



# Retail For Lease at Baldwin Park Towne Center

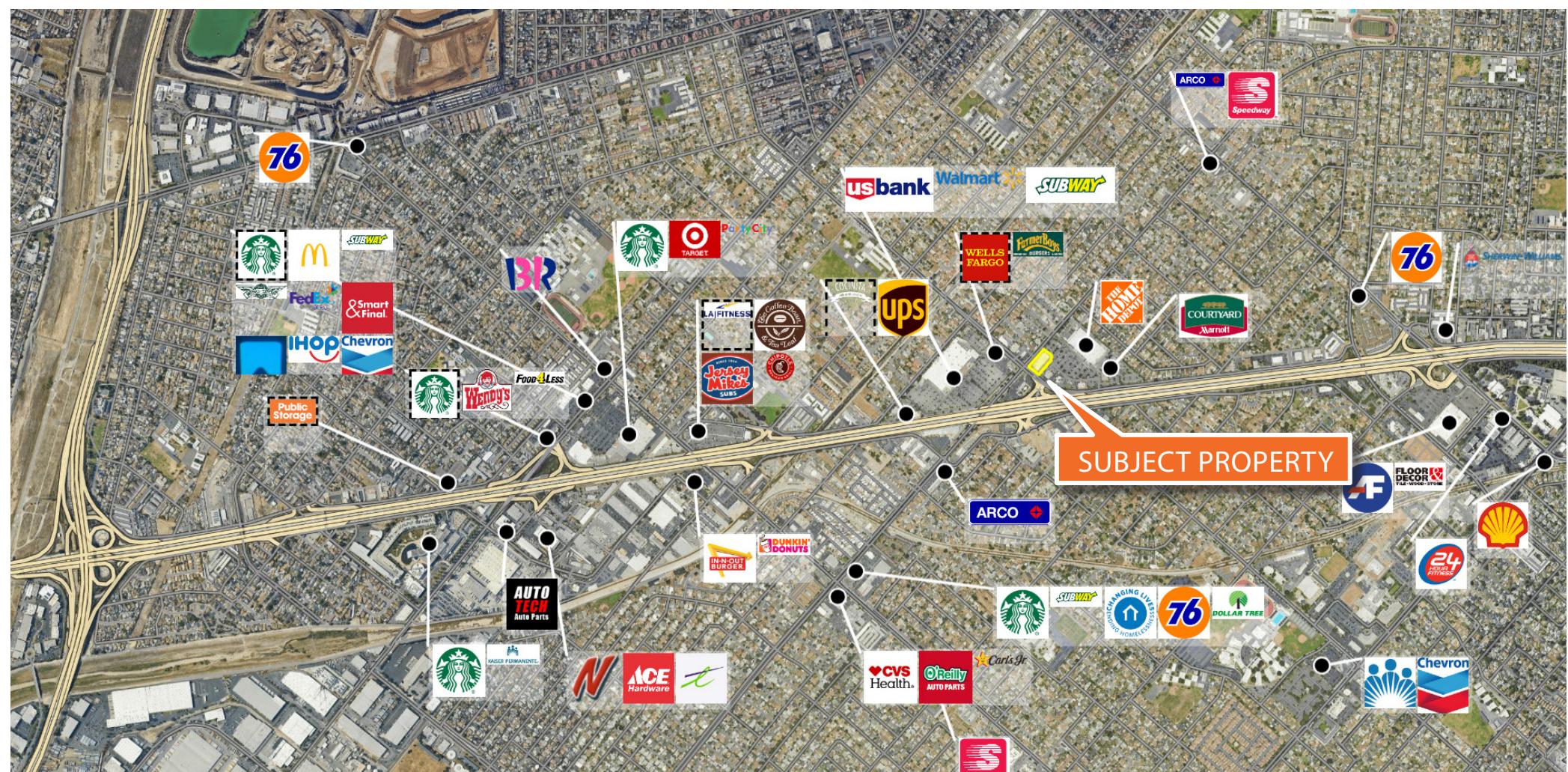
14510 Baldwin Park Towne Center, Baldwin Park, California

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# 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](https://en.wikipedia.org/wiki/Baldwin_Park,_California)

### DEMOGRAPHICS | 2024 | 1-MILE RADIUS

**30K**  
POPULATION

**\$99K**  
AVG HOUSEHOLD  
INCOME

**7K**  
DAYTIME  
EMPLOYMENT

### 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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