

FOR LEASE

Retail @ Irwindale Business Center

15637 - 15710 Arrow Hwy
Irwindale, CA 91706

- **NOW AVAILABLE: ±1,742 SF TURNKEY QSR**
- **WINGSTOP NOW OPEN**
- **MAKENNA KOFFEE OPENING SOON**

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA

DAN BACANI
626.242.7790
dbacani@lee-associates.com
License ID 01385413

JODI SHOEMAKE
626.240.2780
jshoemake@lee-associates.com
License ID 01833063

Property Highlights

IRWINDALE BUSINESS CENTER

Join Makenna Koffee, Farmer Boys, Wendy's, Jimmy Johns and WingStop

2nd Generation Space

Adjacent to Santa Fe Dam/ Recreation Center

Direct Access to I-605 and I-210 Freeways

Strong Daytime Population



AVAILABILITY

15650 Arrow Hwy-Suite #C2
±1,742 SF
Turnkey Restaurant with all FFE
24' hood

\$2.95 PSF/NNN

Monthly Rental Rate

15656 Arrow Hwy-Suite B5
±1,018 SF

15636 Arrow Hwy-Suite A2
±1,140 SF

\$1.75 PSF/NNN

Monthly Rental Rate

192 Surface Spaces
(Buildings A, B & C)

Parking

2004

Year Built

±25,256 SF

Total Shopping Center Size

map location



Property photos



demographics



MEDIAN AGE

32.9 34.2 35.3

1 Mile 3 Mile 5 Mile

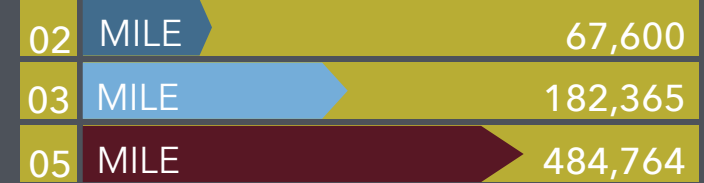


AVG. HH SIZE

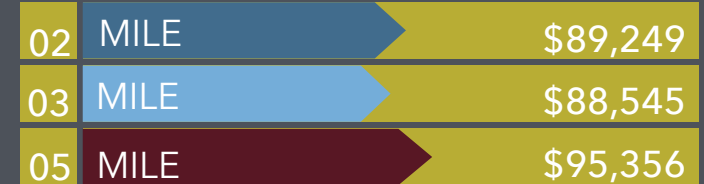
4.26 3.71 3.53

1 Mile 3 Mile 5 Mile

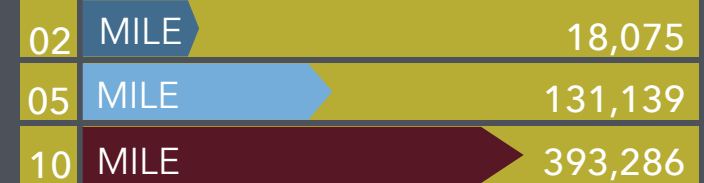
POPULATION 



AVG. HOUSEHOLD INCOME 



DAYTIME POPULATION 



CONSUMER SPENDING 

