

269,000 CPD



**SUBJECT
PROPERTY**

2444 Huntington Dr
Duarte
CA 91010

OFFERING MEMORANDUM

2444 East Huntington Drive
Duarte, CA 91010



2444 East Huntington Drive

GOLDSTONE
GROUP

2444 East Huntington Drive

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary
Local Business Map
Major Employers Map
Aerial View Map

03 Property Description

Property Features

269,000 CPD



Public Storage



Mt Olive High School



State Preschool

146,000 CPD



**SUBJECT
PROPERTY**

2444 Huntington Dr
Duarte
CA 91010

Crestfield Dr



Huntington Dr - 28,000 CPD



Exclusively Marketed by:

Dino Vagenas

Goldstone Group

(310) 564-6944

dean@goldstonegrp.com

**GOLDSTONE
GROUP**

Goldstonegrp.com

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

269,000 CPD  

**SUBJECT
PROPERTY**

2444 Huntington Dr
Duarte
CA 91010

01 Executive Summary
Investment Summary

2444 EAST HUNTINGTON DRIVE

OFFERING SUMMARY

ADDRESS	2444 East Huntington Drive Duarte CA 91010
COUNTY	Los Angeles
PRICE	\$1,495,000
BUILDING SF	1,280 SF
PRICE PSF	\$1,167.97
LAND SF	11,330 SF
YEAR BUILT	1961
OWNERSHIP TYPE	Fee Simple
APN	8604012023

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	11,004	85,135	307,503
2025 Median HH Income	\$108,584	\$95,501	\$98,120
2025 Average HH Income	\$134,575	\$122,768	\$128,448

- Highly visible signalized corner location near the 210 & 605 Freeway. The property enjoys excellent accessibility and exposure, benefiting from over 250,000 +-vehicles passing daily on the nearby freeway and steady traffic with 28,000+- cars daily on Huntington Drive and Crestfield Street.
- Situated within a income demographic of \$134,000 within a one-mile radius, the site serves a strong working-class community. Previous use was a drive thru market. The site's appeal, placing it in a vibrant, rapidly growing commercial corridor. An existing drive- thru lane - a highly coveted asset, especially for quick-service restaurants or coffee operators. Buyer to verify use with the city.





**SUBJECT
PROPERTY**

2444 Huntington Dr
Duarte
CA 91010

02

Location

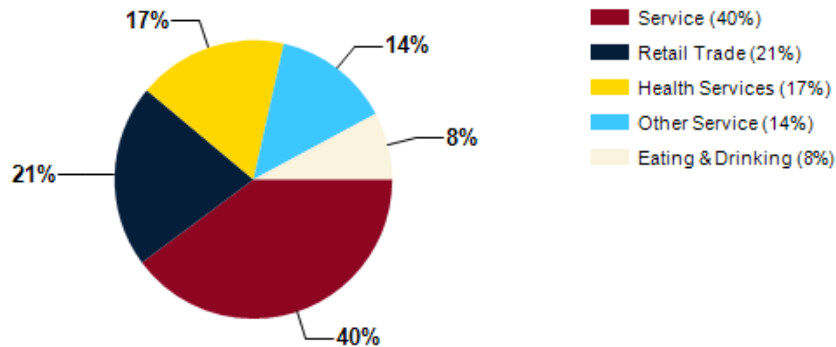
- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map

2444 EAST HUNTINGTON DRIVE

Nearby 605 | 210 Freeway Off Ramp Junction

- Route 66 Huntington Drive 28,000 +- Cars Per Day
- 210 Freeway has 250,000 +- Cars Per Day
- 605 Freeway has 140,000 +- Cars Per Day

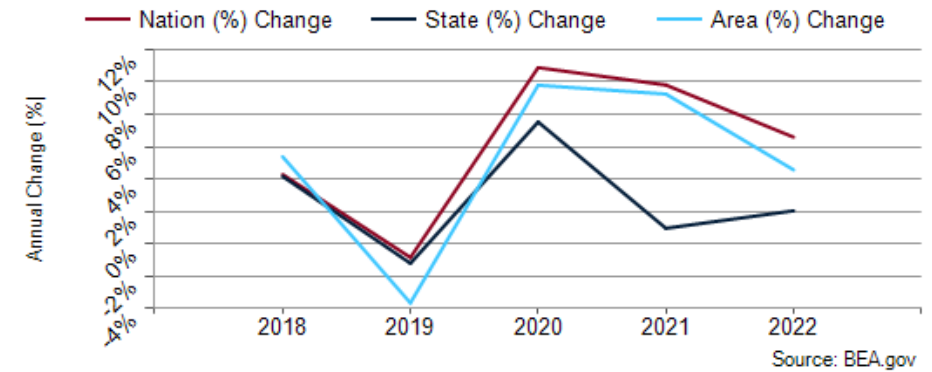
Major Industries by Employee Count



Largest Employers

City of Hope National Medical Center	6,000
Monrovia Unified School District	1,000
City of Duarte	200
Los Angeles County Sheriff's Department - Temple Station	150
Los Angeles County Fire Department - Station 44	50
Los Angeles County Public Library - Duarte Branch	20
Los Angeles County Department of Public Social Services	15
Los Angeles County Department of Public Health	10

Los Angeles County GDP Trend





City of Duarte

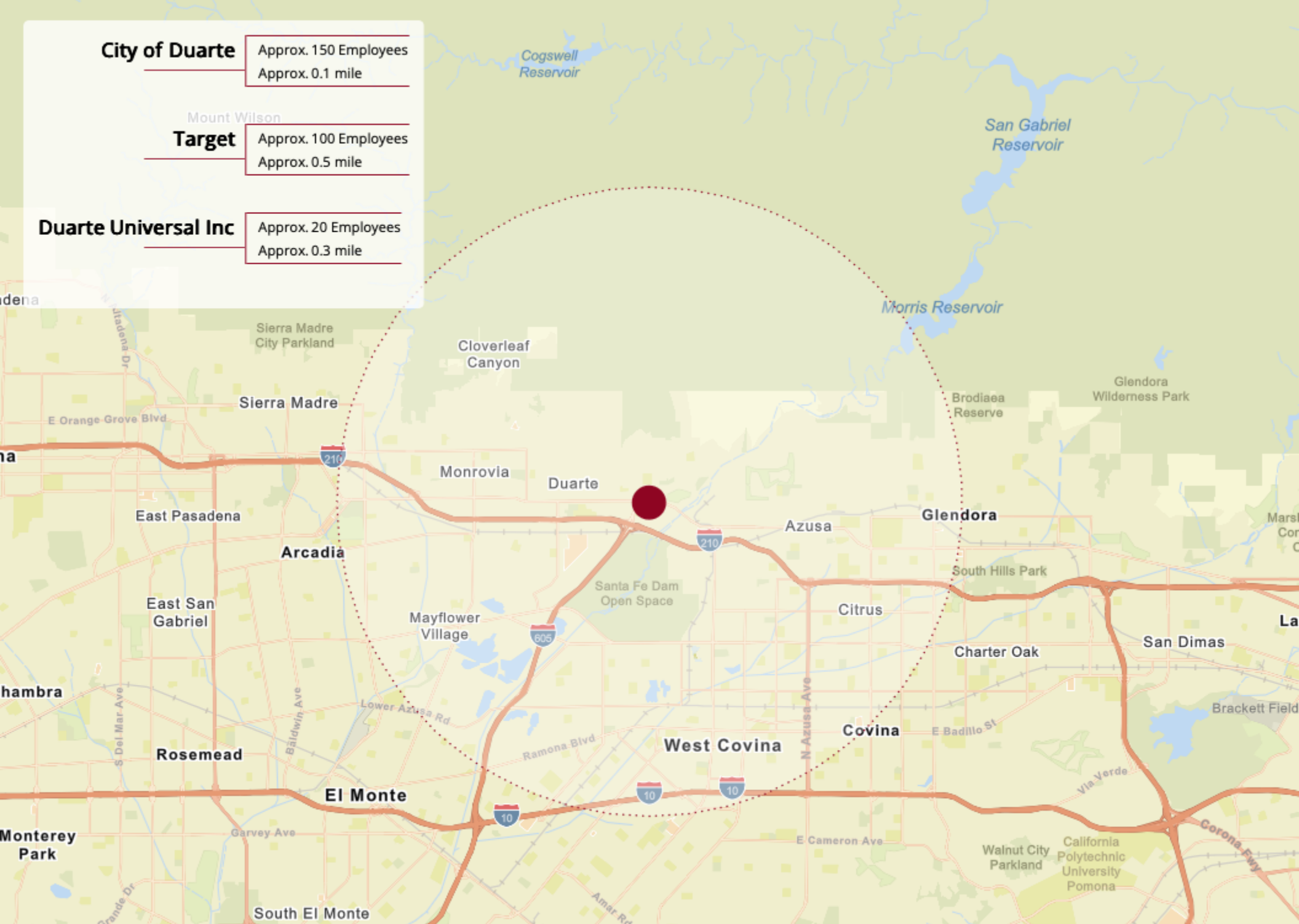
Approx. 150 Employees
Approx. 0.1 mile

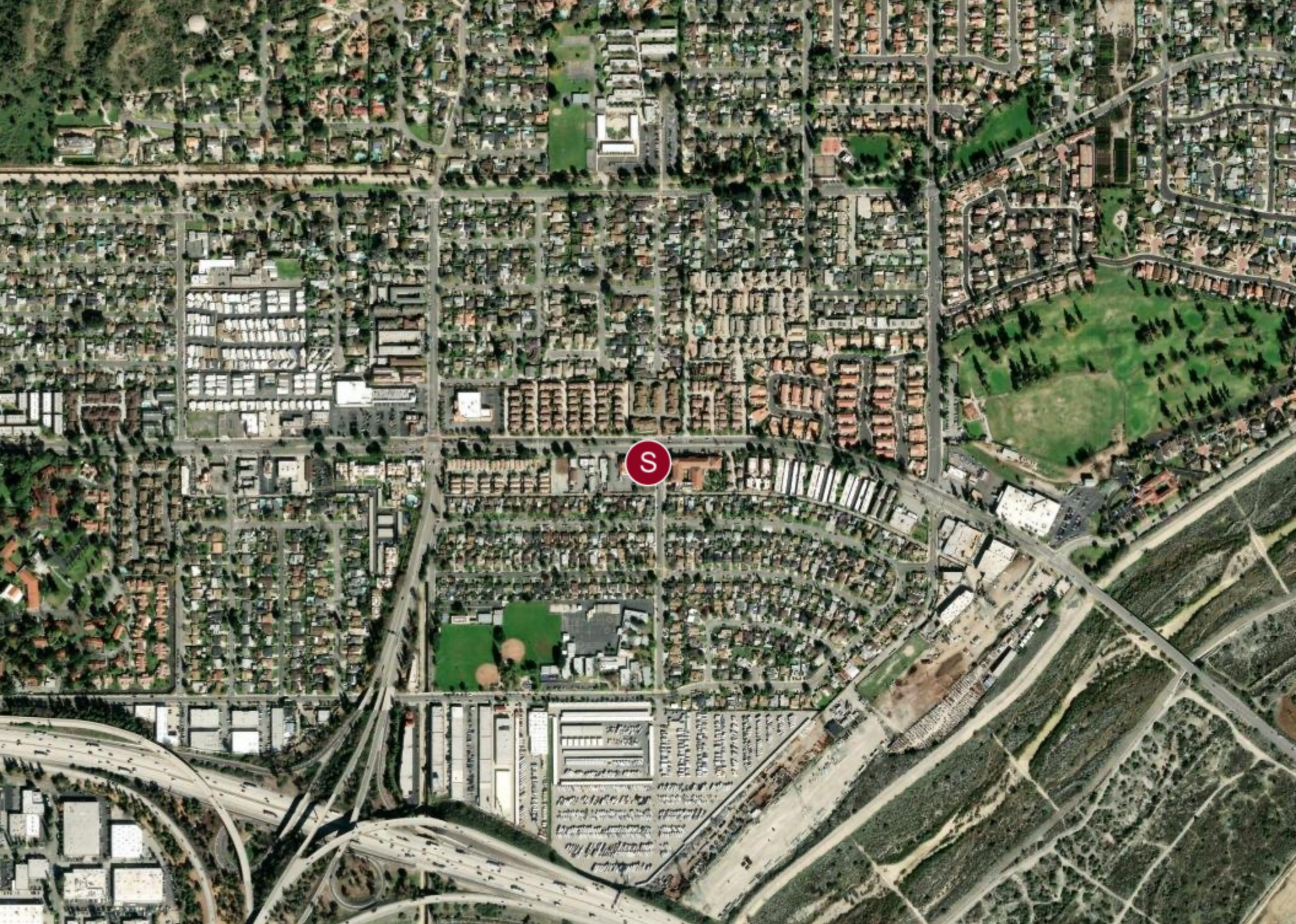
Target

Approx. 100 Employees
Approx. 0.5 mile

Duarte Universal Inc

Approx. 20 Employees
Approx. 0.3 mile





269,000 CPD



SUBJECT PROPERTY

2444 Huntington Dr
Duarte
CA 91010



03

Property Description

Property Features

2444 EAST HUNTINGTON DRIVE

PROPERTY FEATURES

BUILDING SF	1,280
LAND SF	11,330
YEAR BUILT	1961
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
STREET FRONTAGE	YES
CORNER LOCATION	YES
TRAFFIC COUNTS	28,000
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3



2444 East Huntington Drive

**SUBJECT
PROPERTY**

2444 Hunt
Duan
CA 91

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Goldstone Group and it should not be made available to any other person or entity without the written consent of Goldstone Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Goldstone Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Goldstone Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Goldstone Group has not verified, and will not verify, any of the information contained herein, nor has Goldstone Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Dino Vagenas

Goldstone Group

(310) 564-6944

dean@goldstonegrp.com

**GOLDSTONE
GROUP**

Goldstonegrp.com

powered by CREOP