



FOR LEASE

Hacienda Fair Center

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

CBRE

PROPERTY INFORMATION

- $\pm 2,000$ SF corner space and $\pm 1,100$ 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
- Food/Retail options
- Suitable for various uses such as medical, restaurant
- Patio possible
- Traffic counts on Hacienda Blvd: 37,316 CPD
- Centrally located in the San Gabriel Valley and between the 10 and 60 freeways
- Low estimated NNN expenses approximately \$0.40/psf/mo
- Abundant parking wraps around the center
- Storefront facing Hacienda Boulevard in excess of 30 lineal feet
- Two pylon signs for ideal visibility
- National tenants include: Wing Stop, O'Reilly Auto Parts, Enterprise Rent-a-Car, H&R Block, Little Caesars Pizza

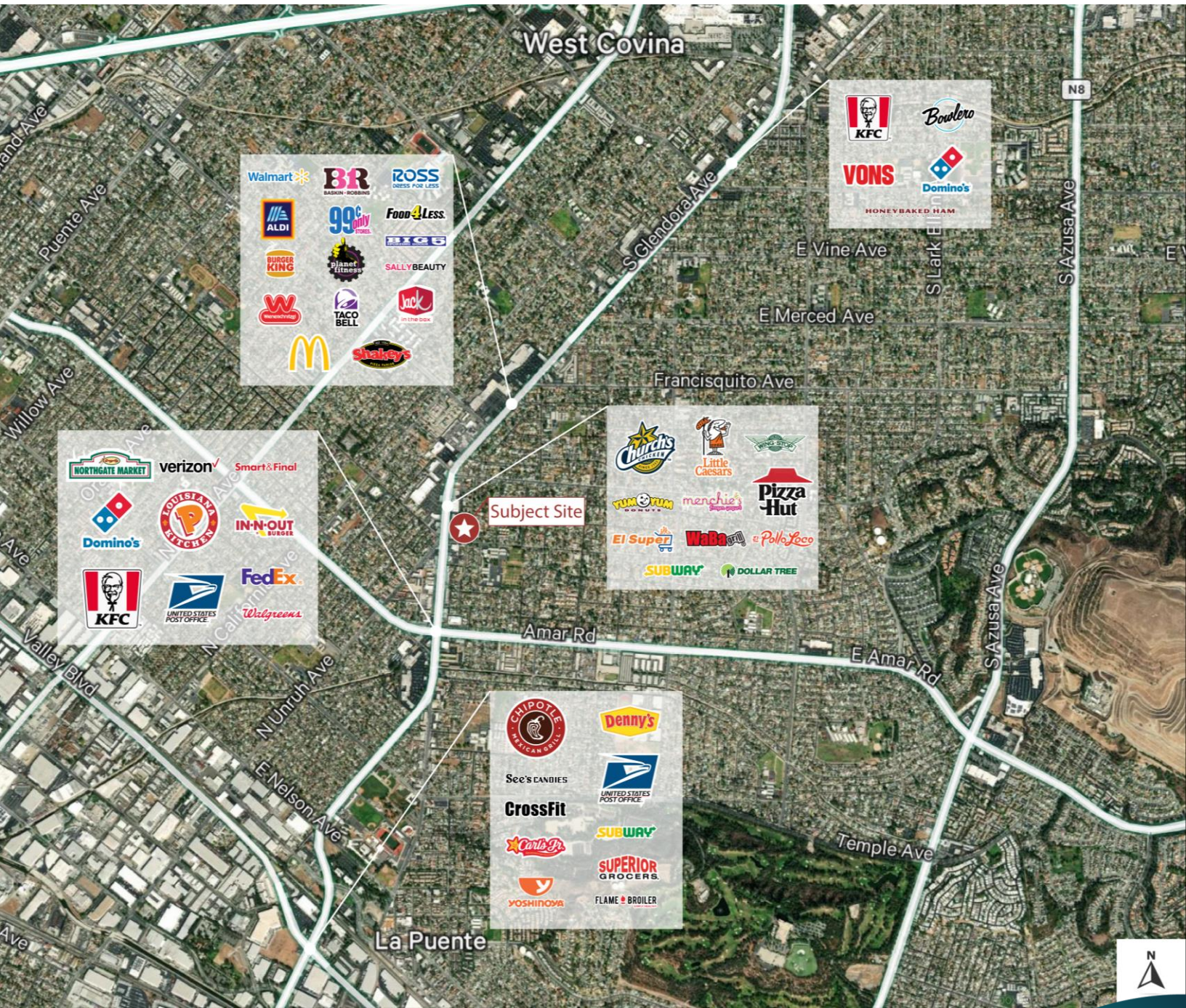


SITE PLAN / DEMOGRAPHICS

	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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