

NEW RETAIL & RESTAURANT DEVELOPMENT

FOR LEASE

1303 – 1305 Huntington Drive | Duarte, California 91010



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CBRE

PROPERTY HIGHLIGHTS

- New restaurant and retail development for lease
- Two divisible pads | 3,815 SF and 4,500 SF
- Adjacent to high traffic Smart & Final
- ±131 feet of street frontage
- Limited restaurant competition
- Quick access to Interstate 210
- City of Hope Medical Center under one mile away (6,500 full time employees | \$4M - \$5M/year in catering)
- 681 residential units planned near Duarte Gold Line Station (potential Specific Plan amendment could allow 1,400 units)

2019 DEMOGRAPHICS

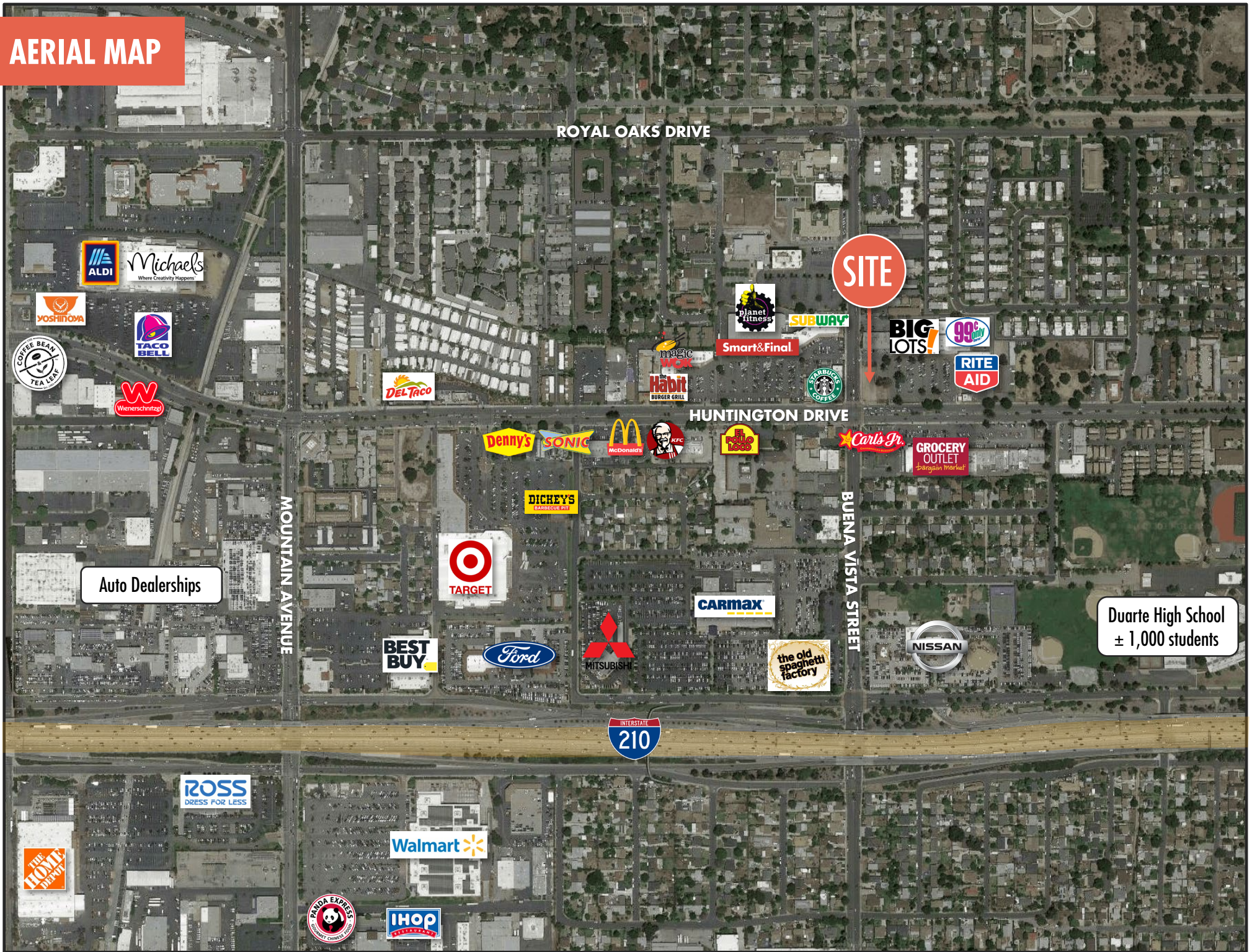
	1 Mile	3 Mile	5 Mile
Population	16,474	94,858	341,585
Daytime Population	26,513	102,937	318,455
Avg. HH Income	\$88,525	\$103,178	\$98,150

TRAFFIC COUNTS

Huntington Drive	26,530 CPD
Buena Vista Street	18,860 CPD



AERIAL MAP



ROYAL OAKS DRIVE

SITE

HUNTINGTON DRIVE

MOUNTAIN AVENUE

BUENA VISTA STREET

Auto Dealerships

Duarte High School
± 1,000 students

INTERSTATE
210

ALDI
Michaels
Where Creativity Happens

YOSHINOYA

TACO BELL

COFFEE BEAN
TEA LEAF

W
Wienerschnitzel

DEL TACO

planet fitness

SUBWAY

Smart & Final

BIG LOTS

99c ONLY

RITE AID

STARBUCKS
COFFEE

Magic

Habit
BURGER GRILL

Denny's

SONIC

McDonald's

KFC

Little Tikes

Carl's Jr.

GROCERY
OUTLET
Bargain Market

DICKEY'S
BARBECUE PIT

TARGET

CARMAX

BEST BUY

Ford

mitsubishi

the old spaghetti
factory

NISSAN

ROSS
DRESS FOR LESS

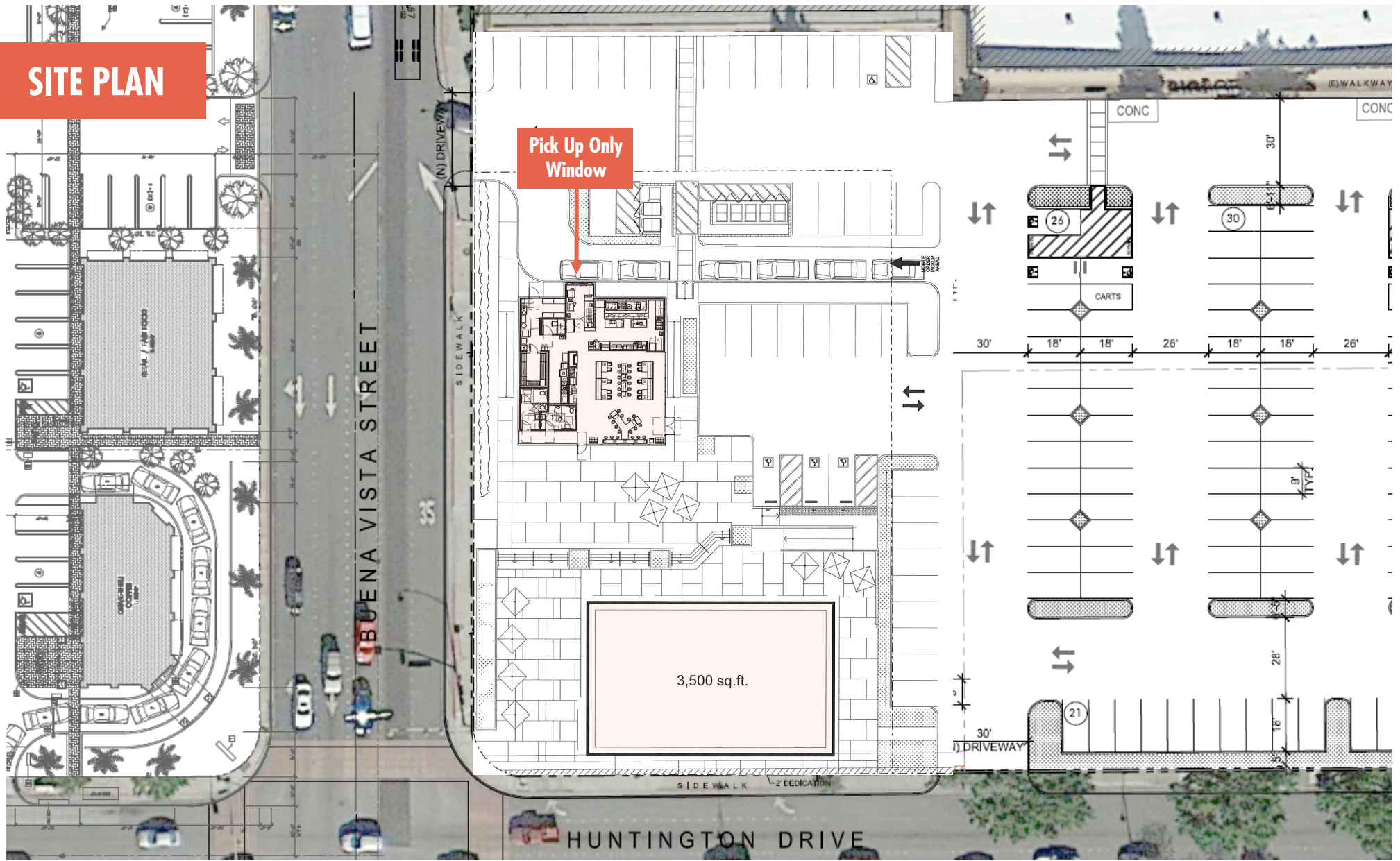
Walmart

IHOP
RESTAURANT

PANDA EXPRESS
CHINESE CHINESE RESTAURANT

THE HOME DEPOT

SITE PLAN



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