

# BALDWIN PARK TOWNE CENTER

RETAIL CENTER

FOR LEASE • UP TO 3,100 SQ FT  
**14510 BALDWIN PARK TOWNE CENTER**



POTENTIAL  
DRIVE THRU

COMMERCIAL  
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# BALDWIN PARK TOWNE CENTER RETAIL OPPORTUNITY

Retail opportunity directly off I-10 Freeway in Baldwin Park. Center anchored by Home Depot with strong co-tenancy including Starbucks, McDonalds and Denny's.

- Endcap (Drive Thru) and in-line units available
- Immediate co-tenants include Verizon and Fantastic Sam's
- Strong daytime population; densely populated community with household incomes over \$80,000+
- Center located at the I-10 Fwy/Pente Avenue offramp

## LOCATION

**14510 Baldwin Park Towne Center**  
NEQ I-10 Fwy & Merced Ave.  
Baldwin Park, CA 91706

## AVAILABLE

**Unit A1** | 860 Sq. Ft. (POTENTIAL DRIVE THRU)  
**Unit B2** | 1,500 Sq. Ft.  
**Unit D1** | 1,320 Sq. Ft.  
**Unit E** | 3,100 Sq. Ft.  
**Unit G4** | 2,322 Sq. Ft.

## IN GOOD COMPANY

Key tenants at Baldwin Park Towne Center include Home Depot, Denny's, Starbucks, McDonalds and more. Area tenants include Walmart, Panda Express, and Farmer Boys.



**COMMERCIAL WEST BROKERAGE**  
Doug Wombacher, LIC# 01424025  
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# Location

Ideal Baldwin Park location situated at the corner of Puente Ave & Merced Ave off the I-10 Freeway.

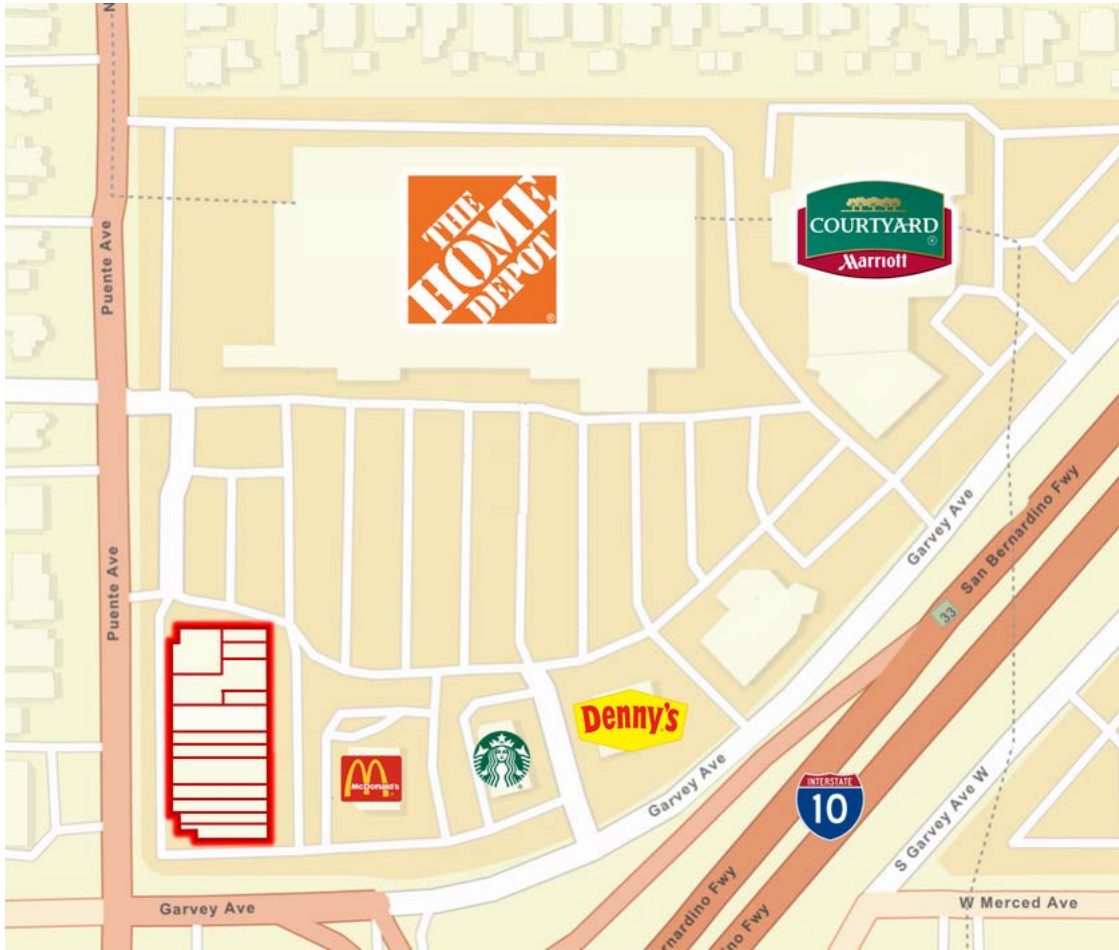
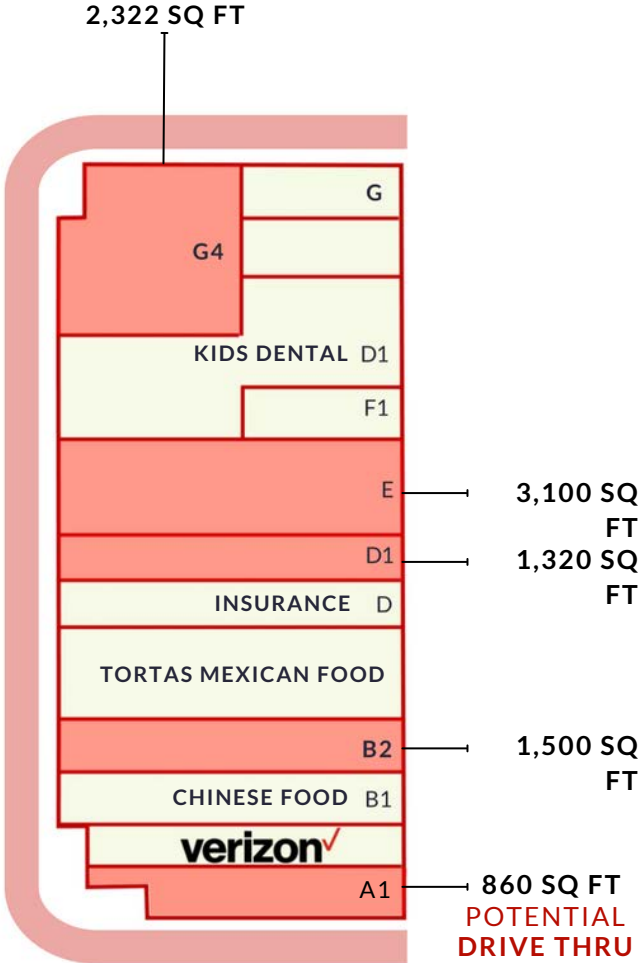
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# Site Plan



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**BALDWIN PARK, CA**

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# BY THE NUMBERS

14510 Baldwin Park Towne Center, Baldwin Park, CA

## ESTIMATED POPULATION

1 mi | 31,874

2mi | 124,384

3 mi | 231,713

## AVERAGE HH INCOME

1 mi | \$87,233

2mi | \$88,451

3 mi | \$90,980

## DAYTIME POPULATION

1 mi | 29,373

2mi | 113,073

3 mi | 209,637

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