

RETAIL FOR LEASE

Pacific Square at San Gabriel

NEC GRAND AVE. & SAN GABRIEL BOULEVARD, SAN GABRIEL, CA



NEWMARK

Property Features

- 67,093 SF retail component
- Anchored by new 25,000 SF Fitness Center and 20,000 SF Grocer
- Highly visible corner comprised of two city blocks
- High density location- population of over 622,318 people in 5 mile radius
- Strong incomes exceeding \$98,000 in the immediate area
- Located in close proximity to I-10, I-210, and Hwy-110
- Shop and restaurant space available

NEW MIXED-USE GROCER/FITNESS ANCHORED PROJECT



CONTACT

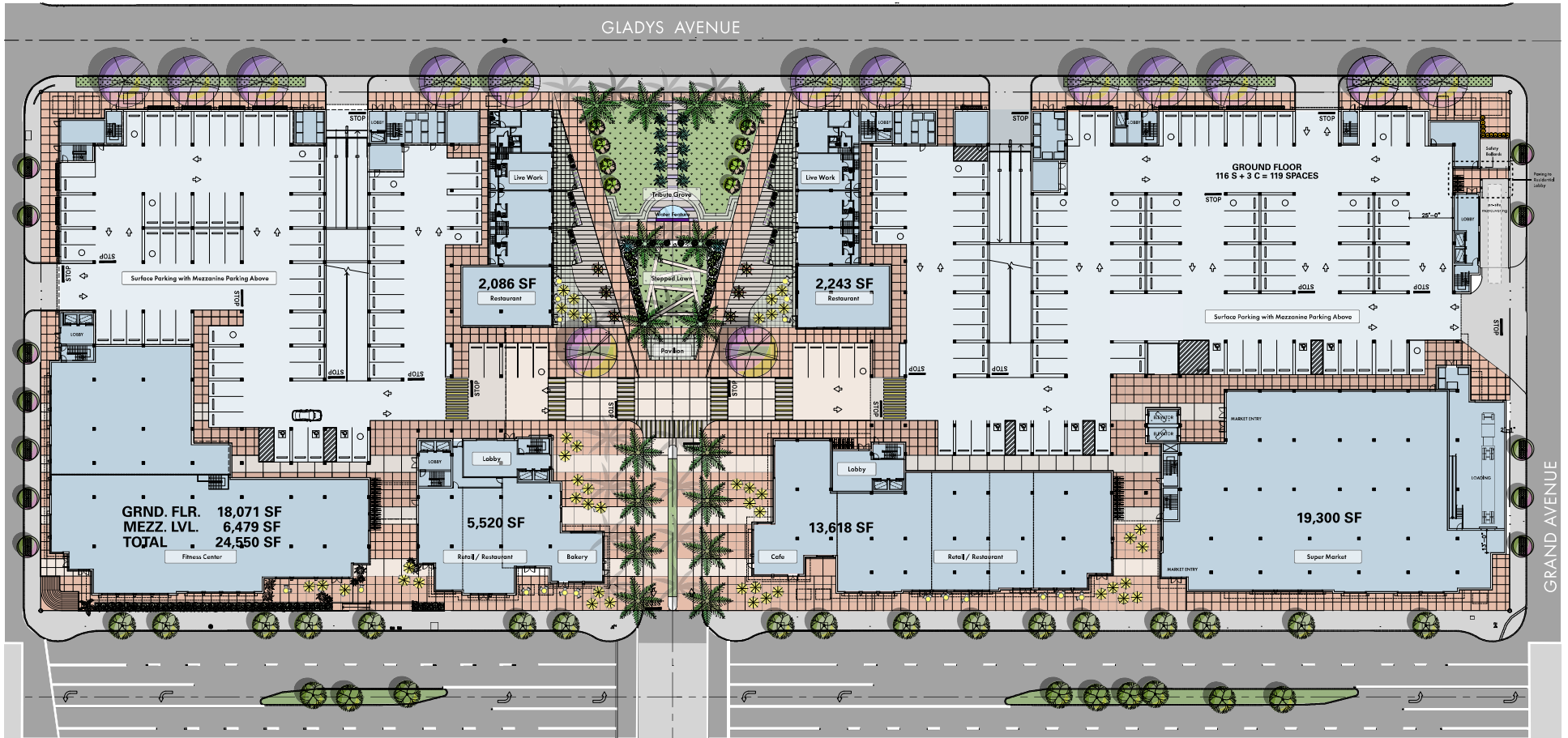
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Site Plan



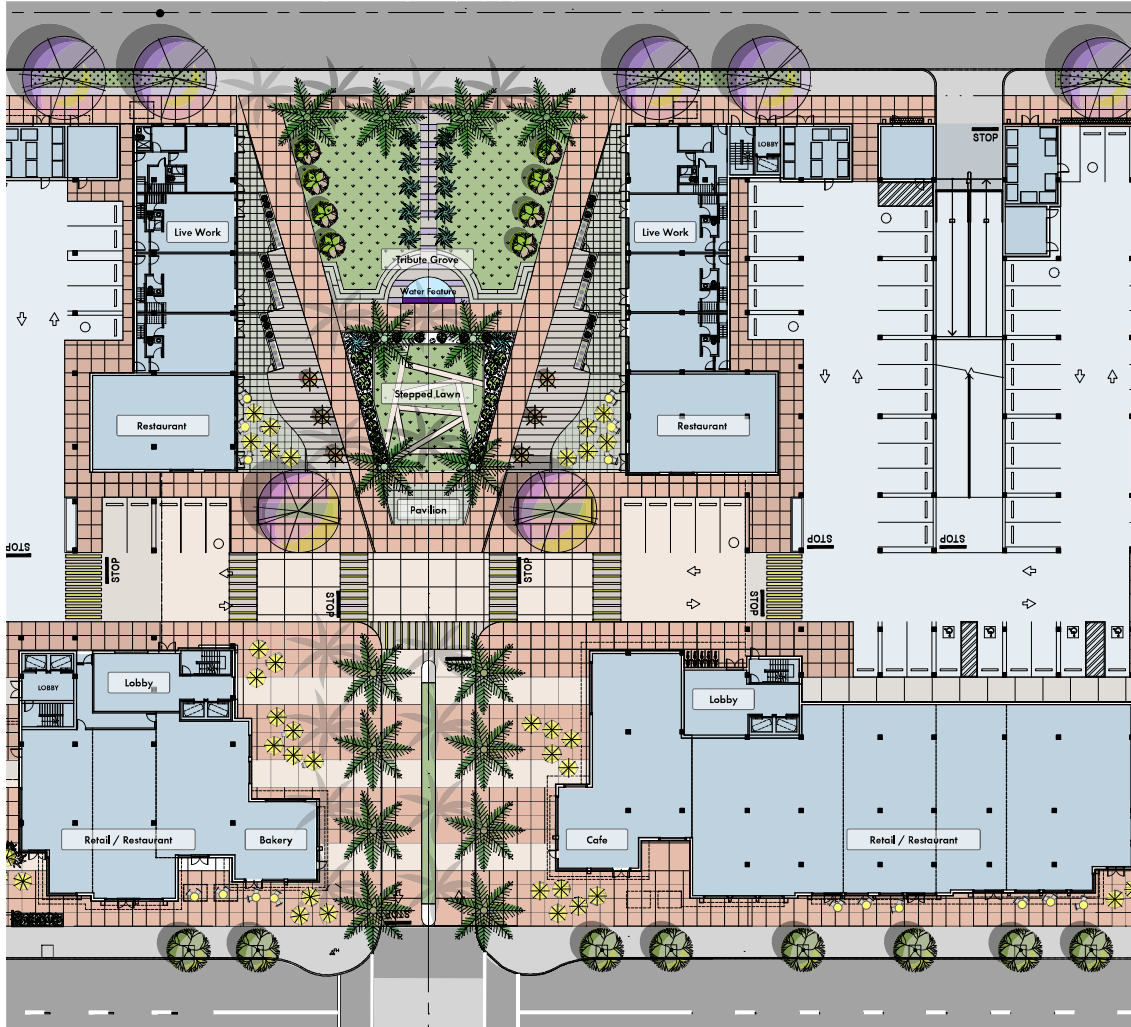
Aerial



Aerial



Site Plan



2022 Demographics

	1-MILE	3-MILE	5-MILE
POPULATION	31,645	268,380	622,318
AVERAGE HH INCOME	\$98,270	\$106,787	\$117,989
DAYTIME POPULATION	9,169	83,909	279,520

Traffic Counts

S. SAN GABRIEL RD.	± 34,900 CPD
E. MISSION RD.	± 16,000 CPD

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