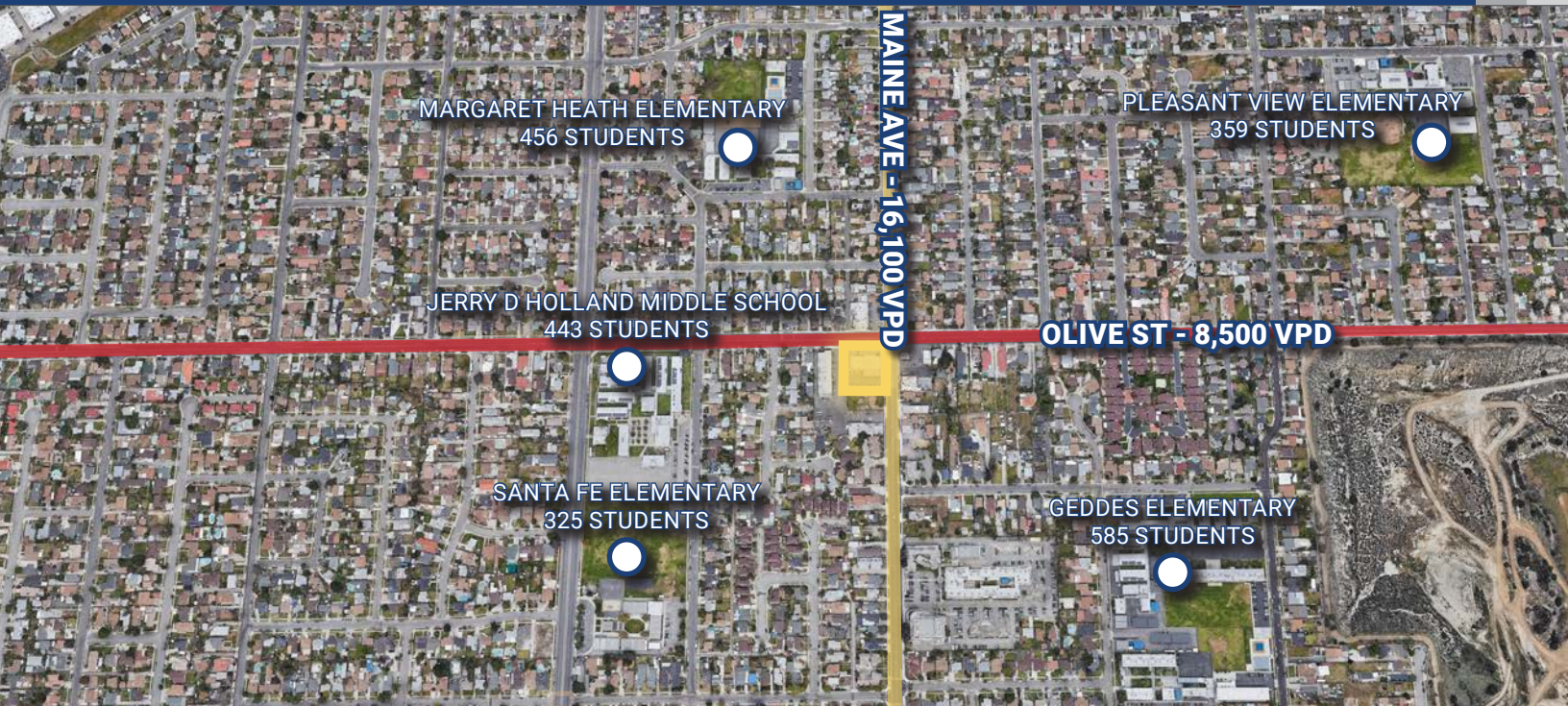


RETAIL SPACE FOR LEASE

4753 Maine Avenue | Baldwin Park, CA

Hard Corner Location | ±8,084 SF on 0.33 AC Lot



\$1.50 PSF | NNN

- Great Visibility and Signage at Signalized Intersection
- Multiple Points of Ingress and Egress
- Close Proximity to Multiple Schools and Community Centers
- Terrific Population Density: 25,600 Within 1 Mile And 532,000 Within 5 Miles
- Strong Average Household Income Of \$93,000
- Less Than 1 Mile from The Santa Fe Dam Recreation Area (±1MM Annual Visitors)



Graystone Capital Advisors | 23 Corporate Plaza Drive, Suite 150 | Newport Beach, CA



This information contained herein was obtained from sources deemed reliable. However Graystone Capital Advisors makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

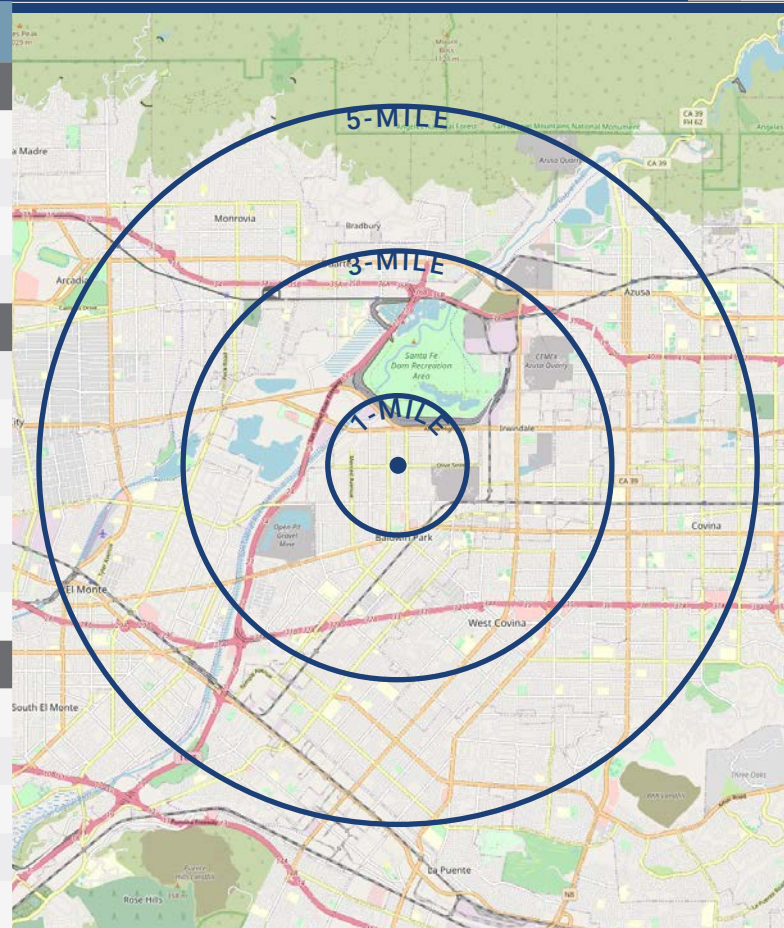
RETAIL SPACE FOR LEASE

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION:			
2010 Census	25,428	170,213	531,978
2020 Census	24,598	169,450	530,190
2025 Projection	24,196	167,613	524,538
Daytime Employment	29,848	109,584	371,130
2019 Population by Race:			
2019 White Alone	20,405	130,661	390,844
2019 Black Alone	392	5,070	16,023
2019 American Indian/Alaska Native Alone	478	3,111	9,261
2019 Asian Alone	2,876	26,525	100,456
2019 Pacific Islander Alone	39	451	1,318
2019 Hispanic Alone	20,780	123,808	344,672
Households:			
2020 Estimate	5,720	43,516	146,053
2025 Projection	5,497	43,300	145,560
Growth 2010 - 2020	0.1%	0.2%	0.2%
Growth 2020 - 2025	-0.4%	-0.2%	-0.2%
2020 Avg Household Income	\$83,896	\$89,602	\$93,499



Graystone Capital Advisors is pleased to present for lease 4753 Maine Ave, an 8,084 SF freestanding retail building situated on a 0.33-acre lot located in Baldwin Park, CA.

The former neighborhood market boasts terrific visibility and signage at the intersection of Olive St and Maine Ave. The trade has a population of 532,000 people and an average household income of \$93,000 in a 5-mile radius. In addition, the area attracts thousands of consumers every day with several schools and national retailers in the immediate 1-mile trade area, including Superior Grocers, CVS, Family Dollar, Esther Snyder Community Center, and Chamberlain University.

The property is positioned than 1 mile from the Santa Fe Dam Recreation Area with ±1MM annual visitors and within 2 miles of the Irwindale Speedway and City of Hope Medical Center.

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