

# FOR LEASE

## LAS TUNAS X CHARLOTTE

901-915 E LAS TUNAS DR, SAN GABRIEL, CA

168  
MARKET

Yogurtland

Pizza  
Hut

O'Reilly  
AUTO PARTS

±825 to  
±1,210 SF  
For Lease

# CBM1

LEASING  
BROKERAGE  
INVESTMENTS

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# PROPERTY SUMMARY

LAS TUNAS X CHARLOTTE | 901-915 E LAS TUNAS DR, SAN GABRIEL, CA 91776

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## PROPERTY DESCRIPTION

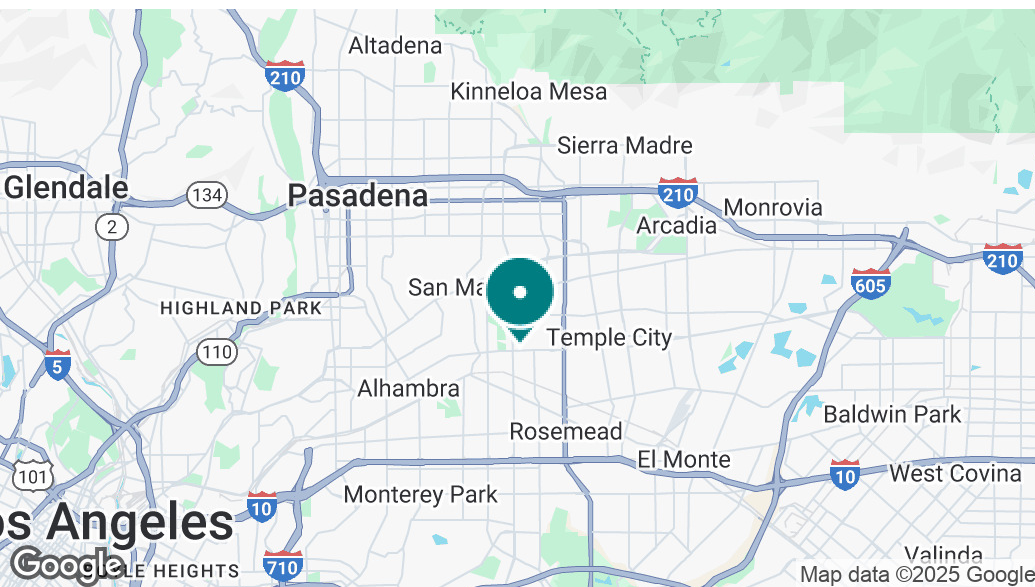
Las Tunas x Charlotte is a well-positioned neighborhood retail center located along the highly trafficked Las Tunas Drive corridor in the heart of San Gabriel. The property benefits from strong daily traffic counts, excellent visibility, and a diverse mix of surrounding commercial uses that drive consistent consumer activity throughout the day. Surrounded by established residential neighborhoods and regional retail, the center is ideally suited for service, food, medical, and neighborhood-oriented retail concepts seeking long-term stability in a proven trade area.

## LOCATION DESCRIPTION

Situated at the signalized intersection of Las Tunas Drive and Charlotte Avenue, the property enjoys immediate access to one of San Gabriel Valley's primary east-west thoroughfares. The location provides convenient connectivity to neighboring cities including Alhambra, Temple City, Arcadia, and Rosemead, while benefiting from proximity to major regional corridors such as Del Mar Avenue, San Gabriel Boulevard, and the I-10 Freeway. The surrounding area features dense residential rooftops, strong household incomes, and a robust daytime population driven by nearby retail, dining, and professional services.

## PROPERTY HIGHLIGHTS

- Prominent frontage along Las Tunas Drive
- Strong daily traffic and consistent consumer flow
- Excellent visibility with easy ingress and egress
- Dense surrounding residential neighborhoods
- Proximity to established regional and national retailers
- Central San Gabriel Valley location
- Ideal for food, service, medical, and neighborhood retail users



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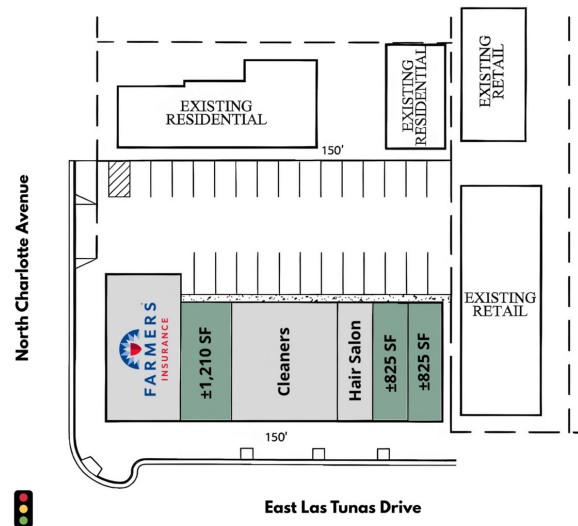
## AVAILABLE SPACES

LAS TUNAS X CHARLOTTE | 901-915 E LAS TUNAS DR, SAN GABRIEL, CA 91776

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## LEGEND

- Available
- Unavailable



## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION	VIDEO
■ 903	Available	1,210 SF	NNN	\$2.00 SF/month	Suite 903 is an open retail shell offering a flexible footprint suitable for a wide range of retail, service, or professional uses. The space provides a blank canvas for incoming tenants to design and build out to their specific operational needs within a well-located neighborhood shopping center along the Las Tunas Drive corridor.	<a href="#">View Here</a>
■ 915	Available	825 - 1,650 SF	NNN	\$2.00 SF/month	Suite 915 is a former spa space that is currently built out and well-suited for service, wellness, medical, or office-oriented uses. The existing improvements offer a functional layout that may allow an incoming tenant to reduce build-out time and costs while establishing a presence in a high-visibility San Gabriel Valley retail location.	<a href="#">View Here</a>
■ 915 1/2	Available	825 - 1,650 SF	NNN	\$2.00 SF/month	Suite 915 1/2 is an open retail shell end-cap space featuring a highly visible corner position within the center. The space offers excellent frontage and design flexibility, making it ideal for neighborhood retail, service, or professional users seeking strong exposure along the Las Tunas Drive corridor.	<a href="#">View Here</a>

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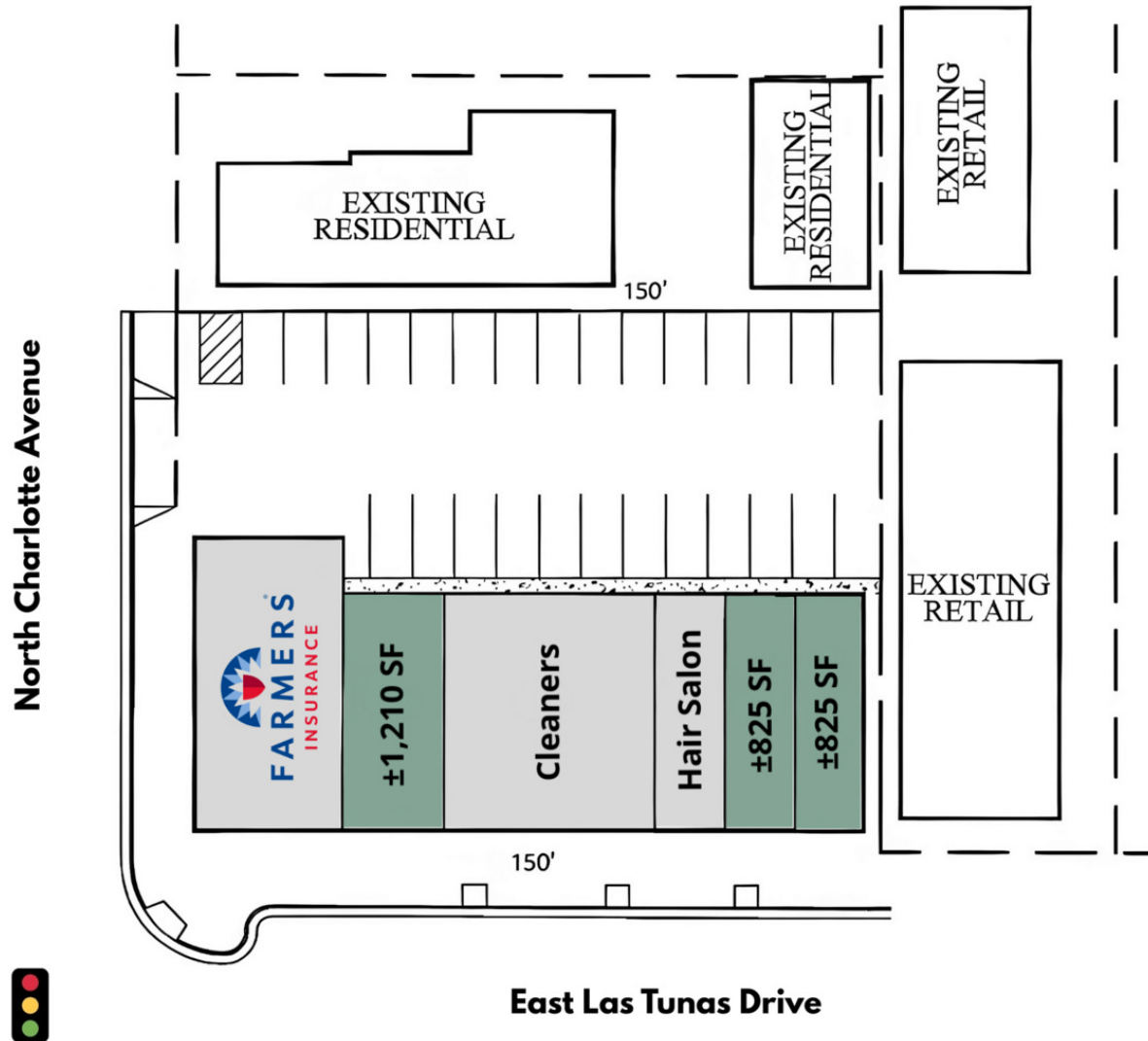
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## SITE PLAN

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## ADDITIONAL PHOTOS

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## AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,737	230,770	575,537
Average Age	43	43	43
Average Age (Male)	41	42	41
Average Age (Female)	44	45	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,963	78,268	200,912
Persons per HH	3	2.9	2.9
Average HH Income	\$121,020	\$123,978	\$121,782
Average House Value	\$1,061,010	\$1,108,662	\$1,055,764
Per Capita Income	\$40,340	\$42,751	\$41,993

RACE (%)	1 MILE	3 MILES	5 MILES
Population White (%)	13.40%	15%	19.90%
Population Black (%)	1.40%	1.60%	2.10%
Population American Indian (%)	1.10%	1%	1.20%
Population Asian (%)	57.60%	58.30%	46.60%
Population Pacific Islander (%)	0.10%	0.10%	0.10%
Population Other (%)	15.50%	13.70%	17.60%

Map and demographics data derived from AlphaMap

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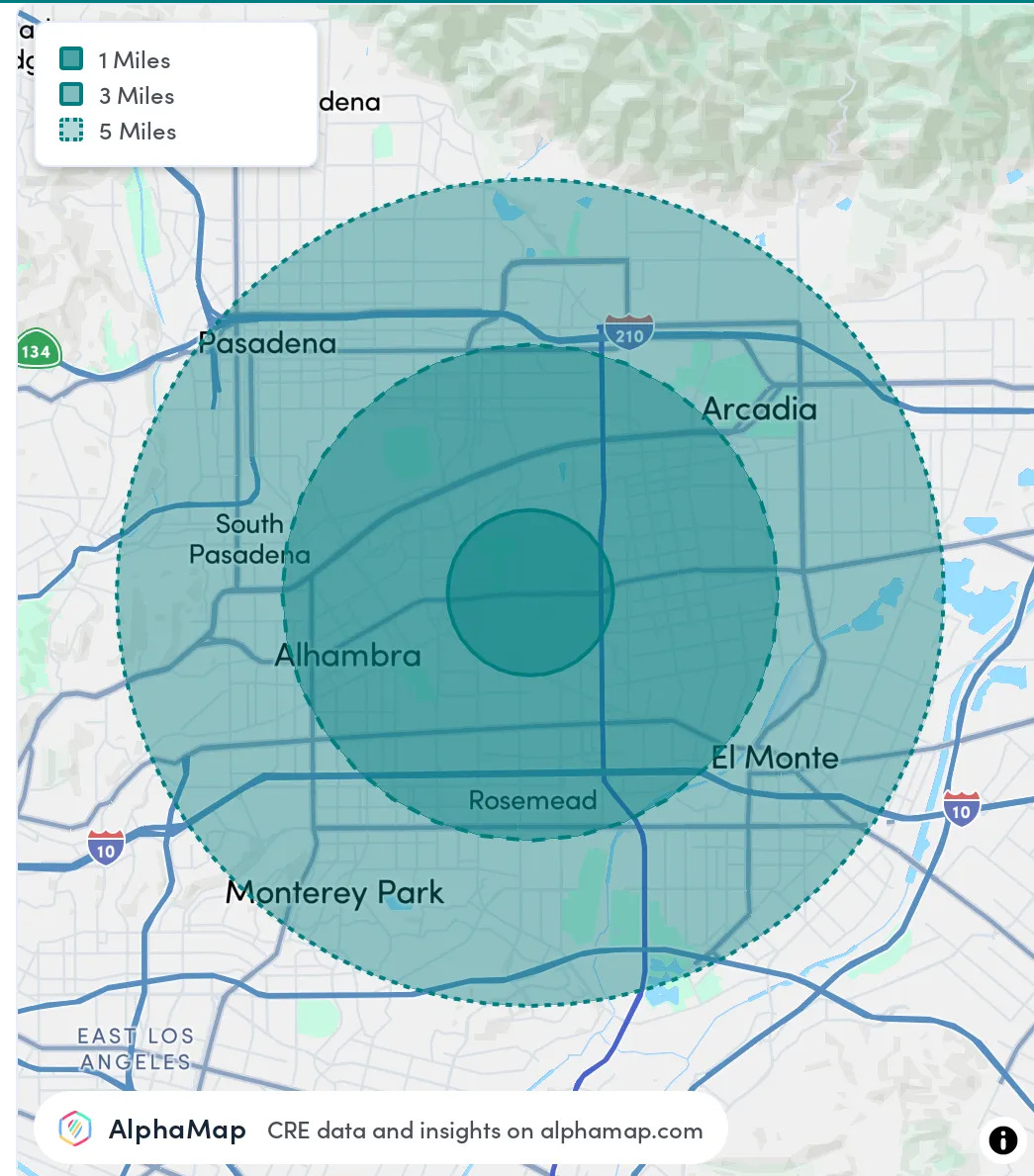
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## MEET THE TEAM

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