

# Amar & Sunset Ave.

861 N Sunset Ave. | La Puente, CA 91744

●●● Charles Company



## PROPERTY FEATURES

- Strong Traffic Counts: Over 45,000 VPD
- Corner/End Cap Location: High visibility and excellent exposure for retail use.
- Constructed in 2005 — newer construction compared to many in the area.
- Fully Built-Out Space: 2nd-generation kitchen
- High Daytime Employment: Strong potential customer base nearby.

|                  |          |
|------------------|----------|
|                  | 1 Mile   |
| Population       | 30,677   |
| Households:      | 7,708    |
| Avg. HH. Income: | \$79,321 |

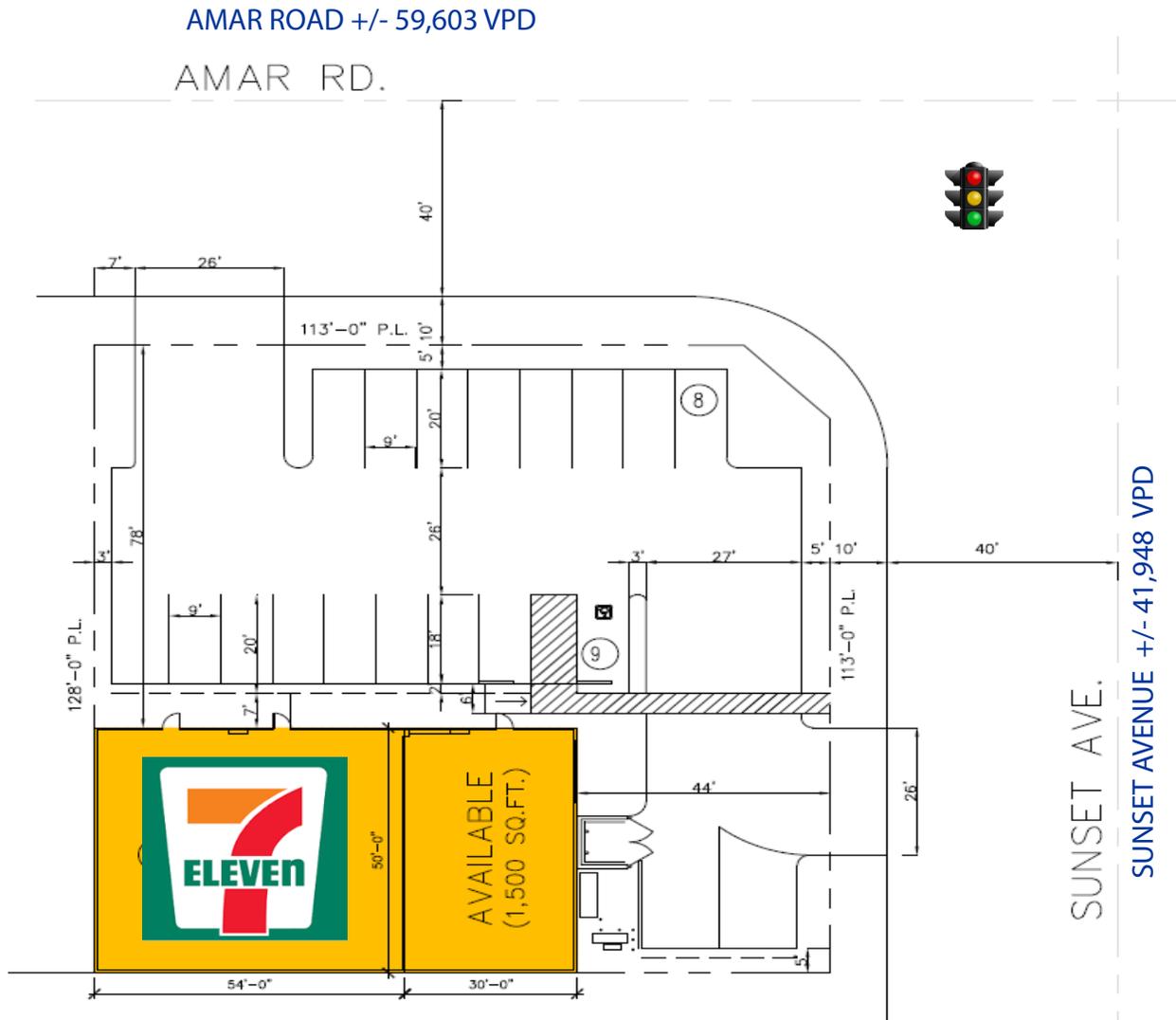
### LEASING INFO:

310.247.0900  
9034 W Sunset Boulevard  
West Hollywood, CA 90069

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## SITE PLAN



### PROJECT SUMMARY

| Unit No.  | Tenants   | Sq. Ft.  |
|-----------|-----------|----------|
| A         | AVAILABLE | 1,500 SF |
| B         | 7-Eleven  | 2,700 SF |
| TOTAL GLA |           | 4,200 SF |

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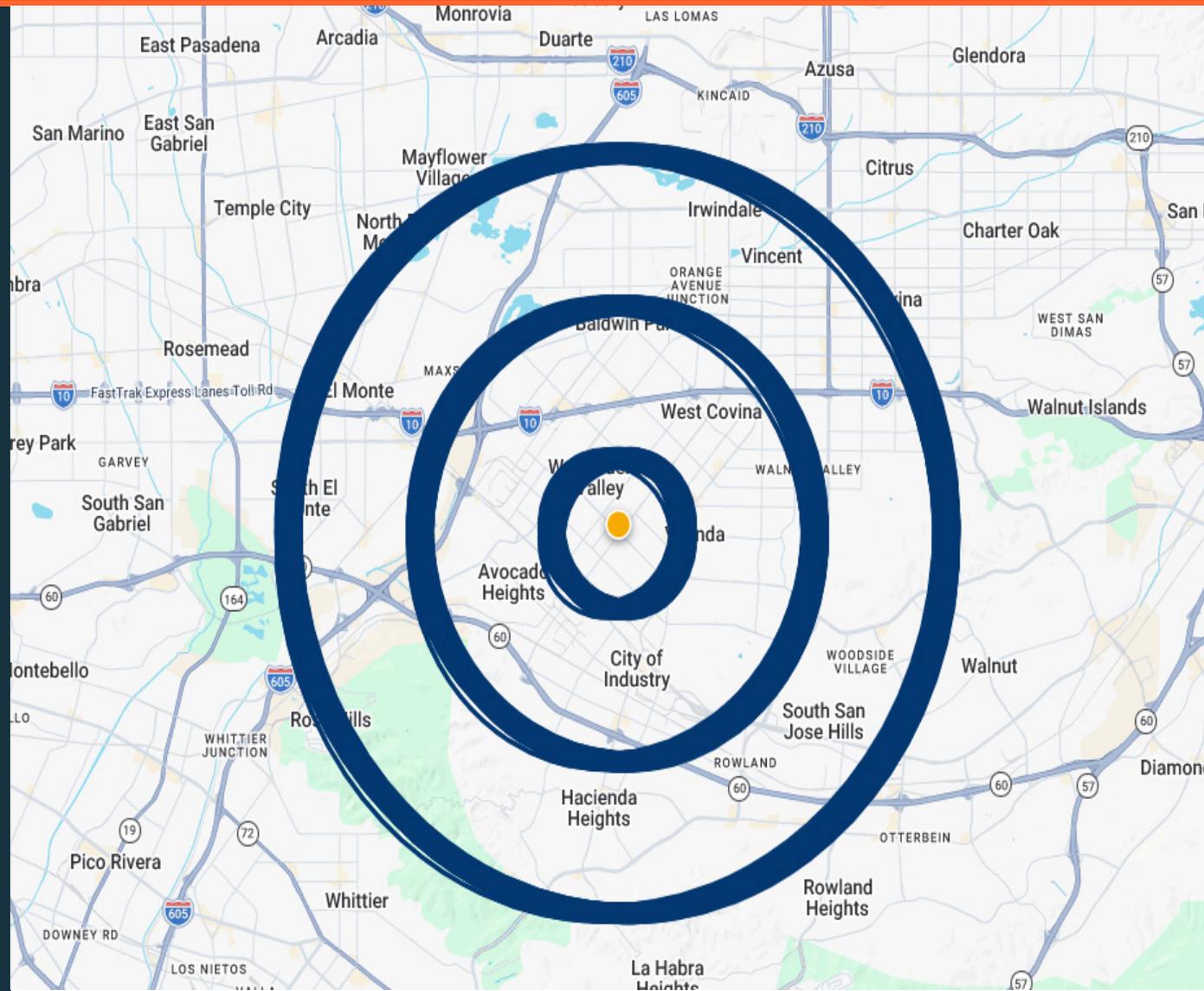
## DEMOGRAPHICS MAP

### AREA DEMOGRAPHICS

|                  | 3 Miles  | 5 Miles   |
|------------------|----------|-----------|
| Population:      | 192,279  | 449,197   |
| Households:      | 49,474   | 120,692   |
| Avg. HH. Income: | \$84,341 | \$101,476 |

### TRAFFIC COUNT

|               |               |
|---------------|---------------|
| N Sunset Ave. | +/-41,948 VPD |
| Amar Rd.      | +/-59,603 VPD |



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## LOCATION MAP

