



FOR LEASE

# Hacienda Fair Center

1200-1238 N HACIENDA BOULEVARD • LA PUENTE, CA 91744

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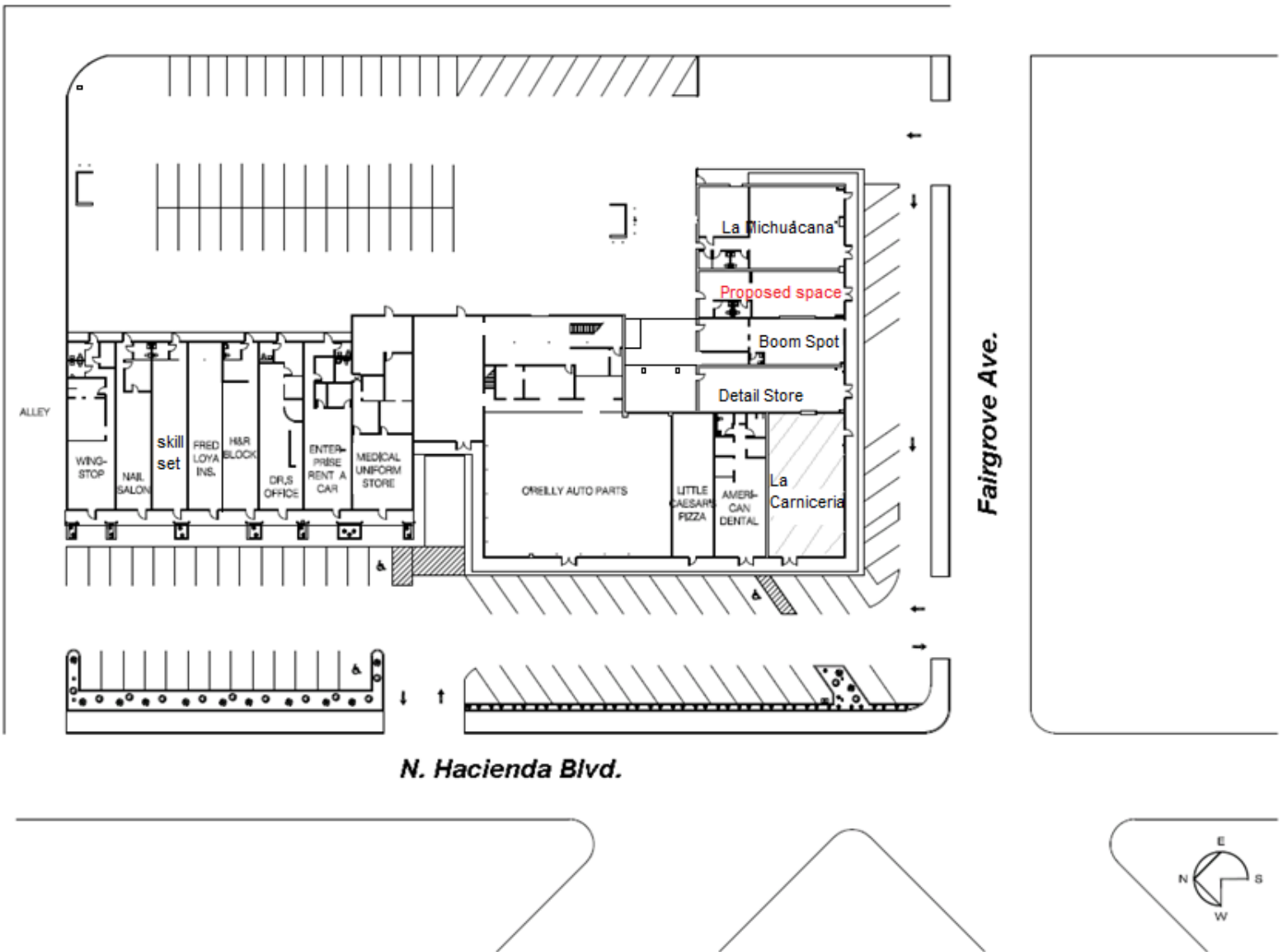
# PROPERTY INFORMATION

- +- 1,243 SF inline space available
- Center is located on the busy Hacienda
- Boulevard retail corridor at the conjunction of three busy streets on a signalized intersection
- Retail/office/medical options
- Traffic counts on Hacienda Blvd: 37,316 CPD
- National tenants include: Wing Stop, O'Reilly Auto Parts, Enterprise Rent-a-car, H&R Block, Little Caesars Pizza
- Centrally located in the San Gabriel Valley and between the 10 and 60 freeways
- Low estimated NNN expenses approximately \$0.45 - \$0.50/psf/mo
- Abundant parking wraps around the center
- Two pylon signs for ideal visibility

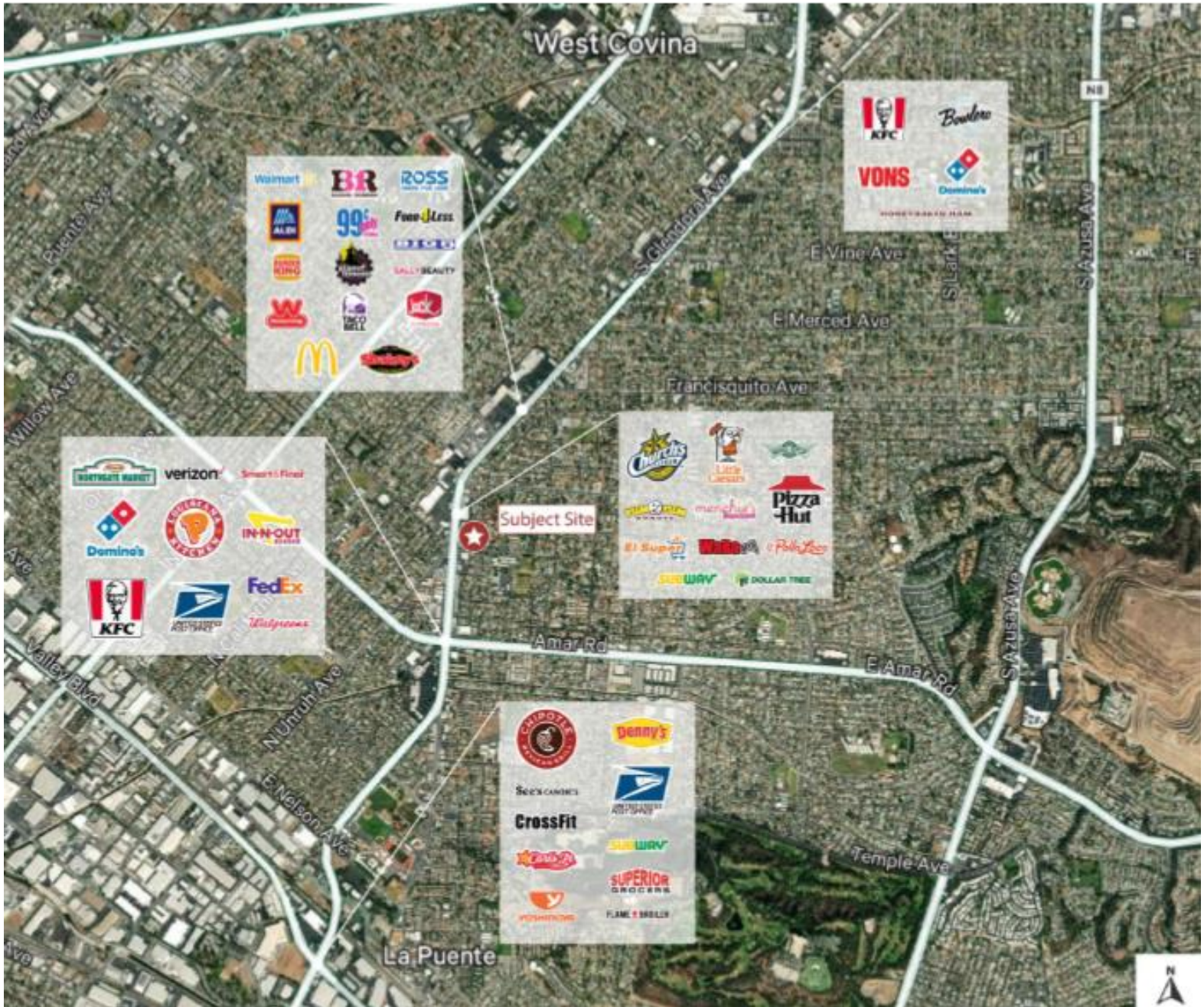


# SITE PLAN / DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	31,868	208,941	486,765
DAYTIME POPULATION	23,174	195,285	451,684
AVERAGE HH INCOME	\$106,452	\$112,895	\$111,149



# Aerial



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