



DESCRIPTION

Huntington Professional Building is located on Huntington Drive near the busy intersection of Garfield Avenue and Atlantic Blvd. The property is centrally located between 10, 210, 110, and 134 freeways. Well-positioned for easy access and good street visibility with an average daily traffic count of 27,566 on Huntington Drive. The property is located in Alhambra and borders San Gabriel, San Marino and South Pasadena.

The property is a two-story, freestanding office building, with elevator service in the lobby and free on-site parking. It is well-maintained with quality office suites available. Current tenants include Huntington Smiles, Huntington Optometric Center and California Prime Accountancy.

Surrounded by retail and restaurant amenities, In-n-Out, Pizza Hut and Ralph's are within minutes walking distance and downtown South Pasadena is only one mile away on Fair Oaks Avenue.

BUILDING FEATURES

Building Size	21,962 SF
Lot Size	31,363 SF
Year Built	1958
Parking Ratio	3:1,000 SF
Elevator	Yes (1)

AVAILABILITY

Mo. Rental Rate	\$2.05 PSF/FSG
Suite 204	±1,901 SF
Suite 207	±1,402 SF



SCAN ME

For More Information, Please Contact:

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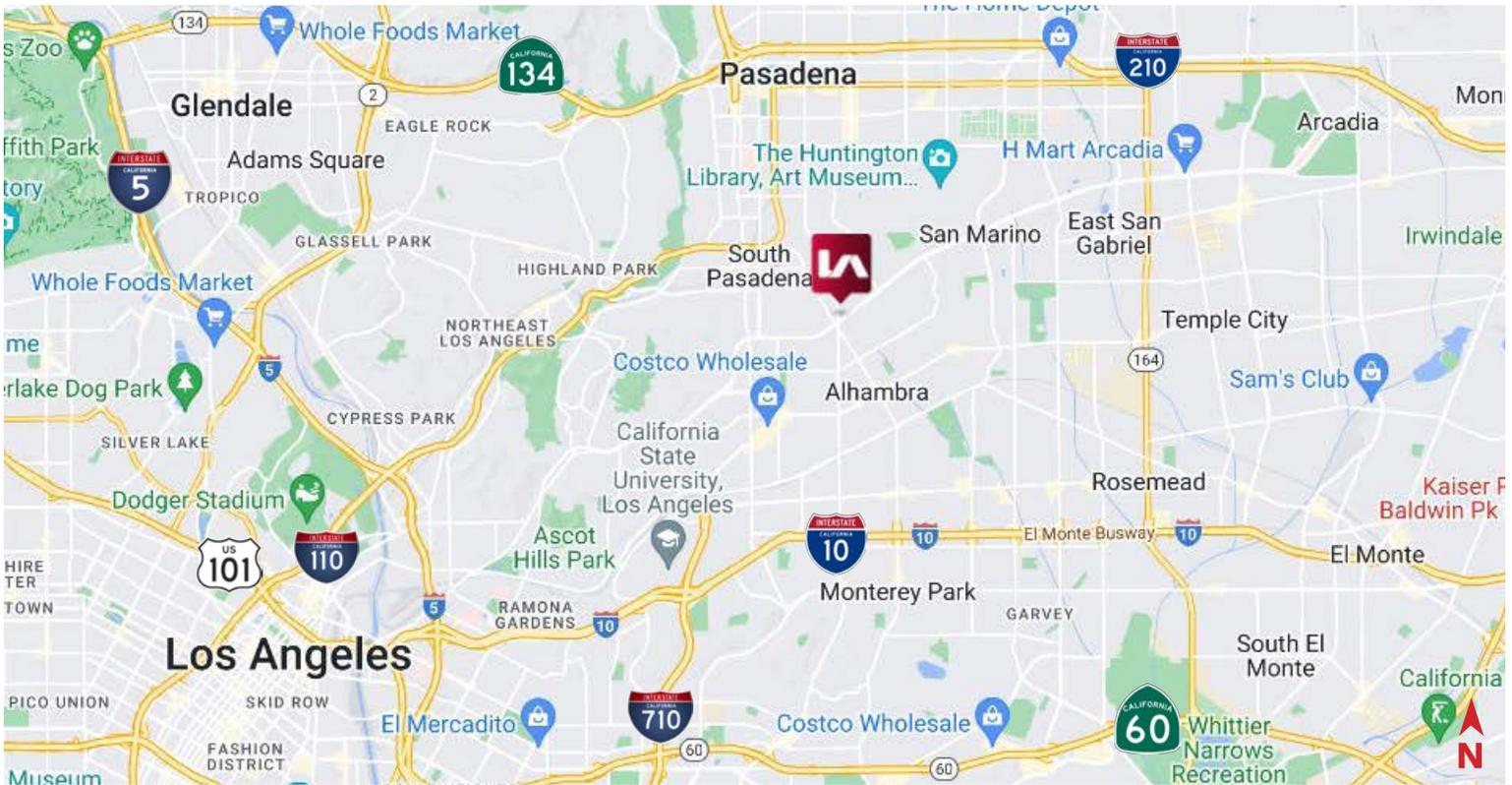
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PROPERTY LOCATION



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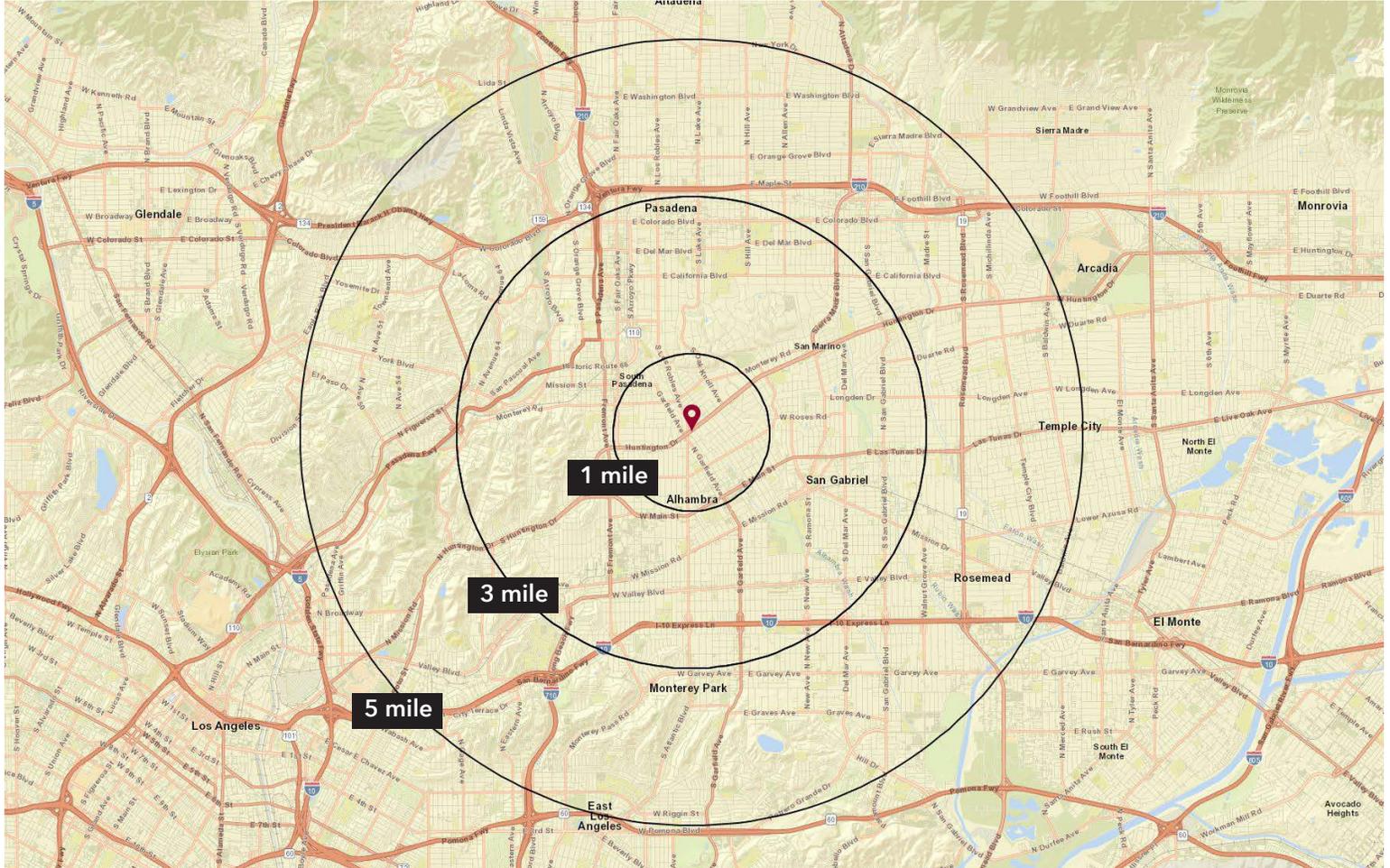
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DEMOGRAPHICS



1 MILE RADIUS

27,841
ESTIMATED POPULATION

40.3
MEDIAN AGE

\$938,317
MEDIAN HOME VALUE

\$150,806
AVG HOUSEHOLD INCOME

13,295
TOTAL EMPLOYEES

3 MILE RADIUS

219,053
ESTIMATED POPULATION

40.7
MEDIAN AGE

\$824,908
MEDIAN HOME VALUE

\$128,429
AVG HOUSEHOLD INCOME

137,097
TOTAL EMPLOYEES

5 MILE RADIUS

417,991
ESTIMATED POPULATION

38.8
MEDIAN AGE

\$797,955
MEDIAN HOME VALUE

\$114,679
AVG HOUSEHOLD INCOME

284,478
TOTAL EMPLOYEES



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