

OFFERING MEMORANDUM



TURNKEY OFFICE SPACE AVAILABLE IN SAN MARINO

2366 Huntington Drive, San Marino CA 91108

THE SPACE FOR SUBLEASE

Location	2366 Huntington Drive, San Marino, CA, 91108
Square Feet	+/- 1,000 SF
Rent (Monthly)	\$2,250
Lease Type	All utilities included

PROPERTY DESCRIPTION:

Located in the heart of San Marino, this second-floor walk-up office space offers approximately 1,000 SF of well-appointed professional space, ideal for businesses seeking a prestigious address in an affluent community.

Situated above an established CPA firm, the suite is perfectly suited for a complementary use such as a law practice, real estate brokerage, financial services, or other professional office. The layout features multiple private office rooms, along with two bathrooms for added convenience. Enjoy a bright, private work environment with excellent visibility and easy access to local amenities, dining, and major thoroughfares. With its prime location, professional setting, and proximity to a built-in referral network, this property presents an exceptional opportunity to position your business for success.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,485	230,456	596,870



AVERAGE HOUSEHOLD INCOME

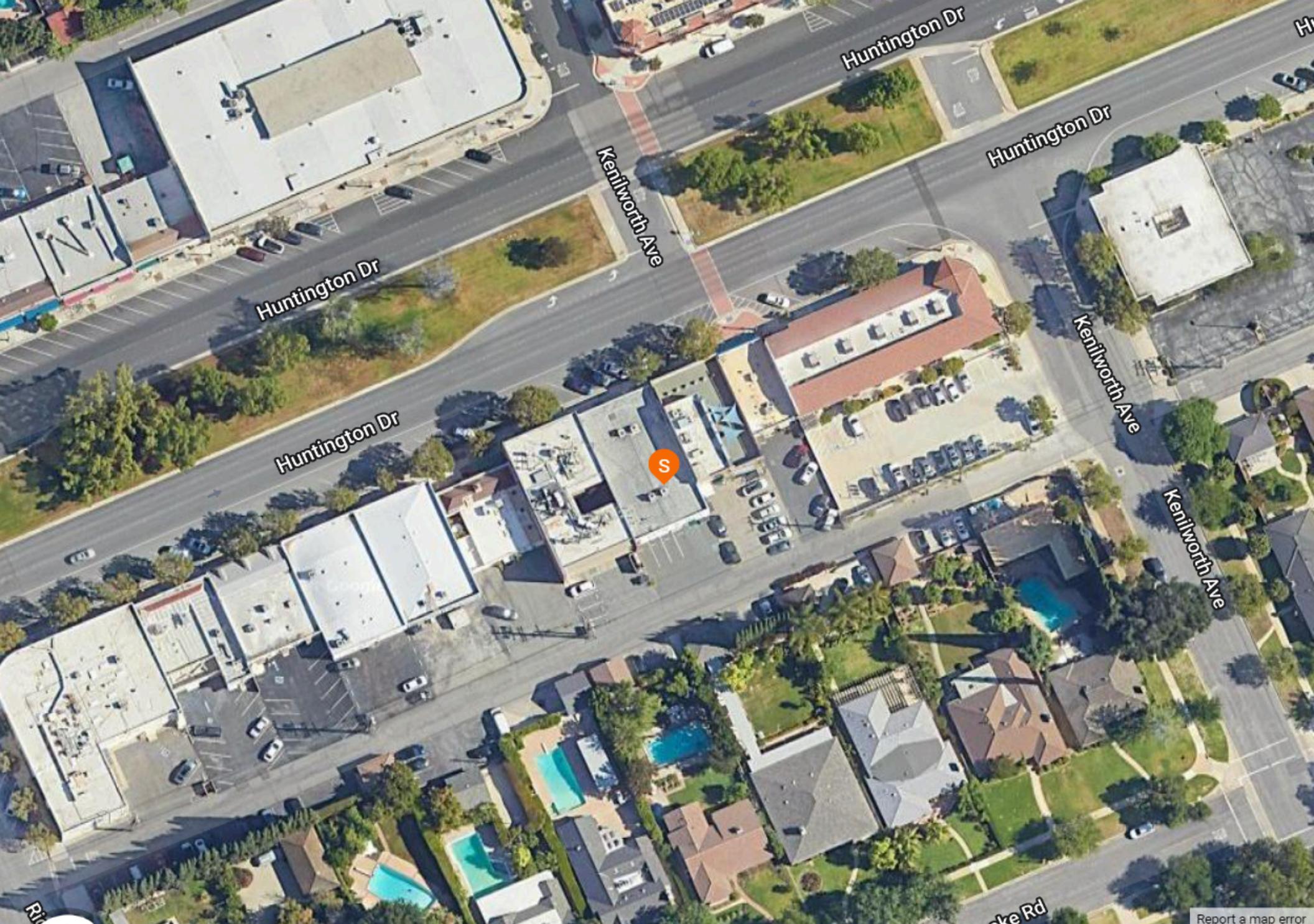
1.00 MILE	3.00 MILE	5.00 MILE
\$234,913	\$135,996	\$130,007



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,251	89,475	214,470







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,507	220,131	595,737
2010 Population	12,946	227,945	604,435
2023 Population	12,485	230,456	596,870
2028 Population	12,290	228,812	591,377
2023 African American	65	6,685	18,888
2023 American Indian	32	2,022	6,847
2023 Asian	7,598	108,110	259,601
2023 Hispanic	1,541	58,198	190,621
2023 Other Race	464	26,714	95,639
2023 White	3,107	59,686	140,796
2023 Multiracial	1,212	27,032	74,557
2023-2028: Population: Growth Rate	-1.55 %	-0.70 %	-0.90 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	209	8,130	20,050
\$15,000-\$24,999	104	4,449	12,612
\$25,000-\$34,999	125	4,838	12,088
\$35,000-\$49,999	178	6,510	16,715
\$50,000-\$74,999	378	12,051	29,557
\$75,000-\$99,999	368	11,486	26,684
\$100,000-\$149,999	647	16,173	38,216
\$150,000-\$199,999	607	10,429	23,963
\$200,000 or greater	1,635	15,409	34,585
Median HH Income	\$157,473	\$92,789	\$88,571
Average HH Income	\$234,913	\$135,996	\$130,007

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,443	88,048	211,247
2010 Total Households	4,417	87,993	209,667
2023 Total Households	4,251	89,475	214,470
2028 Total Households	4,223	89,654	214,454
2023 Average Household Size	2.93	2.53	2.74
2000 Owner Occupied Housing	3,868	39,126	100,432
2000 Renter Occupied Housing	421	45,781	103,136
2023 Owner Occupied Housing	3,603	40,509	103,094
2023 Renter Occupied Housing	648	48,966	111,376
2023 Vacant Housing	219	5,503	11,584
2023 Total Housing	4,470	94,978	226,054
2028 Owner Occupied Housing	3,602	41,010	104,472
2028 Renter Occupied Housing	621	48,644	109,982
2028 Vacant Housing	257	5,999	13,140
2028 Total Housing	4,480	95,653	227,594
2023-2028: Households: Growth Rate	-0.65 %	0.20 %	0.00 %

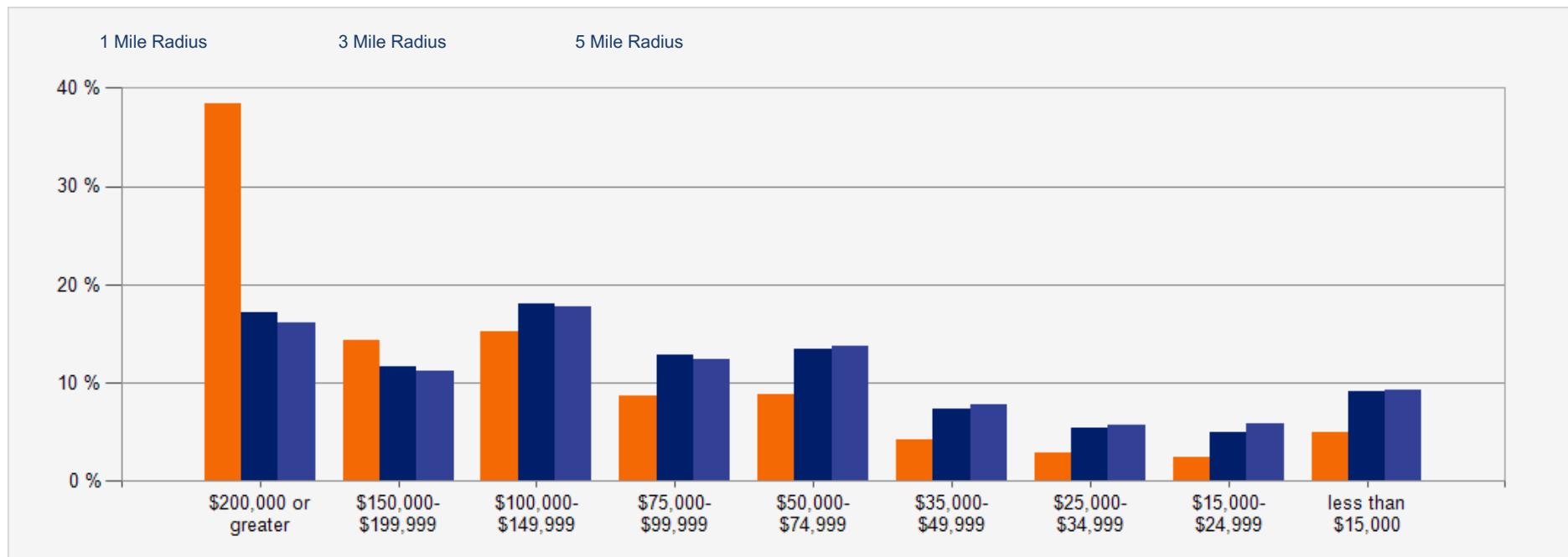
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	545	17,660	44,044
2023 Population Age 35-39	741	17,366	42,414
2023 Population Age 40-44	769	16,252	40,068
2023 Population Age 45-49	801	15,010	37,848
2023 Population Age 50-54	905	15,575	39,989
2023 Population Age 55-59	945	15,218	38,987
2023 Population Age 60-64	969	15,014	38,468
2023 Population Age 65-69	873	13,293	34,648
2023 Population Age 70-74	809	11,112	28,913
2023 Population Age 75-79	622	8,137	20,908
2023 Population Age 80-84	420	5,313	13,602
2023 Population Age 85+	384	5,851	14,306
2023 Population Age 18+	9,906	190,619	485,361
2023 Median Age	48	42	41

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$163,684	\$88,800	\$84,799
Average Household Income 25-34	\$244,068	\$119,814	\$114,668
Median Household Income 35-44	\$195,103	\$108,041	\$103,857
Average Household Income 35-44	\$282,321	\$152,103	\$144,747
Median Household Income 45-54	\$200,001	\$120,618	\$113,781
Average Household Income 45-54	\$289,734	\$168,211	\$158,647
Median Household Income 55-64	\$200,001	\$110,356	\$105,587
Average Household Income 55-64	\$287,839	\$158,817	\$150,872
Median Household Income 65-74	\$116,549	\$79,104	\$75,963
Average Household Income 65-74	\$196,365	\$121,868	\$115,253
Average Household Income 75+	\$120,643	\$82,878	\$82,646

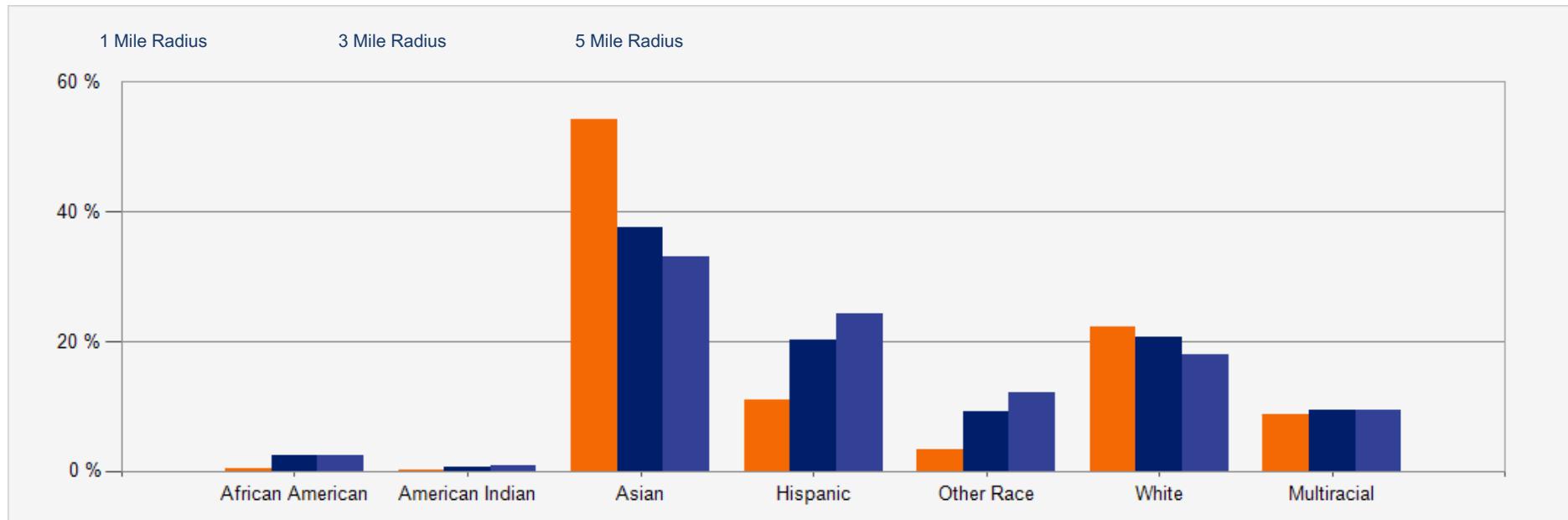
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	438	16,790	42,009
2028 Population Age 35-39	792	17,028	43,418
2028 Population Age 40-44	1,016	16,840	41,596
2028 Population Age 45-49	815	15,603	39,058
2028 Population Age 50-54	811	14,462	36,921
2028 Population Age 55-59	872	14,766	38,079
2028 Population Age 60-64	837	14,041	35,988
2028 Population Age 65-69	887	13,323	34,177
2028 Population Age 70-74	797	11,766	30,541
2028 Population Age 75-79	666	9,402	24,215
2028 Population Age 80-84	523	6,698	16,936
2028 Population Age 85+	440	6,650	16,476
2028 Population Age 18+	9,891	191,670	486,979
2028 Median Age	48	43	42

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$173,716	\$101,592	\$98,497
Average Household Income 25-34	\$265,284	\$140,266	\$135,367
Median Household Income 35-44	\$200,001	\$125,797	\$119,187
Average Household Income 35-44	\$313,552	\$177,354	\$167,704
Median Household Income 45-54	\$200,001	\$138,975	\$129,528
Average Household Income 45-54	\$324,409	\$192,179	\$181,341
Median Household Income 55-64	\$200,001	\$128,135	\$121,064
Average Household Income 55-64	\$319,087	\$182,261	\$173,084
Median Household Income 65-74	\$144,716	\$94,933	\$90,514
Average Household Income 65-74	\$235,918	\$145,539	\$137,311
Average Household Income 75+	\$150,834	\$103,664	\$103,109

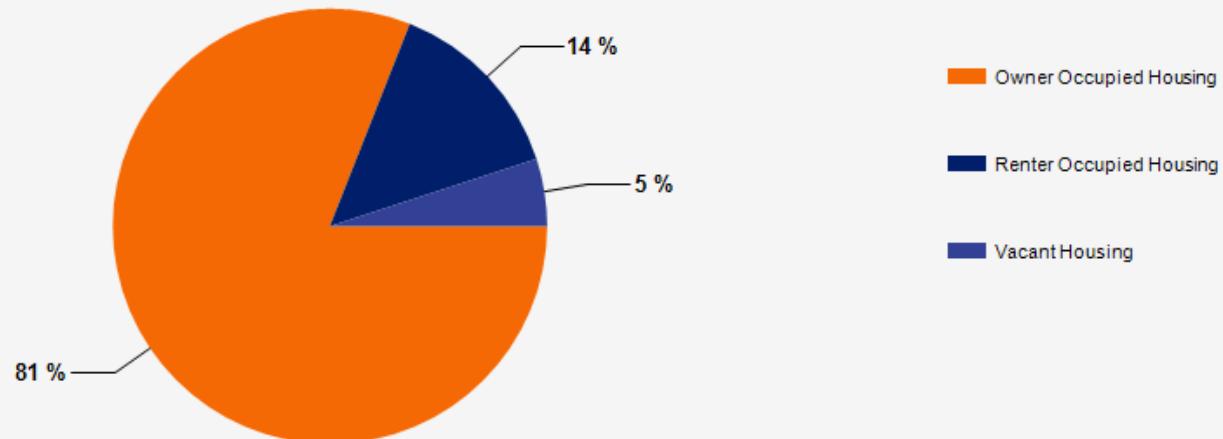
2023 Household Income



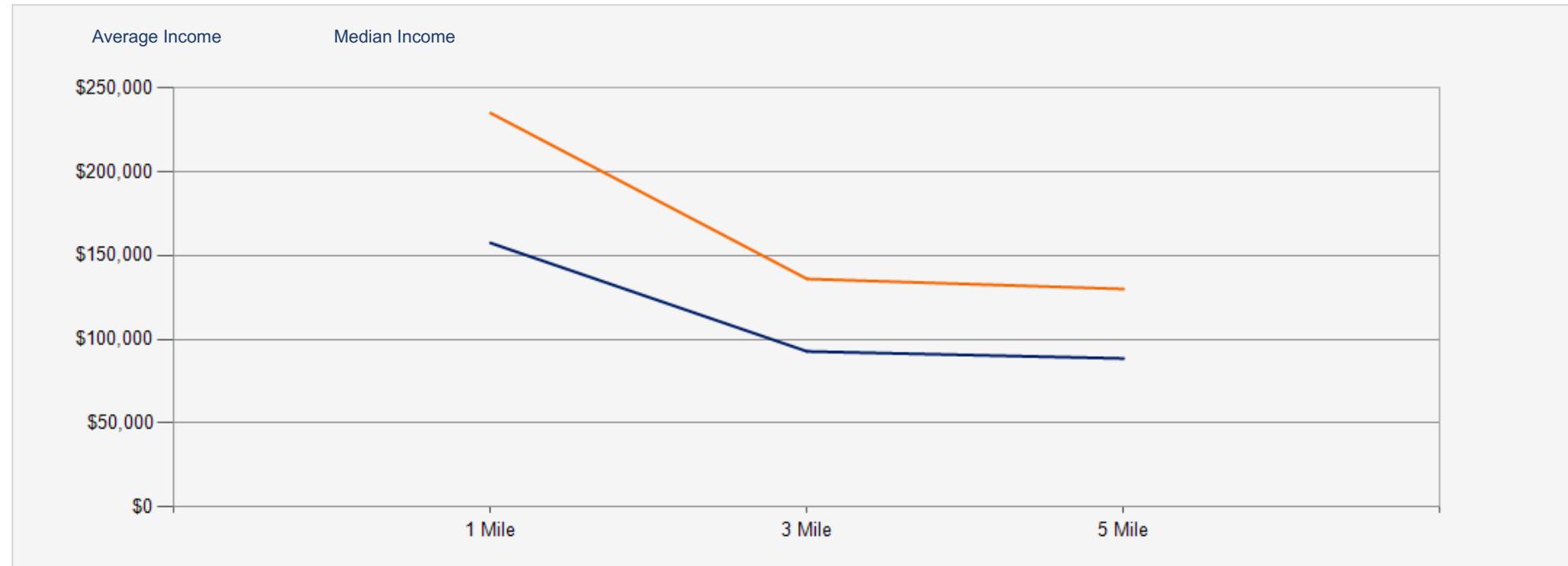
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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