

FOR LEASE

Retail @ Irwindale Business Center

15637 - 15710 Arrow Hwy
Irwindale, CA 91706



- **WINGSTOP NOW OPEN**
- **NEW LEASE SIGNED
MAKENNA KOFFEE**

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

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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

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



15656 Arrow Hwy - Suite B5



demographics



MEDIAN AGE

32.9 34.2 35.3

1 Mile 3 Mile 5 Mile

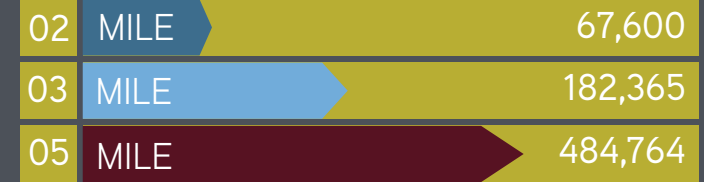


AVG. HH SIZE

4.26 3.71 3.53

1 Mile 3 Mile 5 Mile

POPULATION



AVG. HOUSEHOLD INCOME



DAYTIME POPULATION



CONSUMER SPENDING

