

FOR
LEASE

14503 Ramona Blvd
BALDWIN PARK, CA 91706



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01 EXECUTIVE SUMMARY



AVAILABLE SUITES:

| | |
|----------------------|-------------------------------------|
| Suite B-12 | 8,500 SF, Negotiable |
| Suite B-7 | 1,105 SF, \$2.15 psf NNN |
| Suite B-9,10 | 2,340 SF, \$2.50 psf NNN |
| Suite F-4 | 1,220 SF, \$2.50 psf NNN |
| Suite F-7 | 1,220 SF, \$2.15 psf NNN |
| Suite N-2 | 1,400 SF, \$2.50 psf NNN |

PROPERTY DETAILS:

| | |
|---------------------------|---------------------------------------|
| Terms: | 3-10 years |
| Total Building SF: | ±94,650 SF |
| Lot Size: | ±287,294 SF |
| Zoning: | BPC2 |
| Year Built: | 1989 |
| APN: | 8437-004-060, 064, 065, 066, 067, 069 |
| Parking: | 171 Parking Spaces |

PROPERTY HIGHLIGHTS:

- **Prime Corner Location:** Situated at a key intersection on Ramona Blvd, providing excellent visibility and easy access from both directions.
- **High Foot and Vehicle Traffic:** The property benefits from high daily traffic counts (approximately 20,000-40,000 vehicles per day), ensuring strong exposure to both pedestrian and vehicle traffic.
- **Ample Parking Availability:** Ample on-site parking 170+ spaces.
- **Proximity to Public Transit:** Baldwin Park Metrolink Station, major bus routes and public transit options, making it easily accessible for local residents and commuters.
- **Surrounded by Key Amenities:** The property is close to other retail centers, dining establishments, schools, and densely populated residential areas, creating a built-in customer base.

02 PROPERTY PHOTOS



The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. www.lee-associates.com

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FOR LEASE | PARK PLAZA ON MAINE |

02 SITE PLAN



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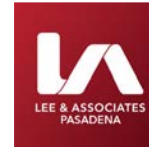
VACANCY LEGEND:



Landlord makes no representation that any of the above tenants, parking lot or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed

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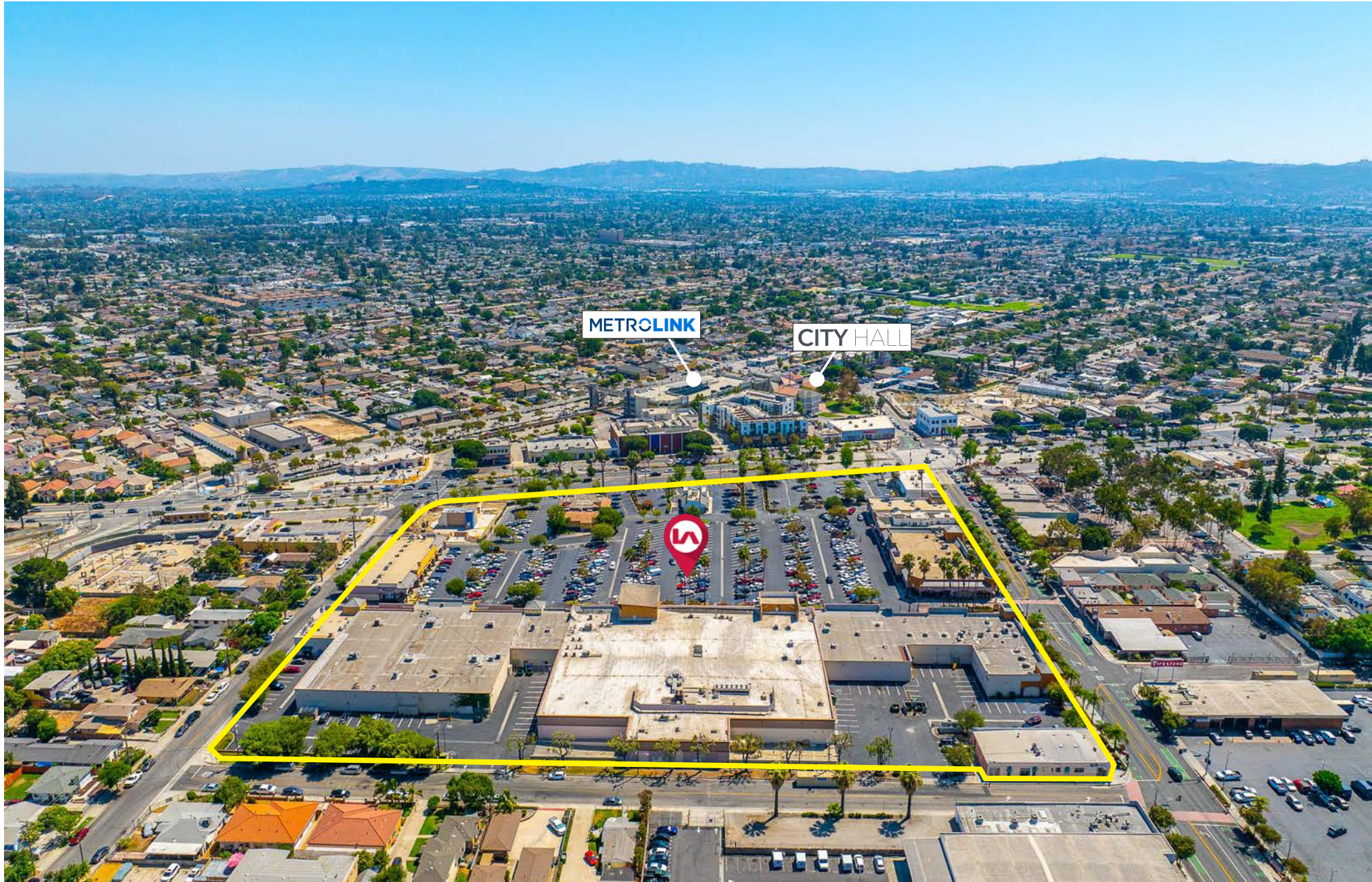
02 AERIAL OVERVIEW



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03 LOCATION OVERVIEW



LOCATION HIGHLIGHTS:

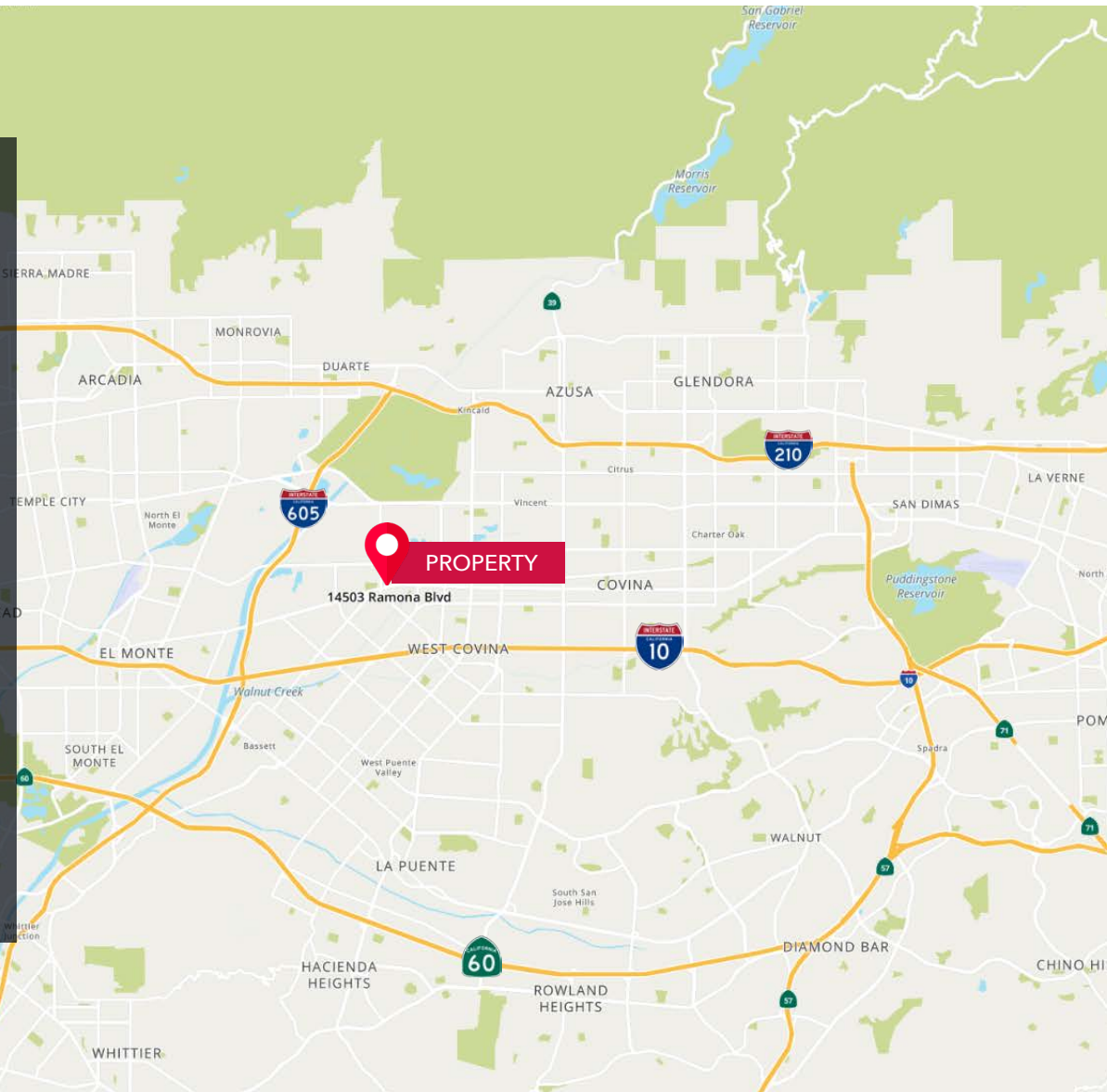
Central Location: Positioned along Ramona Blvd with easy access to major highways, including the I-10 and I-605, providing excellent connectivity throughout the San Gabriel Valley.

High Traffic Exposure: Located in a busy commercial corridor with significant daily vehicle traffic (approximately 20,000-40,000 vehicles per day), offering strong visibility.

Proximity to Residential Areas: Surrounded by densely populated apartment buildings, The Palms (160+ units), Villa Capri (120+ units), Park Plaza (150+ units), Las Casas (100+ units), and Walnut Creek (200+ units), creating a built-in customer base within walking distance.

Close to Retail and Services: National retailers include Superior Grocers, CVS Pharmacy, O'Reilly Auto Parts, Chase Bank, El Pollo Loco, Dutch Brothers, in addition to dining establishments, and essential services, attracting a steady flow of visitors.

Growing Community: Community engagement includes Downtown Street Market: 55,000 attendees, Summer Concerts in the Park: 4,000-15,000 attendees, Celebrate Baldwin Park Carnival: 3,000 attendees, Egg Hunt/Arbor Day: 2,000 attendees.





BALDWIN PARK

| | Baldwin Park | 1 Mile | 3 Mile | 5 Mile |
|--------------------|-------------------|--------|---------|---------|
| Population: 70,295 | Population 70,295 | 37,853 | 194,233 | 531,395 |
| | Median Age 35.98* | 36.165 | 37.032 | 37.766 |

HIGHLIGHTS

- Median Household Income: \$78,885
- Average Household Size: 4.12**
- Ethnicity: 70.18% Hispanic
- Ethnicity: 20.63% Asian, fastest growing population in Baldwin Park
- Housing: Homeowners 56.52% Renters 43.38%
- Median Price (Detached SFR 2023 Q2): \$640,000
- Metrolink Station
- Adopted and Recently Updated Downtown Transit Oriented Development Specific Plan

* Generally younger than neighbor cities
 ** Generally larger than neighboring cities

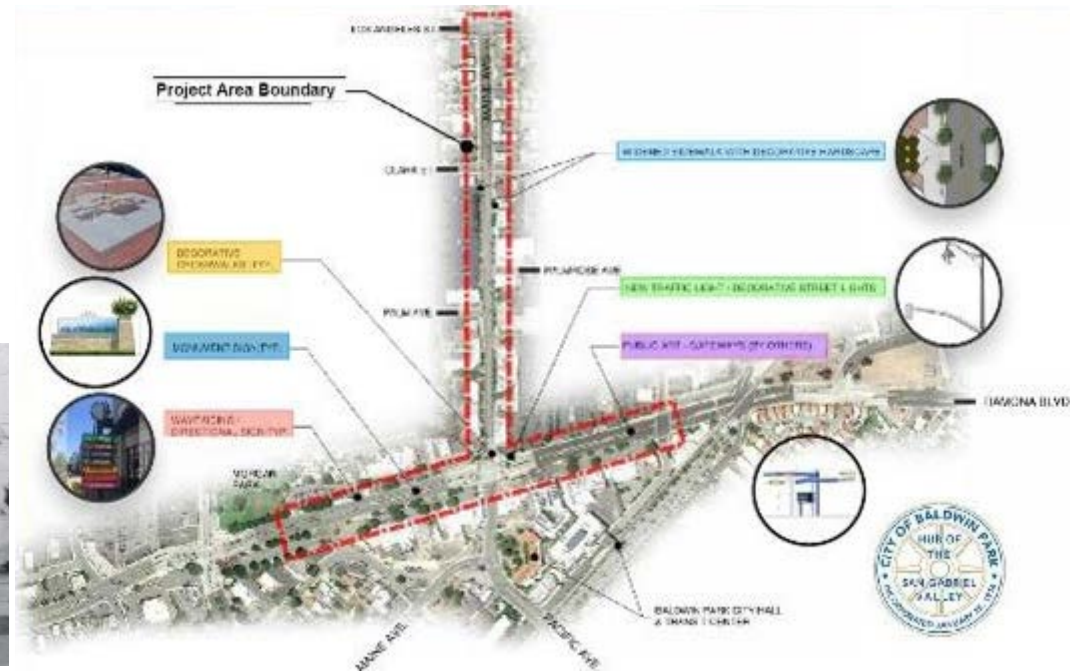


DOWNTOWN BEAUTIFICATION

A PUBLIC WORKS PROJECT

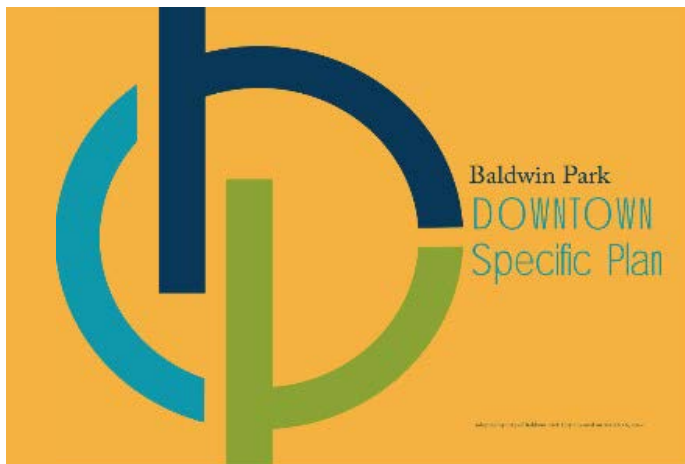
- Public Art Structure and E-Board
- Traffic Signal and Street Lights
- First Mile/Last Mile Improvements
- Complete Street Improvements
- City Entrance Monument Signs
- Wayfinding Signs
- Secured over \$4.5 million in grant and transportation funding

Downtown Beautification Project



DOWNTOWN TRANSIT ORIENTED DEVELOPMENT SPECIFIC PLAN

- Develop transit-oriented projects near the City's Metrolink Station
- Mixed-use zoning throughout area provides flexibility
- Approved Environment Impact Report (EIR) saves time and funding
- Established design concepts and standards
- Develop in the city's core government, transportation and recreation area
- Create distinctive and enriching projects that promote a sense of place
- Planned infrastructure upgrades for the area
- 2022 update increased density to 30-40 units per acre



RETAIL CENTERS

WITHIN DOWNTOWN

TRANSIT ORIENTED DEVELOPMENT SPECIFIC PLAN



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