

THE HUNTINGTON  
*Residential & Lifestyle Development*

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TE



RETAIL & OFFICE  
For Lease | Duarte, CA

# HISTORIC



# ROUTE 66

COMMERCIAL WEST BROKERAGE

Matt Berry, LIC#2134414

Chase Lemley, LIC#02007670

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COMMERCIAL  
WEST

BROKERAGE

About

# THE HUNTINGTON

Located in the heart of Duarte, California, on the Historic Route 66 [Huntington Drive], this highly-anticipated new luxury apartment development is the first of its kind in over 20 years to the city.

Loaded with resident amenities including a swimming pool and fitness center, the development features 161 luxury residential units which will sit above ground floor retail and office space.



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*Ground-Floor Retail & Office*  
**FOR LEASE**

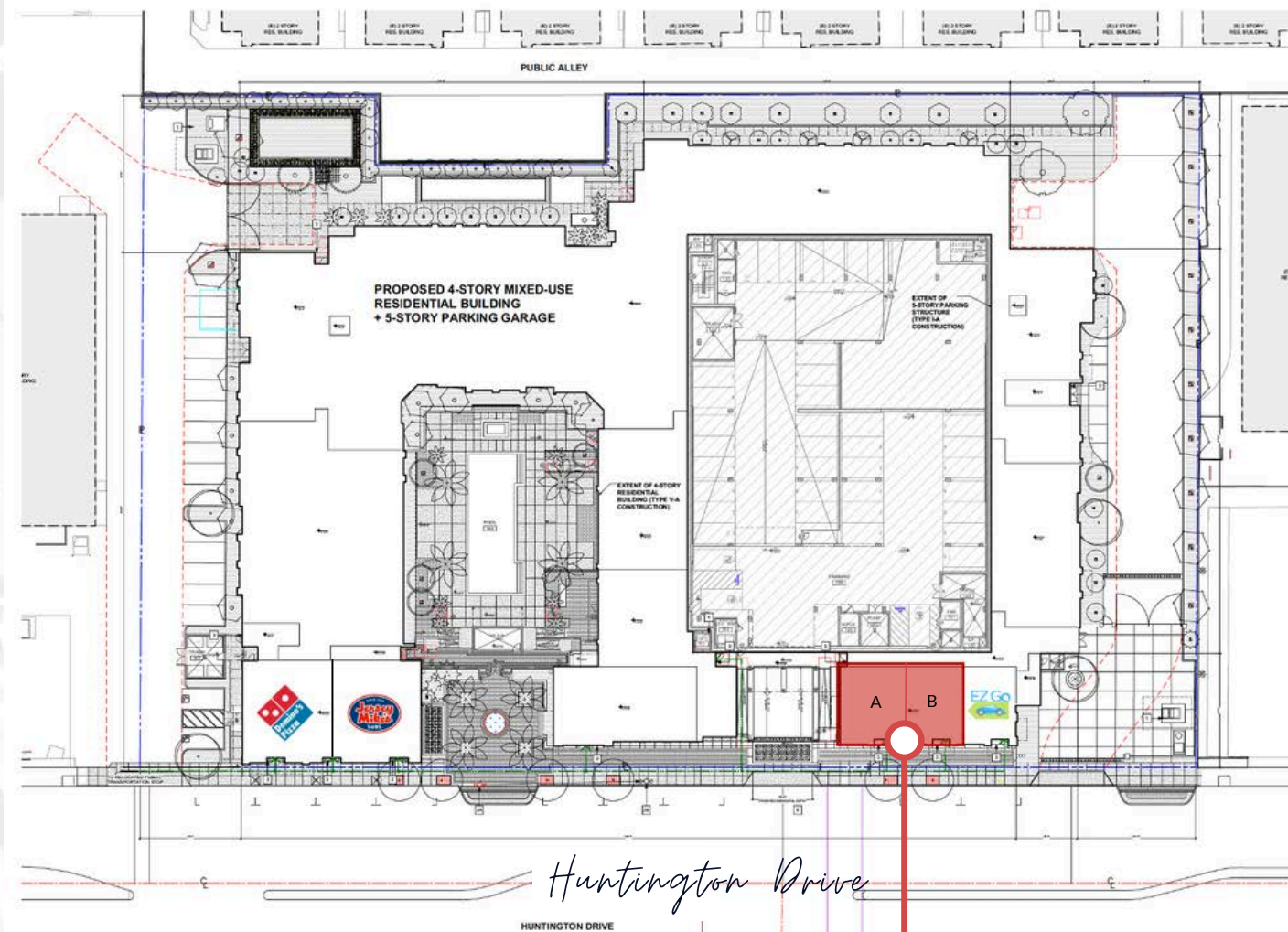


THE HUNTINGTON 1405 E Huntington Dr.  
Duarte, CA 91010

UNIT	SQ FT
RETAIL 1	DOMINO'S PIZZA
RETAIL 2	JERSEY MIKES - NOW OPEN
OFFICE/RETAIL A	830 SQ FT - <b>AVAILABLE</b>
OFFICE/RETAIL B	830 SQ FT - <b>AVAILABLE</b>

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# SITE PLAN



OFFICE SPACES | 830 SQ FT (2 Available)

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**R**ICHMAN  
GROUP

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HUNTINGTON DR. - 28,000 CPD



BUENA VISTA ST.



FOOTHILL FWY. - 263,000 CPD



# The HUNTINGTON

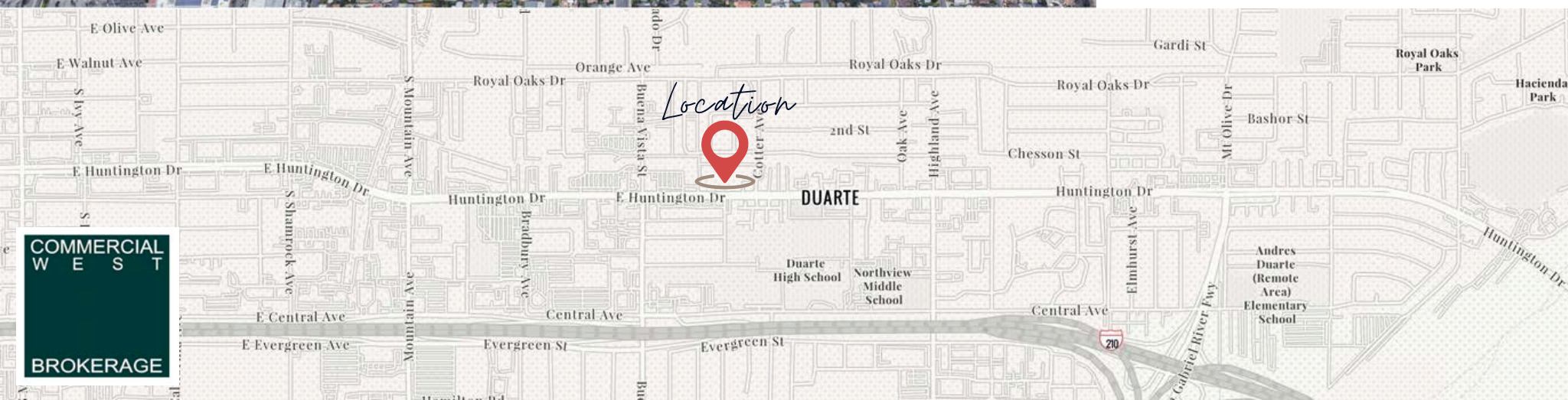
## LOCATION

Located at the base of the picturesque San Gabriel Mountains, the growing city of Duarte is approximately 20 miles northeast of Los Angeles.

The Huntington is located in a suburban neighborhood on Historic Route 66 with close proximity to restaurants, retail, schools, hiking trails, and more.

## AT A GLANCE

- High visibility on Huntington Dr., a major local commuter thoroughfare
- Nearby tenants include Grocery Outlet, Smart & Final, Rite Aid, Target, Walmart, Best Buy and more.



# BY THE NUMBERS

1405 E Huntington Dr., Duarte, CA 91010

## ESTIMATED POPULATION

1 mi | 14,271

2mi | 50,575

3 mi | 93,283

## AVERAGE HH INCOME

1 mi | \$93,368

2mi | \$98,825

3 mi | \$106,252

## DAYTIME POPULATION

1 mi | 19,398

2mi | 54,462

3 mi | 99,021

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