

**AVISON
YOUNG**



Retail For Lease at Baldwin Park Towne Center

14510 Baldwin Park Towne Center, Baldwin Park, California

DAVID MALING

Principal

213.453.1770 Call/Text

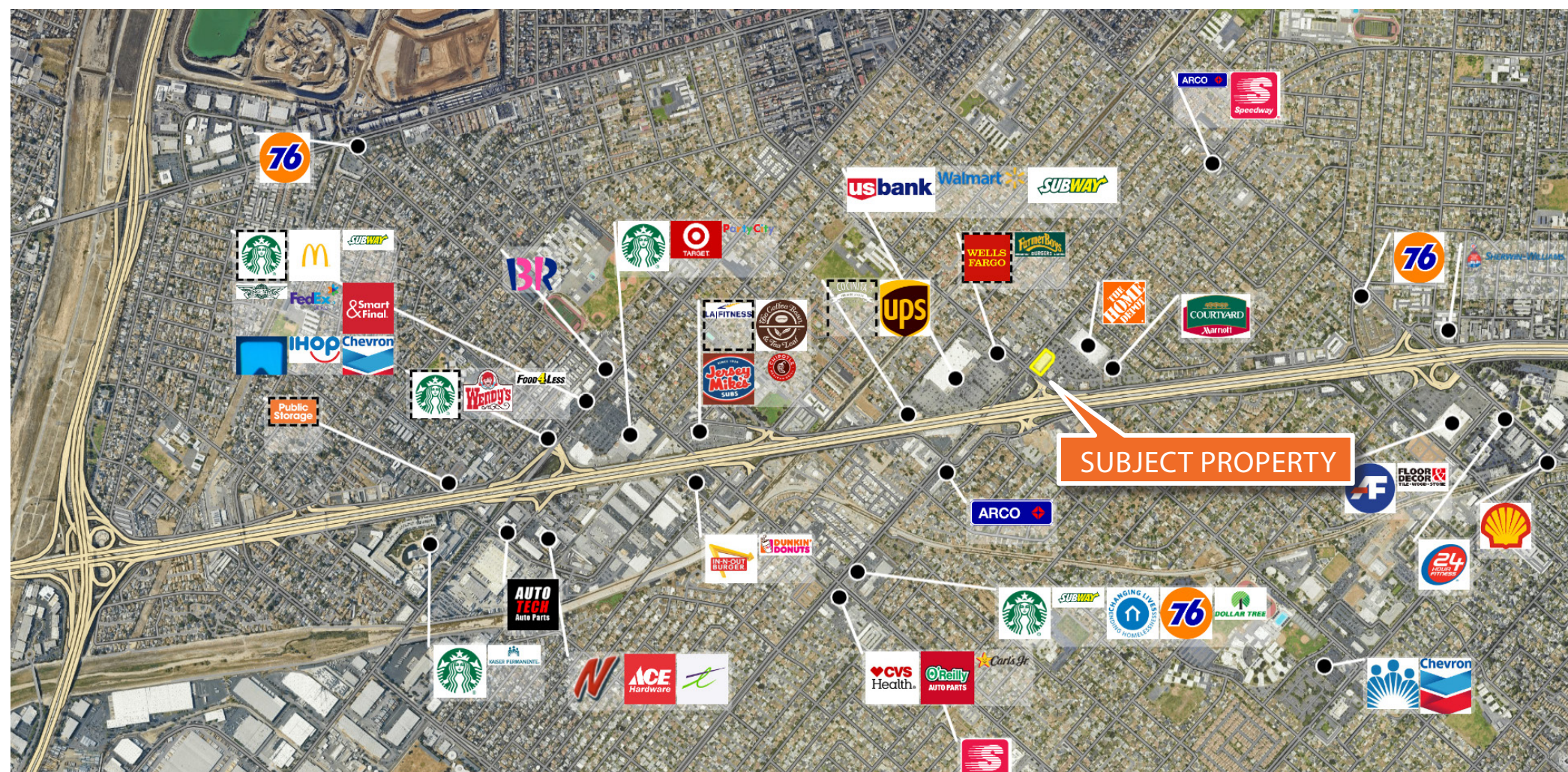
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An aerial photograph of the Baldwin Park Towne Center. The image shows a large commercial building with a flat roof and multiple air conditioning units. The building is surrounded by a parking lot filled with cars. Several palm trees are planted in the foreground and around the building. In the background, a highway (the 10 Freeway) is visible, along with other commercial buildings and a city skyline under a hazy sky. A blue banner with the text 'PROPERTY HIGHLIGHTS' is overlaid on the top right of the image.

PROPERTY HIGHLIGHTS

- Center anchored by Home Depot
- Direct access to the 10 Freeway
- Centrally located on Ramona Blvd and Baldwin Park Blvd
- Strong tenant mix includes AT&T, Verizon, Starbucks, McDonalds, & Denny's
- Service and Retail uses are provided in the center



LEASING OVERVIEW

SPACE AVAILABLE: Unit D1: $\pm 1,320$ SF
 Unit E: $\pm 3,100$ SF
 Unit G4: $\pm 2,322$ SF

TERM: 3 - 5 years

ASKING RATE: \$1.50 - \$1.75/SF

LEASE TYPE: NNN - Estimated at \$1.30/SF

Parcel #: 8460-020-048





ABOUT BALDWIN PARK

Baldwin Park is located in the San Gabriel Valley, near the intersection of Interstates 605 and 10. The 2020 United States Census reported that Baldwin Park had a population of 72,176 people. Top employers in the city include Baldwin Park Unified School District, Baldwin Park City Hall, Walmart, and Durham School Services.

The City of Baldwin Park is in a period of progressive growth with a business friendly attitude toward attracting and retaining quality businesses that will solidify its economic base.

<https://www.baldwinpark.com/35/Business>
https://en.wikipedia.org/wiki/Baldwin_Park,_California

DEMOGRAPHICS | 2024 | 1-MILE RADIUS



TRAFFIC COUNT

COLLECTION ST	CROSS ST	DIST.	YEAR	COUNT
Merced Ave	Garvey Ave SE	0.11	2022	15,765
I-10	Puente Ave	0.2	2022	223,232



ON CAMPUS NEIGHBORS YOU'LL BE IN GREAT COMPANY





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