

For Lease
New Shops Coming Soon
Up to 4,500 SF Available

NEC Huntington Dr. & Buena Vista St.
Duarte, CA 91010



NATIONAL
TENANT
COMING SOON



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BUENA VISTA STREET

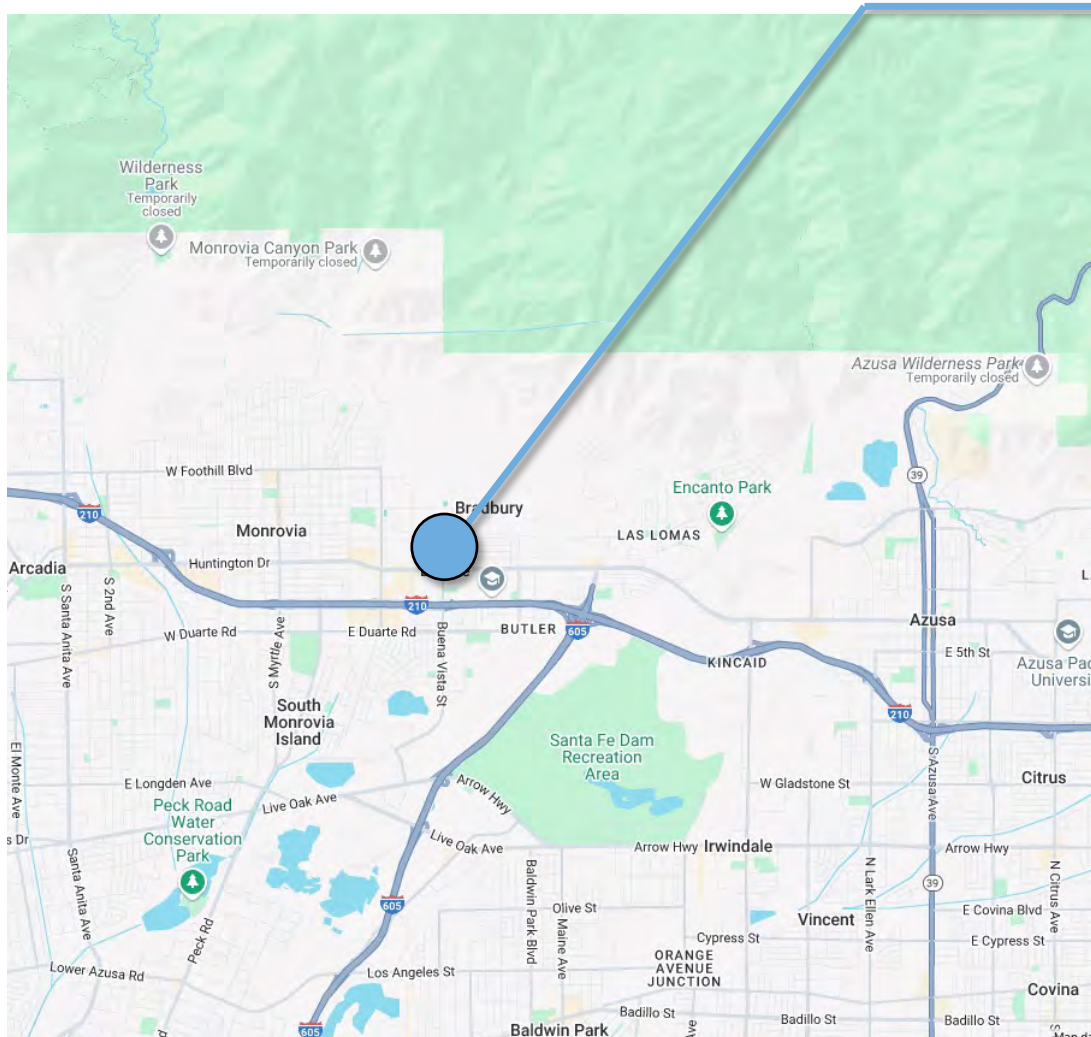
11,013 CPD

HUNTINGTON DRIVE

30,592 CPD

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Property Highlights:

- Property situated along Historic Route 66 w/easy access to I-210 and I-605 Freeways
- Approx 1 mile from City of Hope Cancer Center, among Top 5 cancer centers in the nation – 11,500 employees
- Across from Santa Teresita Medical Center with 133 beds and California College of the Arts with 900 students
- Close proximity to Duarte High School
- Strong Daytime Population of 41,973 in a 3-mile radius
- Major Retailers in the Area:

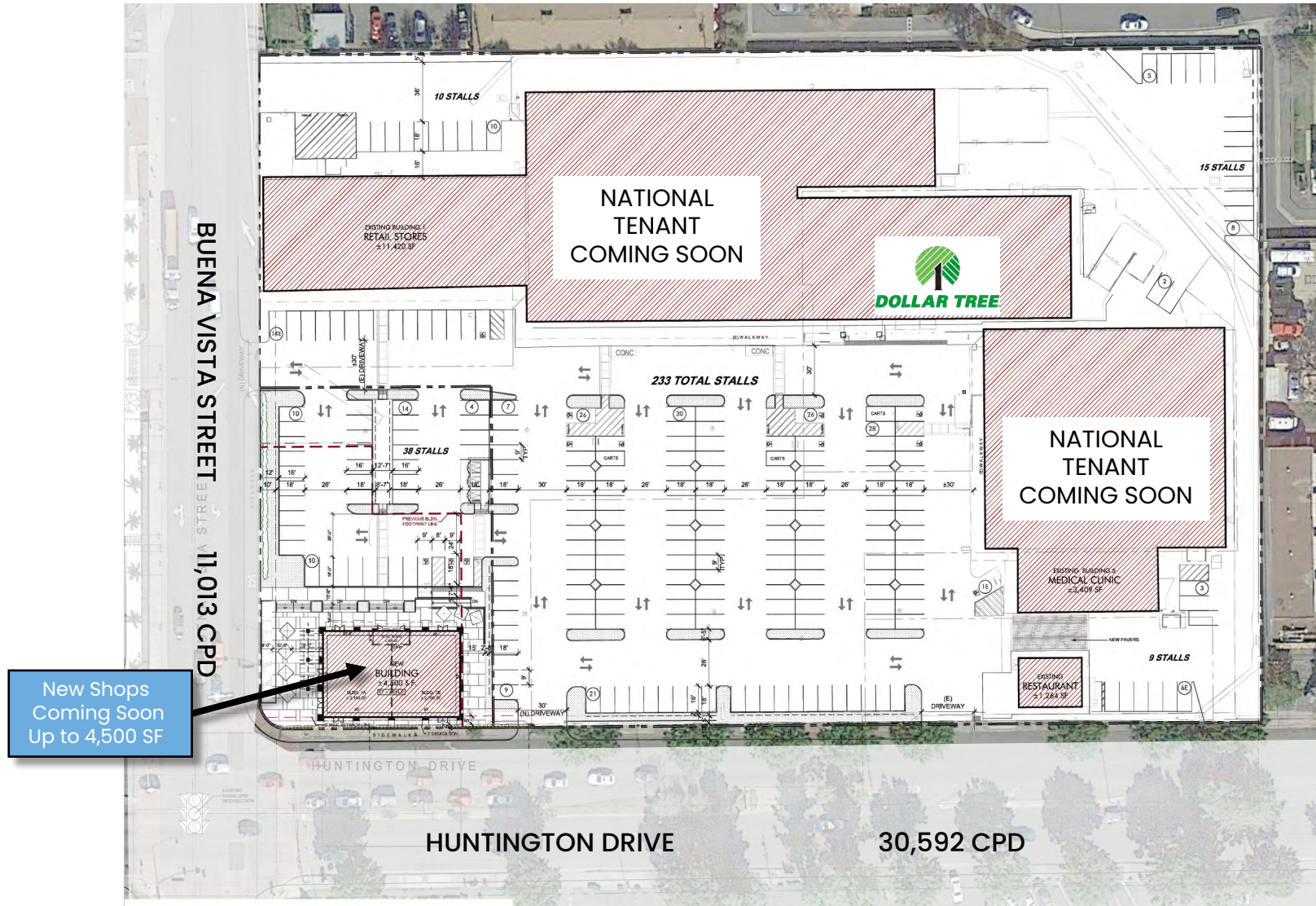


Demographics:

2025 Estimates	1 MILE	3 MILE	5 MILE
Population	16,494	89,948	305,880
Daytime Population	10,237	41,973	107,110
AHH Income	\$115,952	\$136,791	\$132,519

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