mile community offers a serene environment with close proximity to Pasadena and Downtown Los Angeles.

Home to approximately 12,000 residents, San Marino is recognized for its commitment to preserving its unique residential charm. The city's thoughtfully maintained streets, parks, and civic spaces reflect a long-standing tradition of pride and stewardship. The San Marino Unified School District is consistently ranked among the state's best, attracting families with school aged children.

San Marino consistently ranks as one of the safest cities in California.



DEMOGRAPHICS

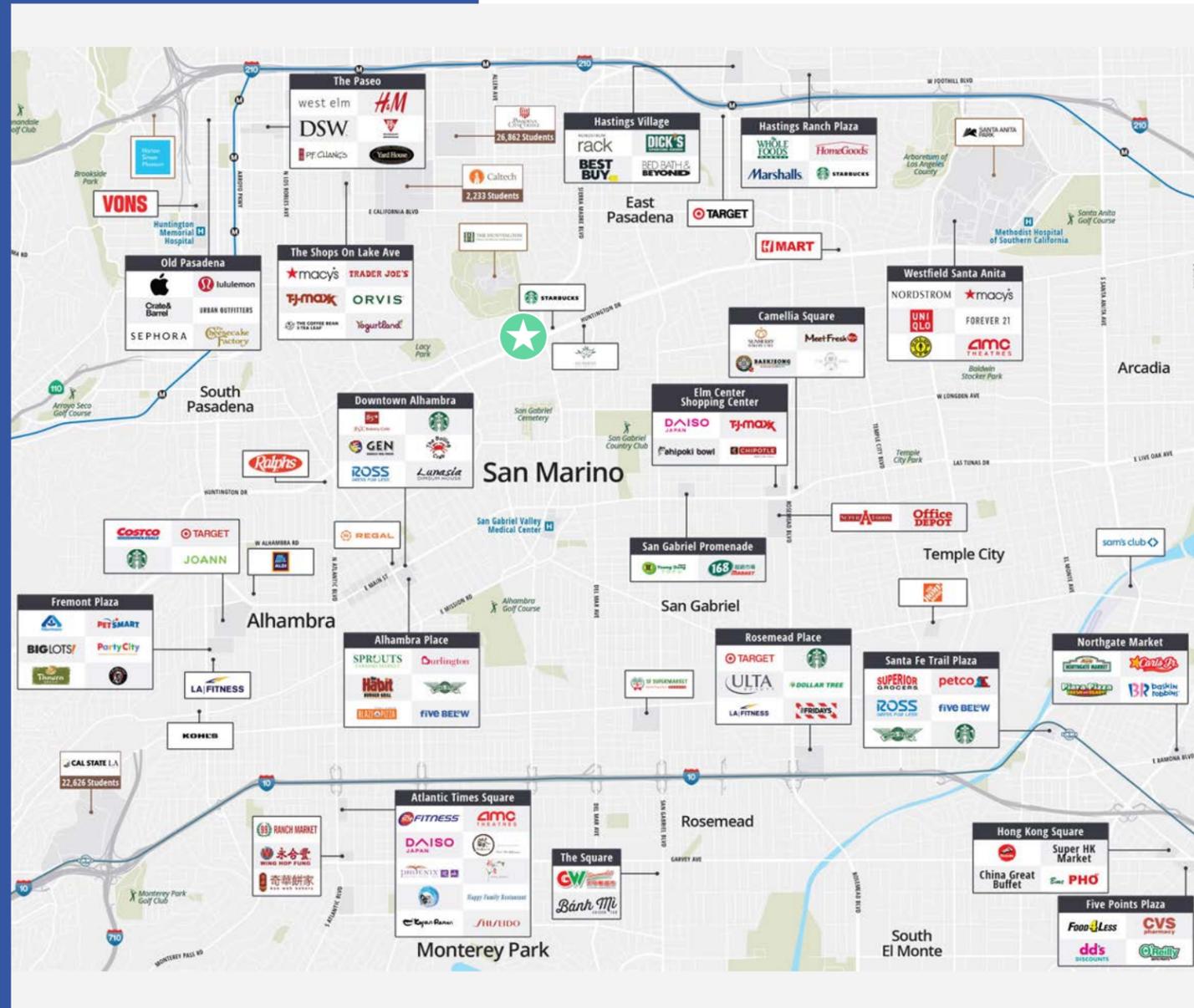
2025 POPULATION
10,636

MEDIAN AGE
48.8

BACHELOR'S DEGREE
40.3%

AVG. HOUSEHOLD INCOME
\$248,549

AVG. HOUSING VALUE
\$1,770,746



2065 & 2095 S. HUNTINGTON DRIVE SAN MARINO, CA 91108

INVESTMENT CONTACT

KYLE BARRATT
Executive Vice President
+1 818 907 4650
kyle.barratt@cbre.com
Lic. 01900653

DEBT & STRUCTURED FINANCE

GIANNI NOVO
Senior Vice President
+1 310 550 2635
gianni.novo@cbre.com
Lic. 01900600



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPM 2065-2095 Huntington Drive_BRO_Barratt_v03_RB 02/26/26