

# 9952 Las Tunas Dr, Temple City, CA 91780

Located at the corner of Baldwin Ave and Las Tunas Drive in Temple City, this space offers excellent visibility, easy access, and a prime, high-traffic location.



**Sauvé & Associates**  
Commercial Real Estate



## EXCLUSIVELY LISTED BY **Sauve & Associates**

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# Prime Retail Space Available in Temple City

Sauve & Associates is pleased to present 9952 Las Tunas Dr, a prime retail space for lease in Temple City, CA. This property offers an exceptional opportunity for businesses seeking a high-visibility location in a vibrant, high-traffic area.



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## Property Details

Address	9952 Las Tunas Dr, Temple City, CA
Gross Lot Size	Approximately 1.276 AC
Building Size	Approximately 11,987 SF
Parking	138 Parking Spaces*
APN	8587-033-020

Total parking spaces include shared spaces with another tenant.\*





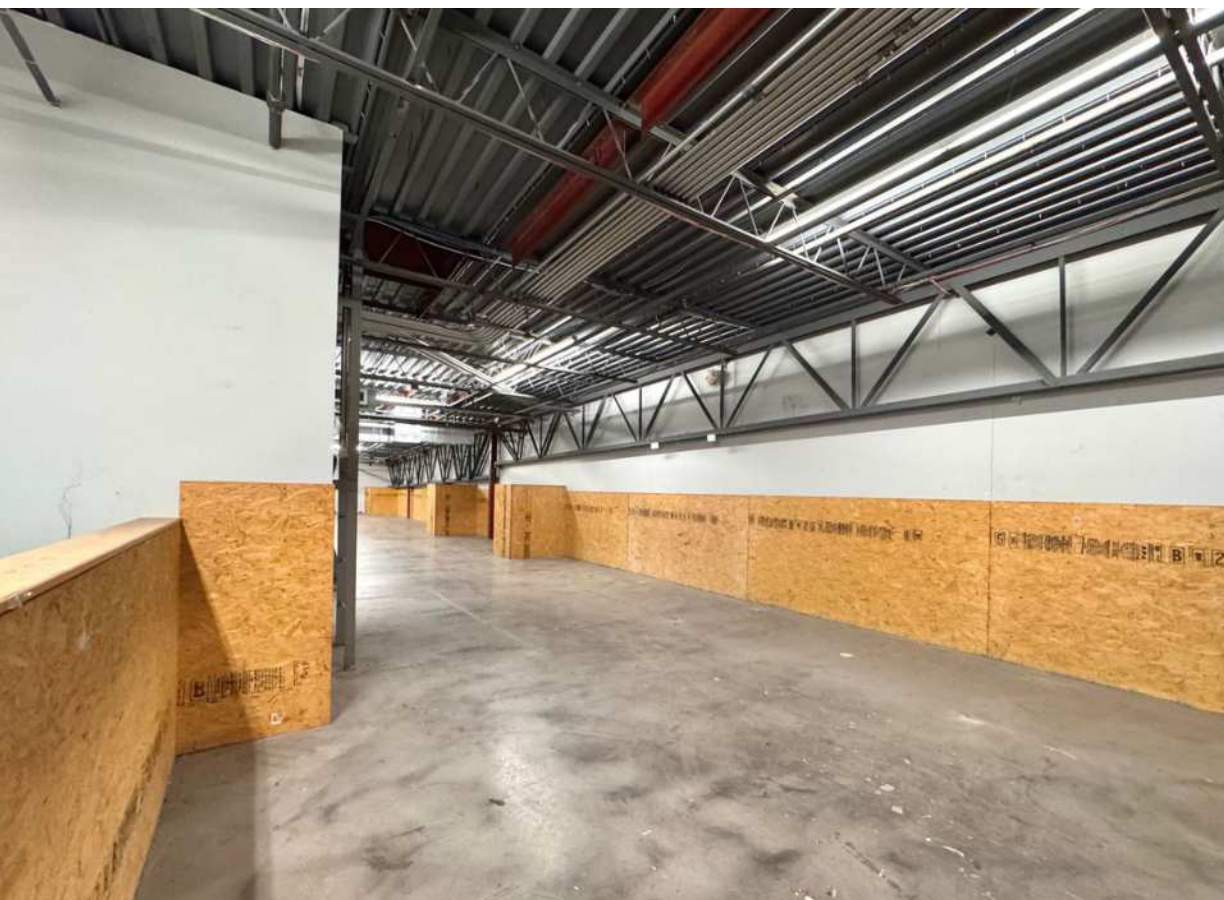
# Building Overview

- Former CVS location with high visibility on Baldwin and Las Tunas.
- Ample parking for both customers and staff.
  - High traffic area with strong exposure.
- Four Ingress and Egress Points





# 9952 Las Tunas Dr, Temple City, CA 91780





# Ariel View with Traffic Counts

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**Las Tunas Dr ~22,420 CPD**

**BUILDING  
11,987 SF**

**Baldwin Ave ~28,369 CPD**

**\*All Measurements are Approximate**



# Parking and Premises Overview

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We are currently looking for QSR, restaurant, and retail tenants for this prime location. With a flexible layout, ample parking, and a dense population, this property is ideal for a variety of tenants. Its high-visibility location in a high-traffic area offers excellent exposure, making it ideal for retail and other uses.





# Demographics

Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	23,773	209,312	544,924	1,670,920	403,947
5 Yr Growth	-3.5%	-3.3%	-3.4%	-3.7%	-3.5%
Median Age	45	43	42	40	42
5 Yr Forecast	46	44	43	41	43
White / Black / Hispanic	16% / 1% / 16%	15% / 1% / 32%	17% / 2% / 40%	19% / 3% / 57%	16% / 2% / 38%
5 Yr Forecast	16% / 1% / 17%	15% / 1% / 32%	17% / 2% / 40%	19% / 3% / 57%	16% / 2% / 38%
Employment	5,641	80,228	227,542	717,907	198,703
Buying Power	\$730.3M	\$5.5B	\$14B	\$42.6B	\$10.8B
5 Yr Growth	-5.2%	-3.8%	-4.0%	-4.2%	-3.4%
College Graduates	41.2%	35.0%	32.4%	28.4%	43.9%
Household					
Households	7,649	66,084	172,992	525,441	129,486
5 Yr Growth	-3.8%	-3.6%	-3.6%	-3.8%	-3.7%
Median Household Income	\$95,483	\$83,874	\$80,666	\$81,052	\$83,411
5 Yr Forecast	\$94,125	\$83,646	\$80,328	\$80,757	\$83,652
Average Household Income	\$124,384	\$109,077	\$107,585	\$105,673	\$109,750
5 Yr Forecast	\$123,782	\$108,896	\$107,322	\$105,418	\$109,920
% High Income (>\$75K)	61%	55%	53%	53%	54%
Housing					
Median Home Value	\$949,075	\$866,682	\$831,770	\$768,668	\$862,008
Median Year Built	1956	1959	1959	1957	1959
Owner / Renter Occupied	64% / 36%	54% / 46%	50% / 50%	51% / 49%	49% / 51%



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