

Buena Vista Corridor/210 Freeway
±5.5 Acres Commercial Development Site

FOR SALE REDEVELOPMENT OPPORTUNITY

1434 BUENA VISTA ST, DUARTE, CA 91010

Rare Commercial Redevelopment Opportunity with Freeway Exposure
in the San Gabriel Valley

Strategic Location near the City of Hope National Medical Center



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

EXCLUSIVELY LISTED BY

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#265,065 CPD



1414-1434

BUENA VISTA STREET

01

INVESTMENT OVERVIEW

Summary Chart

Address

1414-1434 Buena Vista St., Duarte, CA 91010

Size

±5.5 Acres (appx. 261,360 SF)

APN

8530-020-052, 054, 055 (5 legal parcels)

Land Use

General Commercial (GC)
Specific Plan (SP)

Zoning

Duarte Town Center Specific Plan (SP #19)
Commercial Freeway (CF)

Billboard

Two-Sided, Monument Signs
210 Freeway Frontage



Executive Summary - **CALL FOR OFFERS**

Lee & Associates - Pasadena, Inc. is pleased to present the sale of the real property located at 1414 - 1434 Buena Vista Street in the city of Duarte, California. The property is strategically positioned along the I-210 Freeway corridor at the NEC of Buena Vista & Central Avenue, just west of the I-605 Freeway, offering exceptional visibility, access, and proximity to a thriving San Gabriel Valley trade area. The site is ideally suited for a wide range of commercial uses, including retail, entertainment, hospitality, medical, and other high-profile commercial developments. Its central location, proximity to major transportation routes throughout Los Angeles County, access to regional employment centers, and adjacency to established residential neighborhoods create a strong foundation for reinvestment. **CALL FOR OFFERS: April 23, 2026 @ 5:00 PM**





City of Hope National Medical Center

- Largest Demand Driver in Duarte
- World Renowned Cancer Treatment and Research Hospital
- Attracts more than 400,000 annual patient visits
- I-605: 1-mile from subject property

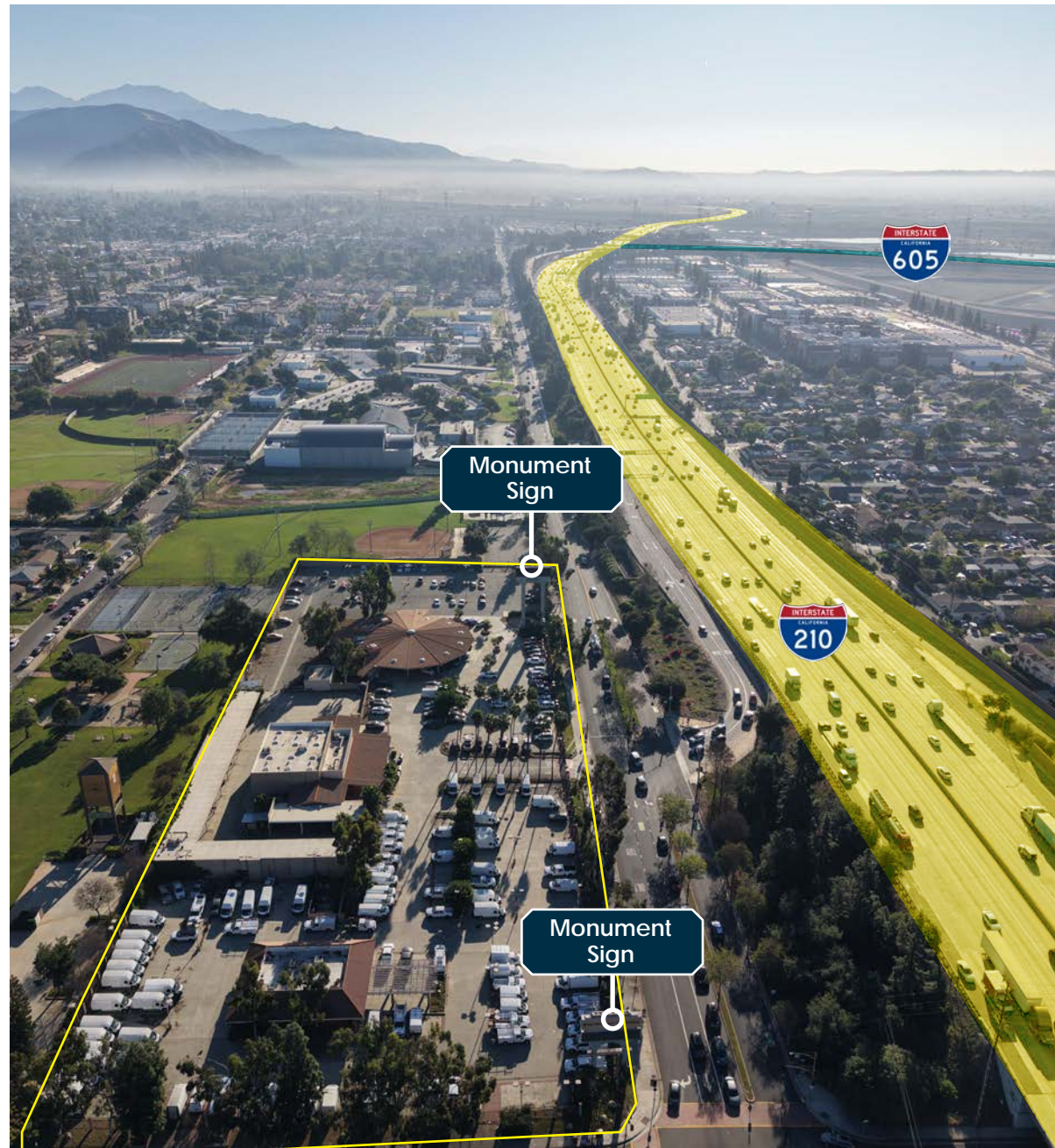
Investment Highlights

The ±5.5-acre site represents one of the most significant commercial development opportunities in the San Gabriel Valley. With its exceptional location, strong surrounding demographics, and proximity to one of the nation's premier medical institutions, The City of Hope, the property offers unmatched potential for high-profile, long-term users. Duarte has seen significant residential growth since 2020 and is one of the fastest growing communities in the region. In this period the growth rate has exceeded 10% with the majority of the growth coming from three large luxury apartment developments. The growth is anticipated to continue with over 600 units currently in the entitlement process. The property's freeway visible location has over 250,000 vehicles per day on the 210-Freeway and the population density is more than 450,000 residents within a 5-mile radius.



- **Location Advantages Freeway Visibility:**
Over 250,000 vehicles per day on the adjacent I-210 Freeway.
- **Transit Access:**
Served by the Duarte/City of Hope Metro A Line (Gold Line) Station, Foothill Transit bus lines, and close to I-605.

Metro A: Single Line, 180-240 trains/day.
- **Population Density:**
More than 450,000 residents within a 5-mile radius.
- **Affluent Trade Area:**
Strong daytime population with high median household income (\$124,786), supported by surrounding residential communities in Duarte, Monrovia, Arcadia, Bradbury, and Glendora.
- **Medical/Institutional Proximity:**
Adjacent to City of Hope National Medical Center, a world-renowned cancer treatment and research hospital that spans more than 100 acres, and employs approximately 10,000 scientists and physicians.





1414-1434
BUENA VISTA STREET

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PROPERTY OVERVIEW

Property Description

Address

1414-1434 Buena Vista Street
NWC Central Ave & Buena Vista Street

Size

±5.5 Acres (appx. 261,360 SF)

APNs

8530-020-052, 8530-020-054,
8530-020-055

*Planning Commission Resolution

17-06 in 2017 modified the dealership development and merged five (5) legal parcels to the current Assessor Map.

EXISTING IMPROVEMENTS

Five (5), One-story Buildings
GLA: 27,147 SF

YEAR BUILT

1988

LAND USE/ZONING

Duarte Town Center Specific Plan (SP #19) - West portion of site
Commercial Freeway (CF) - East portion of site

**A General Plan Amendment will be required for all proposed developments. The General Plan Amendment will amend the General Plan Land Use Designation of the eastern portion of the site from General Commercial (GC) to Duarte Town Center Specific Plan to establish a uniform designation for the entire property.*

FRONTAGE

High visibility from the I-210 Freeway and major thoroughfares along Buena Vista Street to Huntington Boulevard.

ACCESS

I-210 and I-605 Freeways, and Foothill Transit lines.

Central Avenue - three-lane road with two westbound lanes and one eastbound lane

Buena Vista Street - two-lane road heading northbound and a two-lane roadway, with an additional designated turn lane, running southbound. Two curb cuts on Buena Vista Street.

UTILITIES

Full municipal services available (water, sewer, power, and communications).

ALLOWED USES

Mixed-use Development (Retail + Hotel) • Ground-floor Retail with Second Floor Offices
• Medical Suites • Restaurant, Food Hall or Experiential Retail Anchored by Pedestrian Activation.



DUARTE SPECIFIC PLAN

Future and Vision, City of Duarte

The site lies within Duarte's Town Center planning area, which encourages redevelopment and lot assembly to create higher-intensity commercial or mixed-use development.

The Specific Plan spans approximately 75 acres along Huntington, Highland, and Buena Vista Streets. This forwardlooking plan encourages mixed-use development: retail, commercial space (700,000+ sf), and hospitality components (up to 350 hotel rooms). Recognized with multiple planning awards, the plan emphasizes walkability, pedestrian activity, streetscape enhancements, and cohesive urban design—transforming this corridor into a vibrant town center. Duarte is viewed as the “next wave” in the San Gabriel Valley housing market due to larger available parcels, regional housing and medical growth, and lower land costs than nearby cities like Pasadena and Arcadia.

The Duarte Town Center Specific Plan includes Los Angeles Metro A Line Duarte / City of Hope Station and provides direct rail access to Pasadena, Downtown LA, and Long Beach.





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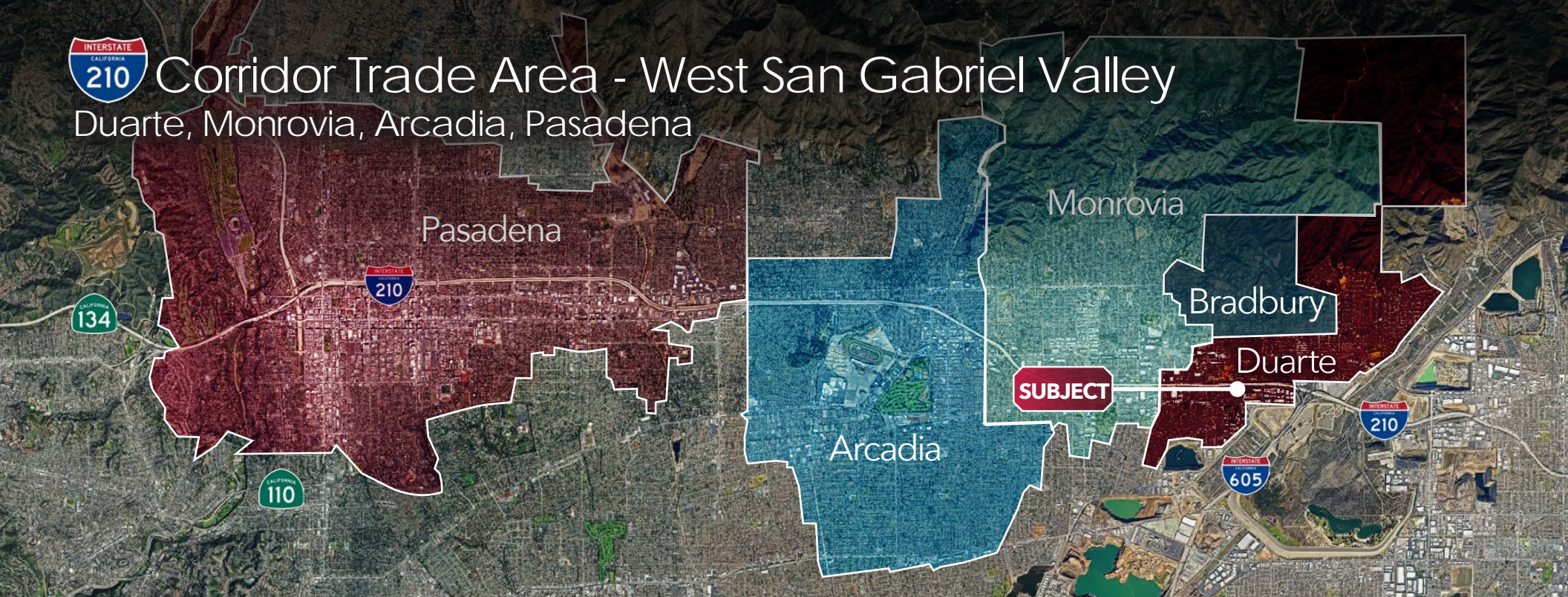
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AREA OVERVIEW



Corridor Trade Area - West San Gabriel Valley

Duarte, Monrovia, Arcadia, Pasadena



The **210/Foothill Corridor in the West San Gabriel Valley of Los Angeles** encompasses the cities of Pasadena, Glendale, Arcadia, Monrovia, Bradbury and Duarte – a high-income, transit-accessible cluster with proven performance for national and regional retail brands. The area’s communities are high-density and heavily influenced by Asian-American consumer and development trends. The cities have excellent demographics, high-income residential bases, and strong media, tech, and healthcare sectors.

Key strengths & attributes include:

- **Strategic Location & Transportation Access** – The 210 corridor is a major east-west freeway network; its intersections with other freeways (like the 10, 57 and 605) give good connectivity both within Los Angeles County and to the east. The Foothill Gold Line extension (from Pomona to Montclair) will further improve rail transit options along portions of the corridor.
- **Strong Economic & Industry Mix** - The region enjoys multiple strong sectors: education, healthcare, technology, manufacturing, and research. Institutions like Caltech, JPL, Pasadena, plus many universities and colleges provide both a talent base and demand for commercial services.
- **Demographics & Labor Force** - The population is diverse, with both high labor participation and a relatively well-educated workforce.
- **Quality of Life, Attractive Character** - Cities in the Foothill Corridor benefit from foothill views, less density in some parts, appealing suburban amenities, tree cover and parks, attracting both employees and tenants seeking a better lifestyle.
- **Developer / Investor Interest & Incentives** - Many local cities in SGV, including Duarte are viewed as business-friendly, with municipalities that are trying to attract commercial development, streamline permitting, and facilitate growth. The presence of the San Gabriel Valley Economic Partnership and similar organizations helps prospective investors and developers with demographic data, site selection, incentives, and understanding of local conditions.





THE CITY OF DUARTE

NEIGHBOR TO THE WORLD'S BIGGEST STAGE—BUILT FOR WHAT'S NEXT

Los Angeles has begun preparation for the 2028 Olympics, and that places world-class Olympic activity immediately adjacent to Duarte. Cities next to venues like Rose Bowl Stadium and the Rose Bowl Aquatics Center, along with Santa Anita Park, put the area squarely on a global stage. For the City of Duarte, that means real, practical opportunities: increased visitors and hotel demand, business growth for restaurants and logistics providers, infrastructure investment, and longer-term economic expansion tied to improved transit.

Beyond the Olympics, the Los Angeles region is entering an unprecedented era of global sporting events that will further amplify this momentum:

- FIFA World Cup 2026 - SoFi Stadium. This event alone is expected to generate billions in regional economic impact.
- Super Bowl LIX - SoFi Stadium
- College Football Playoff National Championship - SoFi Stadium.
- NBA All-Star Game a- Crypto.com Arena
- 2028 Summer Olympics and 2028 Summer Paralympics

Why this matters for Duarte and the SGV:

This convergence of global events creates a sustained, multi-year demand cycle. For Duarte and nearby communities, the implications are significant:

- Hotel & lodging demand: Overflow from core LA and Pasadena markets will push visitors east into the SGV.
- Retail & dining growth: Increased foot traffic and tourism benefit local operators.
- Industrial & logistics demand: Events of this scale require supply chain, storage, and distribution support—an often overlooked but critical economic driver.
- Transit-oriented development (TOD): Continued investment along the Foothill Gold Line corridor enhances property values and development feasibility.
- Global visibility: Duarte benefits from proximity branding—being near internationally recognized venues without the congestion and cost of central LA.
- In short, the Los Angeles region is entering a rare alignment of global sporting events that extends well beyond the Olympics, creating a durable tailwind for economic growth, real estate demand, and infrastructure investment throughout the San Gabriel Valley and directly benefiting Duarte.



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