

FOR
LEASE

13414 Ramona Blvd
BALDWIN PARK, CA 91706

**END CAP OPPORTUNITY ADJACENT TO A MAJOR THOROUGHFARE
IN THE SAN GABRIEL VALLEY**

DAN BACANI

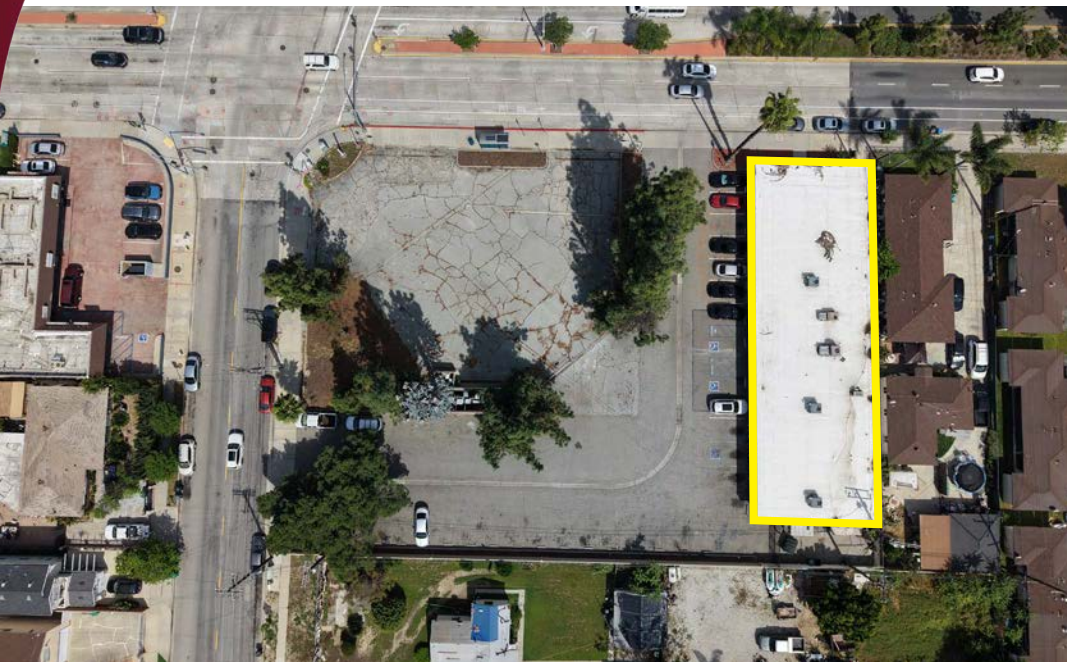
Principal

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License ID 01385413

01 EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS:

The Subject Property's C-2 zoning allows for a wide variety of uses including retail, medical/dental and office. It has an exceptional parking ratio of 7 per 1,000 square feet along a major travel artery of Baldwin Park and just minutes from the community's downtown.

The previous occupant was a Mexican restaurant (1,800 square feet) with newly built out restrooms and some restaurant infrastructure.

PROPERTY DETAILS:

Asking Rate:	\$2.00 PSF NNN Monthly Estimated NNN: \$0.42 PSF
Terms:	5+ years
Suite Size:	±1,800 SF
Total Building SF:	±6,000 SF
Lot Size:	±26,948 SF
Zoning:	General Commercial (C-2)
Year Built:	1966
APN:	8552-005-023
Parking:	7/1,000
Traffic Count:	21,841 Cars Per Day



02 PROPERTY PHOTOS



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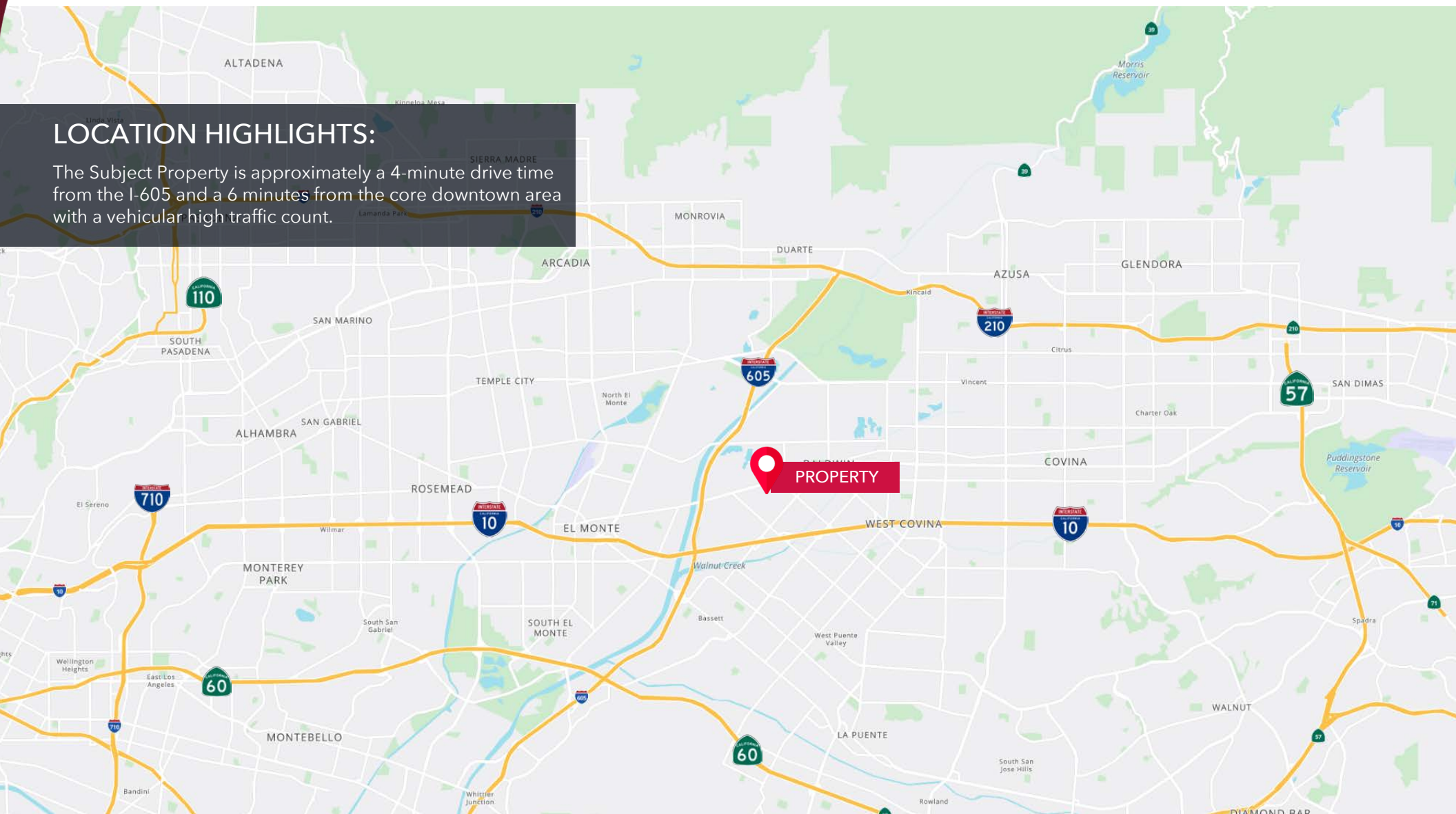
02 AERIAL OVERVIEW



03 LOCATION OVERVIEW

LOCATION HIGHLIGHTS:

The Subject Property is approximately a 4-minute drive time from the I-605 and a 6 minutes from the core downtown area with a vehicular high traffic count.



BALDWIN PARK

Nestled in California's San Gabriel Valley approximately 10 miles east of downtown Los Angeles, Baldwin Park is a vibrant suburban city in Los Angeles County with a population of about 72,000 as of 2020. Originally part of the San Gabriel Mission's cattle grazing lands, the area was dubbed "Vineland" in 1860 before being renamed Baldwin Park in 1906 in honor of developer Elias J. "Lucky" Baldwin; it later incorporated as a city in 1956.

Famous as the site of California's very first In-N-Out Burger drive-thru, opened in 1948, its legacy continues with a company store and museum in the city today. The community is known for its cultural diversity, affordability, and suburban feel, with parks like Morgan Park, recreational events such as Summer Concerts in the Park, and a historic museum to showcase local heritage.

POPULATION	1 MILES	3 MILES	5 MILES
2024 Population	30,583	196,639	509,401
Median age	37.4	38.2	39.3

HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total households	7,535	50,848	142,102
Total persons per HH	3.9	3.7	3.4
Average HH income	\$92,990	\$94,303	\$99,305
Average house value	\$576,757	\$648,606	\$692,478

POPULATION BY RACE	1 MILES	3 MILES	5 MILES
White	3,536	24,089	75,078
Black	230	2,642	9,650
American Indian/Alaskan Native	484	3,407	8,667
Asian	6,824	43,997	128,048
Hawaiian & Pacific Islander	25	205	551
Two or More Races	19,483	122,299	287,408
Hispanic Origin	22,459	138,859	324,690

**Demographic data derived from Co-Star 2024*

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