

FOR LEASE

BUENA VISTA MARKETPLACE - SMART & FINAL ANCHOR
1193-1247 HUNTINGTON DRIVE | DUARTE, CA 91010



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CBM1
LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

JR ANCHOR SPACE IN SMART & FINAL ANCHOR CENTER | 1193-1247 HUNTINGTON DRIVE, DUARTE, CA 91010 BROCHURE | PAGE 2



NEIGHBORING RETAILERS

Smart & Final

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 5,646 | 31,795 | 96,582 |
| Total Population | 15,715 | 91,075 | 310,535 |
| Average HH Income | \$105,796 | \$129,760 | \$119,835 |

FEATURES & AMENITIES

- ± 7,694 SF JUNIOR ANCHOR SPACE NEXT TO SMART + FINAL
- ± 4,531 SF UNIT THAT CAN BE DEMISED DOWN TO ± 1,153 SF
- ± 1,200 SF NEAR THE END-CAP ON BUENA VISTA
- HIGH VISIBILITY SIGNAGE AND 850' OF FRONTRAGE
- AMPLE PARKING WITH ± 250 STALLS
- MAJOR SIGNALIZED INTERSECTION WITH 50,000 CPD
- EXCELLENT DEMOGRAPHICS SERVING THE AFFLUENT BRADBURY NEIGHBORHOOD
- NATIONAL CO-TENANTS INCLUDE PLANET FITNESS, HABIT BURGER, CLUB PILATES, STARBUCKS
- FOUR POINTS OF INGRESS AND EGRESS WITH PROXIMITY TO 210 FREEWAY

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

JR ANCHOR SPACE IN SMART & FINAL ANCHOR CENTER | 1193-1247 HUNTINGTON DRIVE, DUARTE, CA 91010

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PROPERTY DESCRIPTION

Multiple units available at this grocery anchored center, including a Junior Anchor space and devisable options for tenants with smaller square footage needs.

± 7,694 SF Junior Anchor space next to Smart + Final. The former Dollar Tree store offers great visibility, 2 interior restrooms, receiving area with roll up door, high ceilings, and can be demised into two units of ± 3,000 SF and ± 4,577 SF or into four units between ± 1,153 SF and ± 3,000 SF.

± 4,531 SF former credit union with a largely open floor plan, office build out, break room/kitchenette, and 2 bathrooms. It can be demised to ± 3,000 SF and ± 1,395 SF.

± 1,200 SF near the end-cap on Buena Vista with an open floor plan, private restroom, back and front entrances, and office buildout.

This property has excellent visibility and monument signage, high traffic counts (50,000 CPD), ample parking with 250 stalls, multiple ingress/egress points, and national co-tenants including Smart + Final, Planet Fitness, Habit Burger, Starbucks and more.

LOCATION DESCRIPTION

Situated at the signalized corner of Huntington Drive + Buena Vista Street in prime Duarte at the foot of the San Gabriel Mountains. Adjacent to a range of A+ national restaurant chains and retailers, including California Pizza Kitchen, Starbucks, In-N-Out Burger, Target, and Walmart. Nearby is the City of Hope Medical Center and offers convenient access to the 210 Freeway. Excellent area demographics with the shopping center serving the affluent Bradbury neighborhood.

OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Lease Rate: | \$1.85 - 3.50 SF/month (NNN) |
| Available SF: | 1,153 - 7,694 SF |
| Building Size: | 98,000 SF |

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SITE PLAN

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SITE PLAN



NORTH



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| SUITE | TENANT | SIZE |
|----------|---------------------|------------------|
| 1155 | The Habit Burger | 2,780 SF |
| 1161 | Rex Medical | 1,950 SF |
| 1163 | Ubreakwefix | 1,160 SF |
| 1167 | Cafe De Olla | 1,200 SF |
| 1169 | Club Pilates | 1,848 SF |
| 1175 A&B | Available | 1,395 - 4,531 SF |
| 1181-89 | Centinela Feed | 5,963 SF |
| 1189A | Unwind Chiropractic | 1,013 SF |
| 1191 | UPS Store | 1,014 SF |
| 1193 | Smart & Final | 46,041 SF |
| 1207 A-D | Available | 1,153 - 7,694 SF |
| 1213 | Venus Threading | 938 SF |
| 1215 | Sweet Basil | 1,178 SF |
| 1217 | Maribell Tam, DDS | 1,058 SF |
| 1219 | Hertz Rent-A-Car | 1,540 SF |
| 1221 | Heemo Sushi | 2,000 SF |
| 1225 | Subway | 1,260 SF |
| 1227 | Nature's Cleaners | 900 SF |
| 1229 | Available | 1,200 SF |
| 1231 | Baskin Robbins | 1,200 SF |
| 1243 | AT&T | 1,512 SF |
| 1245 | Jamba Juice | 1,145 SF |
| 1247 | Wells Fargo | 2,743 SF |

UNIT 1207 JUNIOR ANCHOR - DEMISING OPTIONS A & B

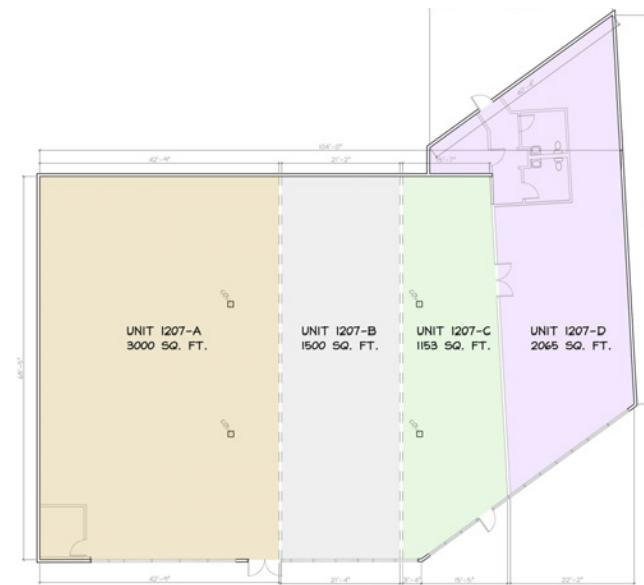
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UNIT 1207 - DEMISING OPTIONS

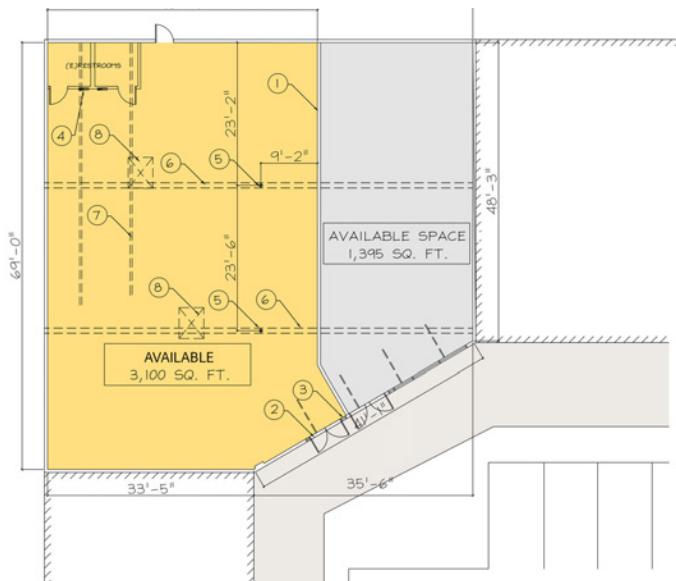
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UNIT 1209 - FLOOR PLAN

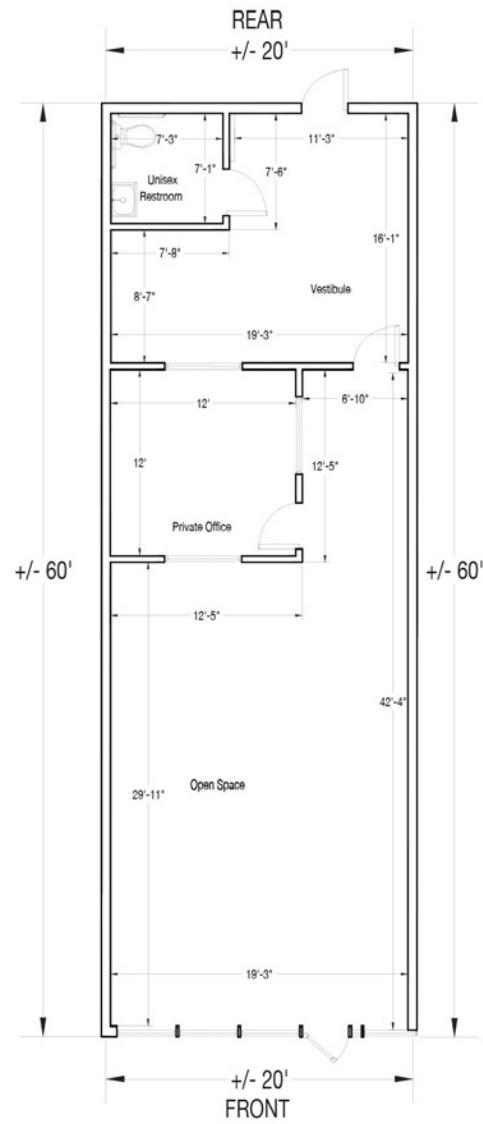
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NATIONAL CO-TENANT MAP

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Google

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AREA RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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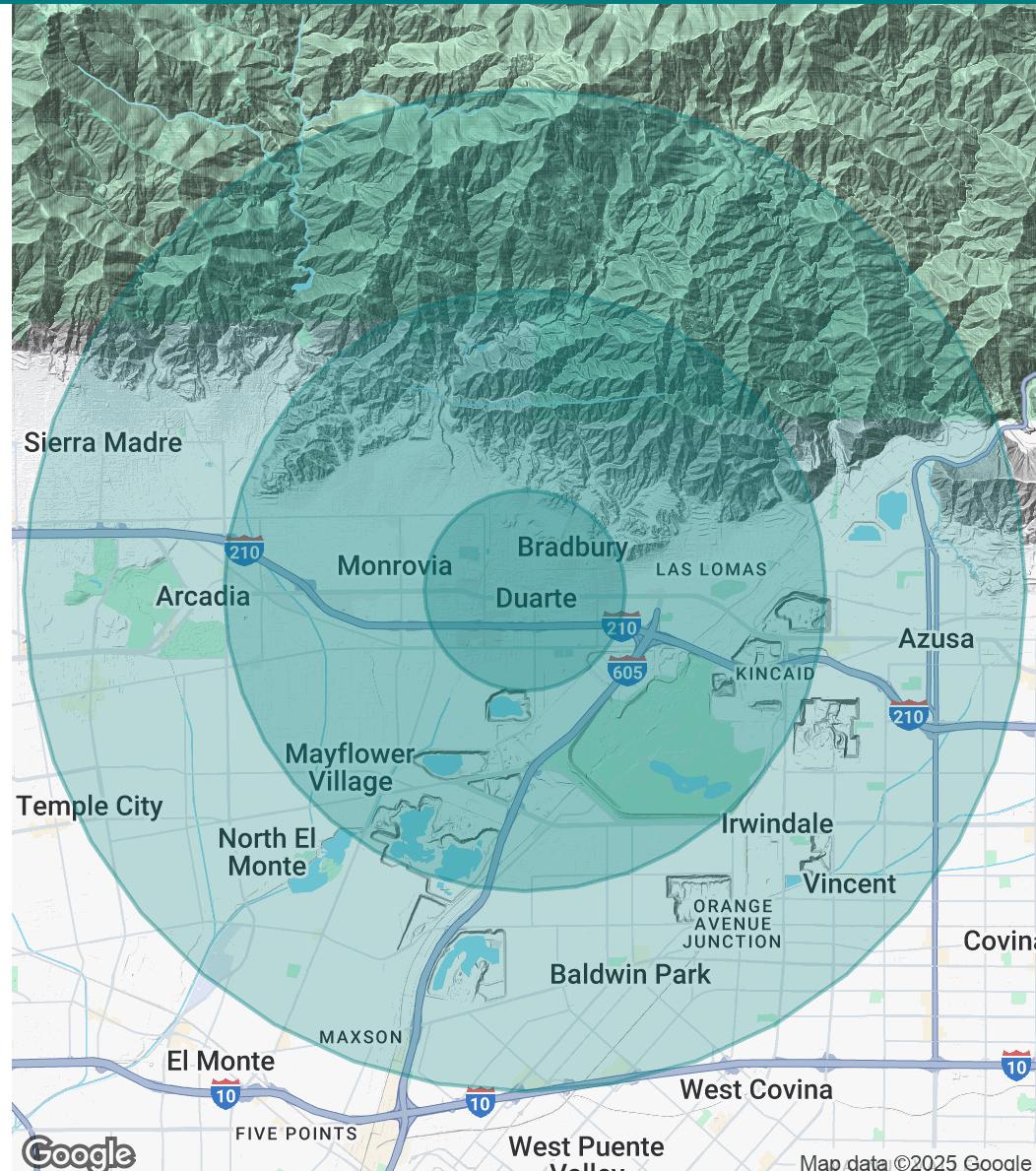
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 15,715 | 91,075 | 310,535 |
| Average Age | 45 | 43 | 42 |
| Average Age (Male) | 43 | 41 | 40 |
| Average Age (Female) | 47 | 44 | 43 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,646 | 31,795 | 96,582 |
| # of Persons per HH | 2.8 | 2.9 | 3.2 |
| Average HH Income | \$105,796 | \$129,760 | \$119,835 |
| Average House Value | \$821,664 | \$999,859 | \$910,383 |

| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
|---------------|--------|---------|---------|
| Hispanic | 50.1% | 41.9% | 51.8% |

| RACE | 1 MILE | 3 MILES | 5 MILES |
|-------------------|--------|---------|---------|
| % White | 30.8% | 29.2% | 22.4% |
| % Black | 6.1% | 4.3% | 2.4% |
| % Asian | 18.2% | 28.6% | 30.0% |
| % Hawaiian | 0.3% | 0.1% | 0.1% |
| % American Indian | 1.8% | 1.4% | 1.7% |
| % Other | 25.0% | 20.7% | 26.9% |

Demographics data derived from AlphaMap

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MEET THE TEAM

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