



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property

**AVAILABLE
±655 SF**



RARE SMALL RETAIL UNIT FOR LEASE ON HIGH TRAFFIC INTERSECTION

8994 Huntington Drive, San Gabriel, CA 91775



CALEB MORRISON
(818) 697-9364 | caleb@illicre.com
DRE#02168133

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



RETAIL SPACE
SAN GABRIEL

EXCLUSIVELY LISTED BY

CALEB MORRISON
ASSOCIATE

(818) 697-9364 | caleb@illicre.com
DRE#02168133

TODD NATHANSON
PRESIDENT

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

PROPERTY FEATURES

8994 Huntington Drive, San Gabriel, CA 91775



APPROX. 655 SF





RETAIL SPACE AVAILABLE

- ✓ Pylon signage available
- ✓ On-site parking
- ✓ High visibility

AREA AMENITIES

- ✓ Strong demographics
- ✓ High traffic intersection
- ✓ Close proximity to San Marino, San Gabriel, Pasadena, Temple City, and Arcadia



— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	28,023	172,252	524,229
 Avg. HH Income	\$117,116	\$126,320	\$111,251
 Daytime Pop	21,741	144,729	435,083
 Traffic Count	± 75,058 CPD AT INTERSECTION		



AVAILABLE

- ups
- FLOOR & DECOR
- SANTA ANITA PARK
- 鼎泰豐 (DIN TAI PUNG)
- AMC THEATRES
- NORDSTROM
- ALDI
- Starbucks
- GROCERY OUTLET Bargain Market
- H MART
- The Arboretum
- The Cheesecake Factory
- AVE BUSTER'S
- 7 ELEVEN
- CVS pharmacy
- CHASE
- IHOP
- Burlington
- SANTA ANITA GOLF COURSE
- THE SHOPS SANTA ANITA
- Jack in the box

AERIAL MAP



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