

FOR LEASE

Freestanding Pad/Restaurant Opportunity

1150 S. 7th Ave | Hacienda Heights, CA 91745



Freestanding Pad Restaurant

±4,534 SF
Pad Restaurant

≈0.72 AC (≈31,360 SF of Land)
APN: 8220-022-062

DESCRIPTION

- Opportunity to lease in a prominent retail hub
- Just off the highway 60/Pomona Ave on/off ramp
- High average household incomes in the trade area
- Flexibility in configuration with opportunity on existing building
- High visibility signage opportunity with existing freeway visible pylon

TRAFFIC COUNTS

S. 7th Street	approx. 27,600 cpd
CA-60 Freeway	approx. 245,000 cpd
Source: Costar	

CONTACT

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SUBJECT: ±4,534 SF PAD RESTAURANT

Freestanding Pad/Restaurant Opportunity

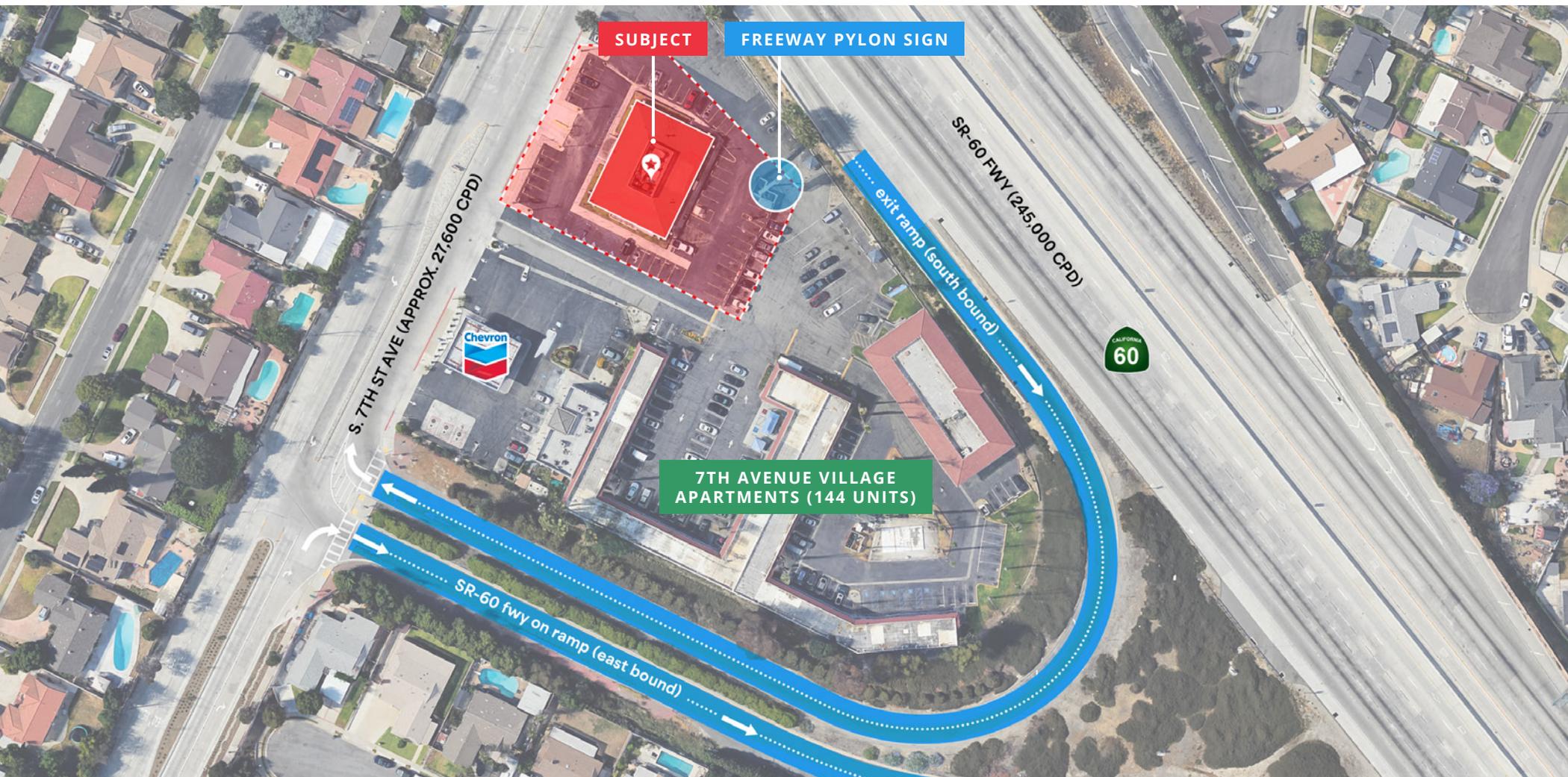
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EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,066	117,368	428,406
Avg Household Income	\$134,864	\$129,461	\$119,150
Daytime Population	3,921	51,277	160,098

Source: Esri



SUBJECT

FREEWAY PYLON SIGN

7TH AVENUE VILLAGE APARTMENTS (144 UNITS)

S. 7TH ST AVE (APPROX. 27,600 CPD)

exit ramp (south bound)

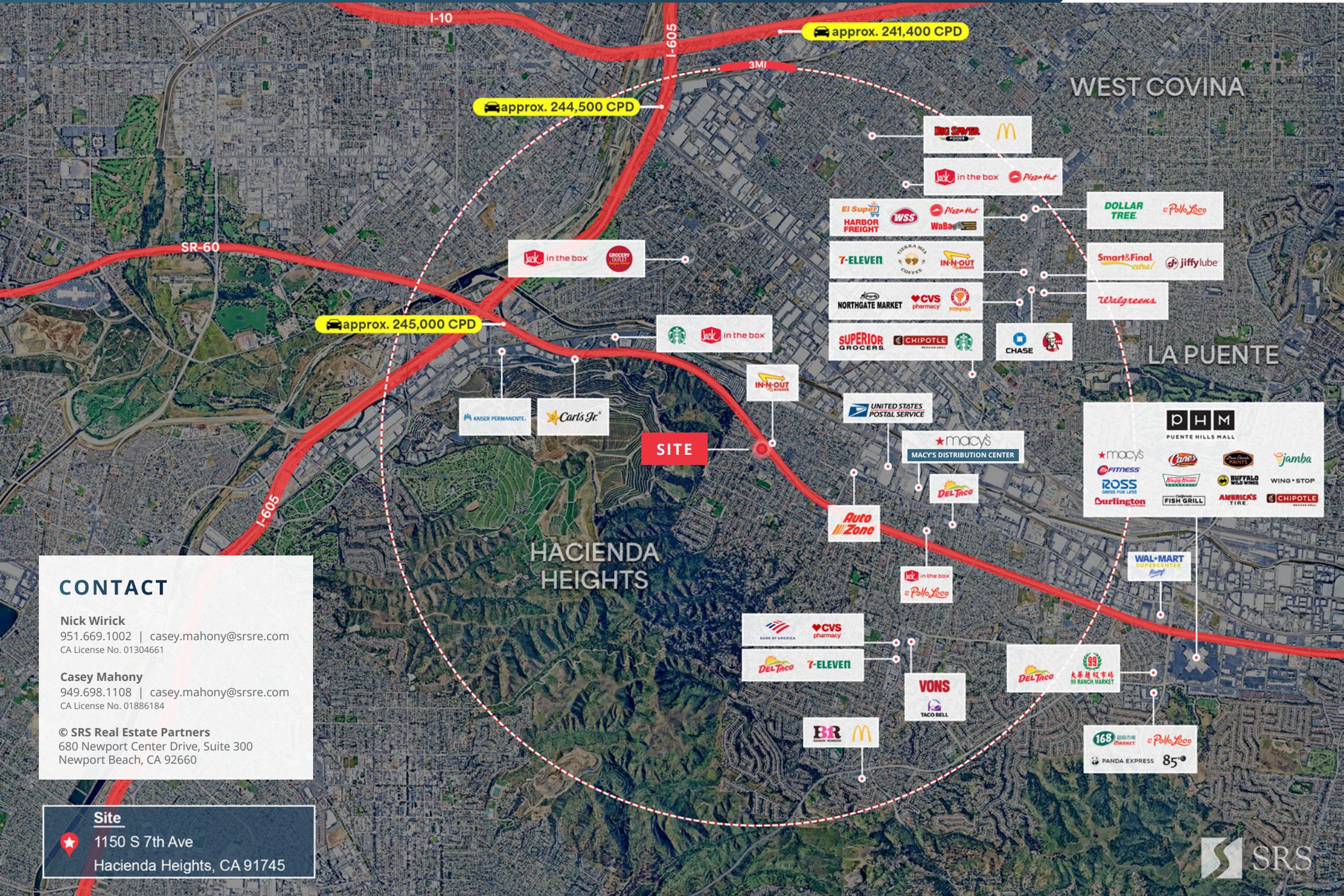
SR-60 FWY (245,000 CPD)

SR-60 fwy on ramp (east bound)

CALIFORNIA 60

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