

OFFERING MEMORANDUM



SHORT-TERM LEASING OPPORTUNITY

475 E. HUNTINGTON DRIVE

SAN MARINO, CA 91108



**COLDWELL BANKER
COMMERCIAL
REALTY**

This Brochure is owned by Team Ukropina

ADDRESS:	475 E. Huntington Drive, San Marino, CA 91108
APN:	5323-020-036
BUILDING SIZE:	+/- 11,628 SF
LAND SIZE:	+/- 38,886 SF
LAND USE:	Office Bldg
LEASE RATE:	Short Term Lease \$1.80 Modified Gross

PROPERTY DESCRIPTION

SHORT-TERM LEASING OPPORTUNITY

Coldwell Banker Commercial Realty is pleased to offer a short-term leasing opportunity at 475 E. Huntington Drive in the heart of San Marino. This partially furnished office space is available in contiguous suites up to approximately 8,000 SF, offering flexibility for tenants seeking move-in ready space without a long-term commitment.

Property Highlights:

- Short-term lease terms available
- Partially furnished suites — reduce move-in time and costs
- Contiguous space available up to ±8,000 SF
- Ample on-site parking
- Prime San Marino location along Huntington Drive, with excellent visibility and access
- Well-suited for professional, medical, or corporate office users seeking near-term occupancy

Located along one of San Marino's principal commercial corridors, 475 E. Huntington Drive offers convenient access to the 210 Freeway, surrounding retail and dining amenities, and the broader San Gabriel Valley business community.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
23,668	101,573	321,710

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$138,208	\$158,155	\$145,376

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,067	36,586	105,489



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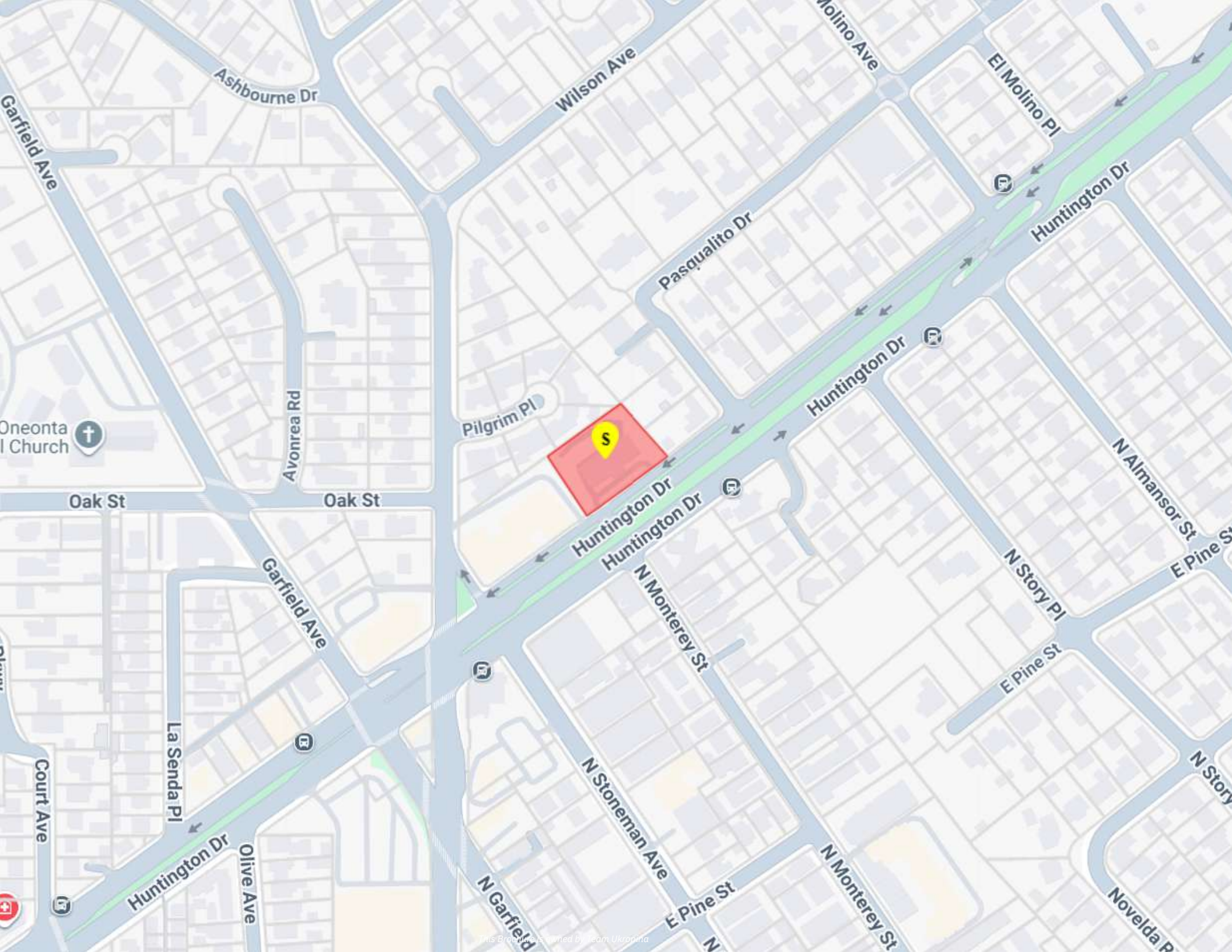


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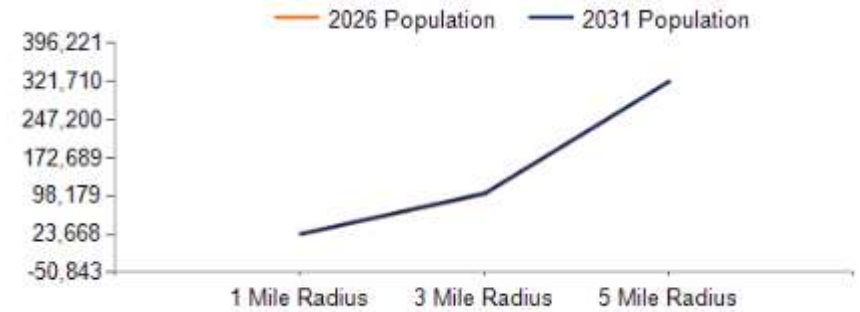
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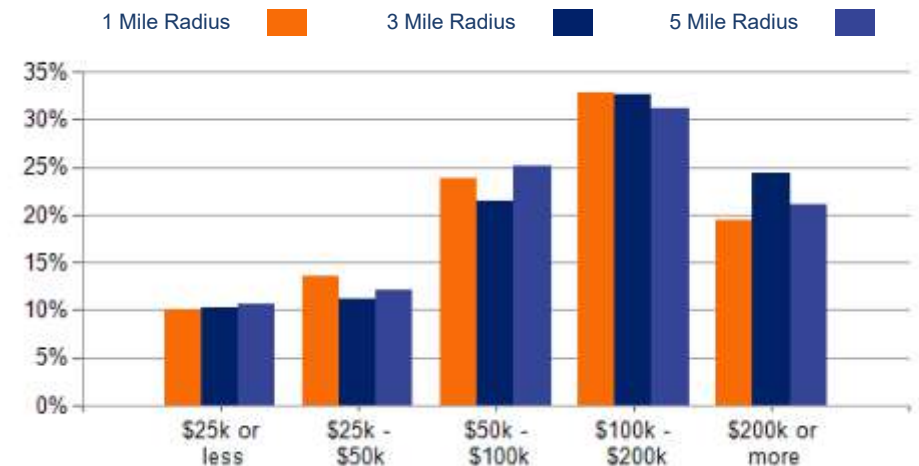


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,141	99,506	324,245
2010 Population	22,655	101,124	331,583
2026 Population	23,668	101,573	321,710
2031 Population	24,479	103,969	321,605
2026 African American	1,447	4,046	7,230
2026 American Indian	399	1,274	4,628
2026 Asian	3,818	33,497	110,529
2026 Hispanic	11,755	37,143	145,860
2026 Other Race	6,179	18,384	77,345
2026 White	7,457	29,722	74,266
2026 Multiracial	4,323	14,542	47,413
2026-2031: Population: Growth Rate	3.40%	2.35%	-0.05%

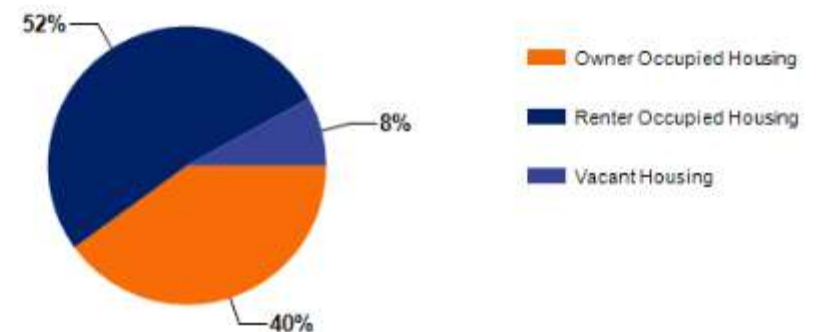
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	424	2,237	6,615
\$15,000-\$24,999	494	1,505	4,652
\$25,000-\$34,999	426	1,463	4,877
\$35,000-\$49,999	809	2,646	7,858
\$50,000-\$74,999	1,135	4,178	13,969
\$75,000-\$99,999	1,028	3,665	12,484
\$100,000-\$149,999	1,912	7,226	20,261
\$150,000-\$199,999	1,071	4,718	12,617
\$200,000 or greater	1,769	8,946	22,156
Median HH Income	\$104,631	\$114,585	\$104,046
Average HH Income	\$138,208	\$158,155	\$145,376



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



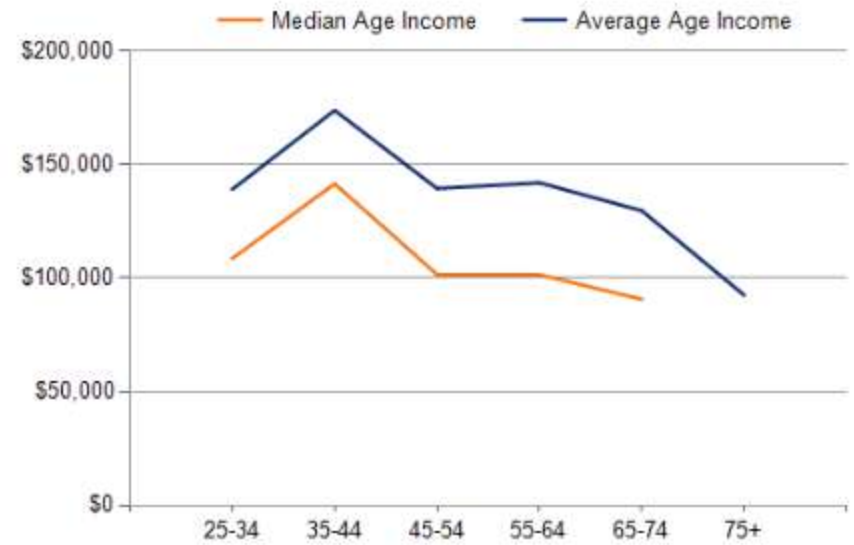
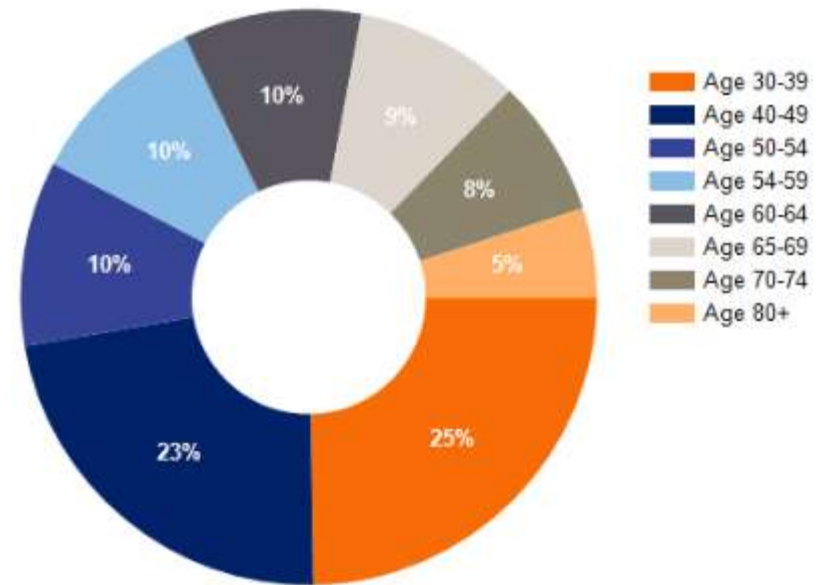
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,728	6,913	24,050
2026 Population Age 35-39	1,911	6,978	22,011
2026 Population Age 40-44	1,762	6,714	20,717
2026 Population Age 45-49	1,549	6,543	20,129
2026 Population Age 50-54	1,527	6,844	21,361
2026 Population Age 55-59	1,508	6,816	21,408
2026 Population Age 60-64	1,470	6,866	20,406
2026 Population Age 65-69	1,373	6,366	18,551
2026 Population Age 70-74	1,136	5,347	16,467
2026 Population Age 75-79	735	4,157	12,246
2026 Population Age 80-84	518	2,729	7,483
2026 Population Age 85+	454	2,585	7,534
2026 Population Age 18+	19,230	83,363	261,684
2026 Median Age	41	43	41
2031 Median Age	42	44	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$108,691	\$106,171	\$101,008
Average Household Income 25-34	\$139,139	\$142,714	\$132,453
Median Household Income 35-44	\$141,566	\$142,663	\$119,602
Average Household Income 35-44	\$173,907	\$180,964	\$161,271
Median Household Income 45-54	\$101,602	\$140,376	\$124,231
Average Household Income 45-54	\$139,489	\$186,941	\$169,025
Median Household Income 55-64	\$101,516	\$127,187	\$113,809
Average Household Income 55-64	\$141,999	\$174,233	\$157,805
Median Household Income 65-74	\$90,686	\$96,615	\$88,068
Average Household Income 65-74	\$129,718	\$147,721	\$138,274
Average Household Income 75+	\$92,519	\$105,584	\$101,497

Population By Age



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Exclusively Marketed by:

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