

FOR LEASE

Hacienda Center

1605-1697 S. Azusa Ave | Hacienda, CA 91745



PLANNED UPGRADES COMING Q4- 2024



*Conceptual Facade Renderings



Retail / Improved Restaurant / Medical

1,140 SF - 1,443 SF
Available



REMODEL UNDER WAY!
Estimated Completion Late Q4-2024

DESCRIPTION

- Extremely successful center strategically located in prominent retail hub
- Anchored by high-volume 99 Ranch Market
- Across the street from Puente Hills Mall
- Strong traffic counts at Colima/Azusa
- High average household incomes in the trade area
- Just south of highway 60/Pomona Ave freeway

TRAFFIC COUNTS

| | |
|-----------------|---------------------|
| S. Azusa Avenue | approx. 44,900 cpd |
| Colima Road | approx. 38,700 cpd |
| CA-60 Fwy | approx. 331,300 cpd |

Source: Costar

CONTACT

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610 Newport Center Drive, Ste 1500, Newport Beach, CA 92660
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- A** Unit 1671: 1,275 SF Available
 - B** Unit 1655G: 1,395 SF Improved Restaurant
 - C** Unit 1655H: 1,443 SF Available
- D** Unit 1611: 1,140 SF Available

Hacienda Center Tenant Directory

PLEASE DO NOT DISTURB EXISTING TENANTS

Total GLA: 121,451

| NO. | TENANT | (SF) | NO. | TENANT | (SF) | NO. | TENANT | (SF) |
|-----------------|------------------------|--------------|-------|-----------------------------------|--------------|--------|-------------------------|--------------|
| 1605 | Bank of America | 11,515 | 1625 | Tawa Supermarket | 30,500 | 1671 | Available | 1,275 |
| 1607 / 1607 1/4 | CTBC Bank | 3,038 | 1631 | J&G Fried Chicken | 2,742 | 1669 | Dr. Yiang DDS | 1,800 |
| 1607 1/2 | Pharmacy | 1,026 | 1635 | Spicy House | 1,400 | 1673 | The Tea | 1,395 |
| 1609 | Origin Hair | 900 | 1637 | Quan Ren | 1,458 | 1675 | Little Skewer | 1,680 |
| 1609A | Kang & Lee Dentistry | 1,380 | 1639 | Earthen Restaurant | 2,450 | 1677 | Alice's | 960 |
| 1611 | Available | 1,140 | 1655A | T5 Hair | 1,520 | 1679 | i-wear Optometry | 1,080 |
| 1611A | Zhen Yi Pan | 1,080 | 1655B | AA Ginseng | 1,473 | 1683 | Tokyo Lobby | 3,960 |
| 1613 | Quest Diagnostics | 1,500 | 1655C | Pleasure Ocean Restaurant | 9,964 | 1687 | California Bank & Trust | 6,000 |
| 1615 | Quest Diagnostics | 1,300 | 1655E | Happy Valley Village | 6,515 | 1697-A | Phoholic | 3,833 |
| 1617 | Family Doctor Office | 1,700 | 1655F | Champion Gourmet | 1,805 | 1697 | Meet Fresh | 4,390 |
| 1619 | Topco Insurance Agency | 1,500 | 1655G | Improved Restaurant | 1,395 | 1695 | Shanghailand Palace | 5,509 |
| 1629 | Taipan Café | 2,100 | 1655H | Available (DO NOT DISTURB) | 1,443 | | | |

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2024 DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|-----------|-----------|
| Population | 11,317 | 130,484 | 358,174 |
| Avg Household Income | \$127,052 | \$121,403 | \$126,364 |
| Daytime Population | 11,296 | 57,262 | 130,931 |

Source: Esri

SRSRE.COM

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Site

Colima Rd - approx. 38,700 cpd

S Azusa Ave - approx. 44,900 cpd

HACIENDA HEIGHTS



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