Retail | For Lease

DRIVE-THRU LEASE OPPORTUNITY

LIVE OAK AVE AND ARROW HWY, IRWINDALE, CA

PROPERTY INFO

- +/- 0.96 acre land development opportunity available for lease
- Potential to include two-lane drive thru enough for 26 car stack + patio (already entitled)
- Ground lease, BTS, or RBTS opportunity
- Surrounded by large mixed-use developments including over 1M square feet of Industrial warehousing and up to 400,000 square feet of planned retail
- Directly across the street from future Irwindale PitStop development
- Immediate access to 605 FWY

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,494	174,054	469,378
Avg. HH Income	$124,762	$124,435	$127,353
Daytime Population	3,459	58,072	157,598

TRAFFIC COUNTS

- Live Oak Ave- 24,813 CPD
- Arrow Hwy- 24,094 CPD
- 605 Freeway- 180,178 CPD

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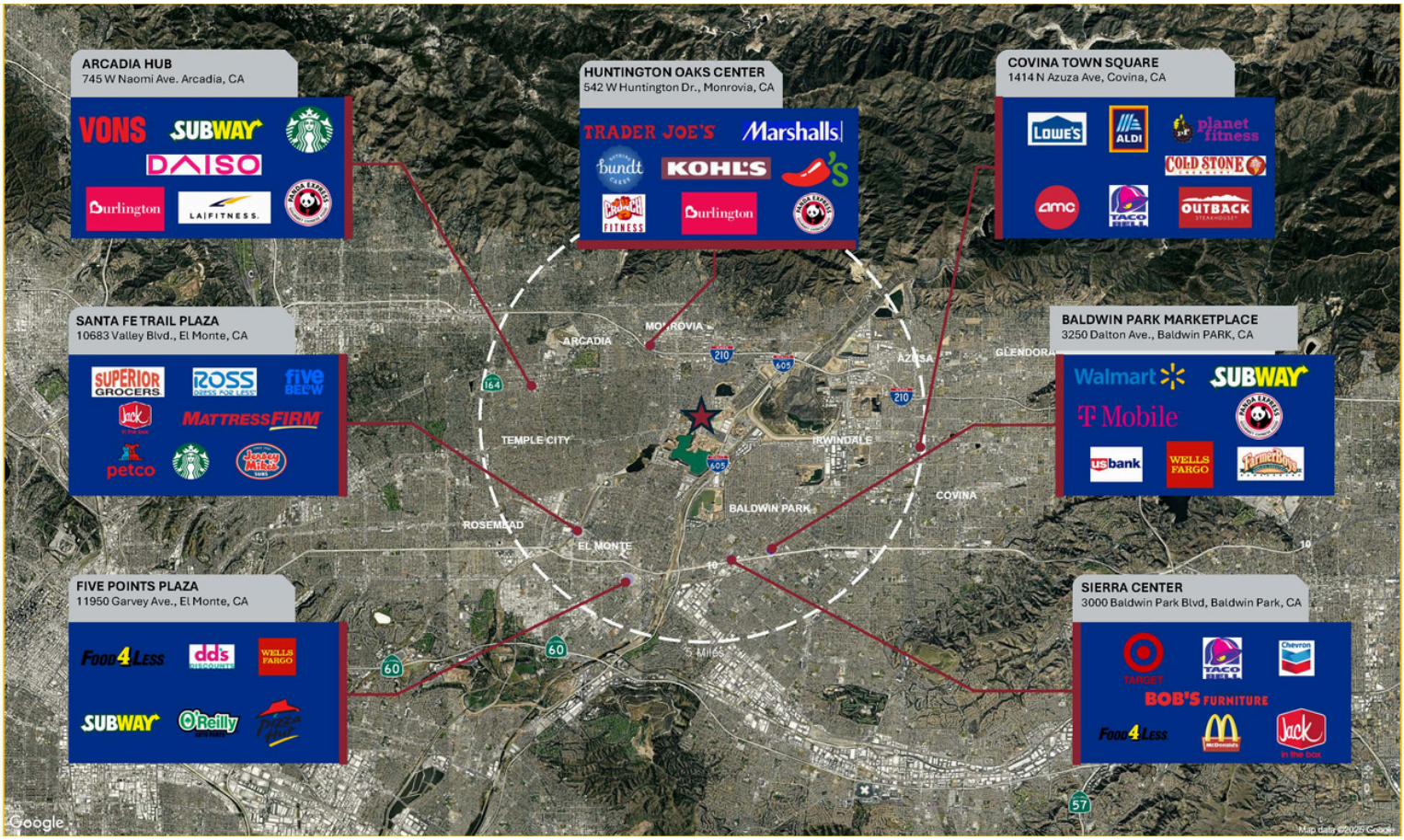
Retail Map



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Trade Area

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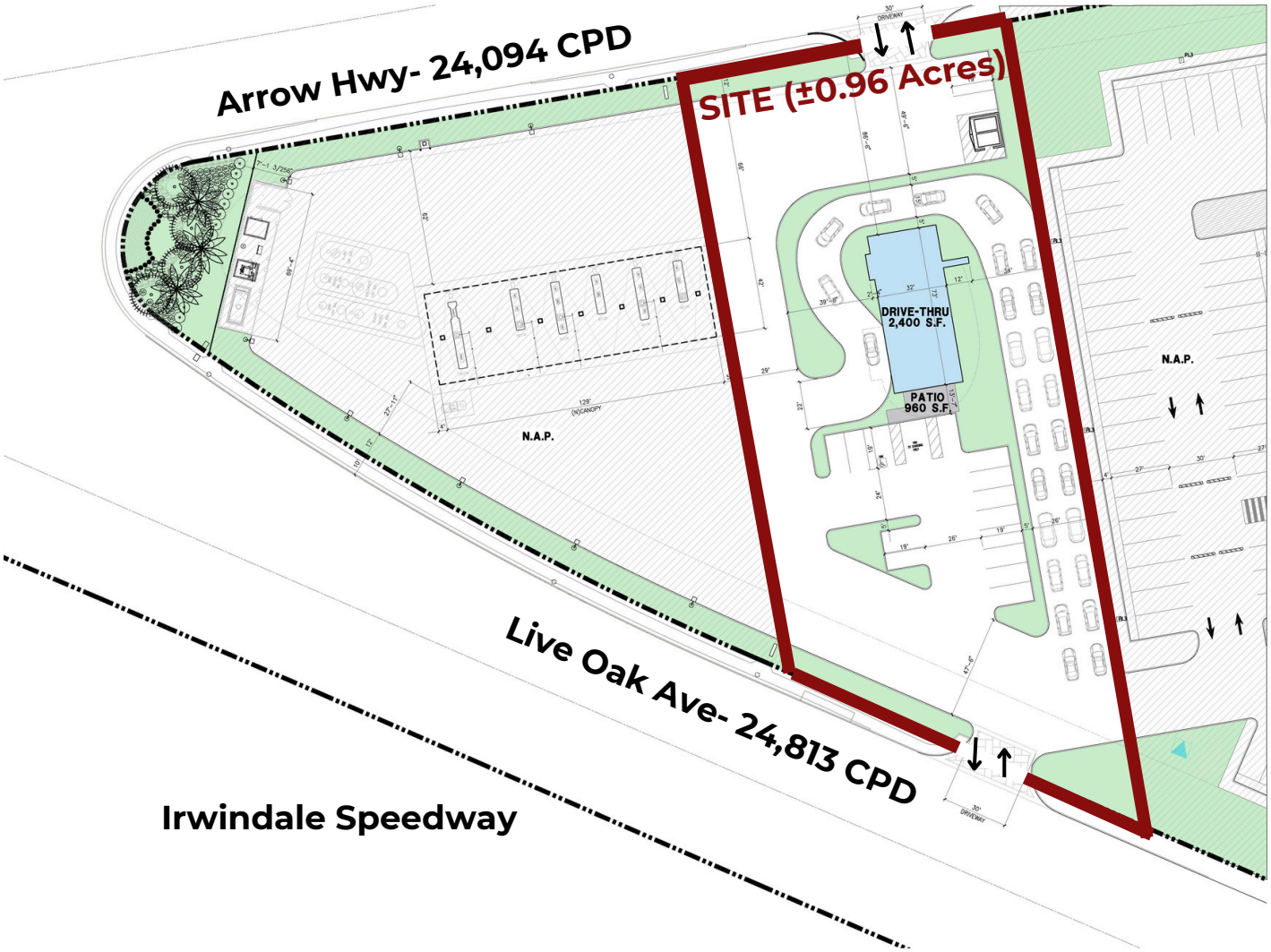
Sample Site Plan



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