

FOR LEASE

EL SERENO PLAZA

4601-4617 HUNTINGTON DR N

±710 SF
Retail
Shop Space



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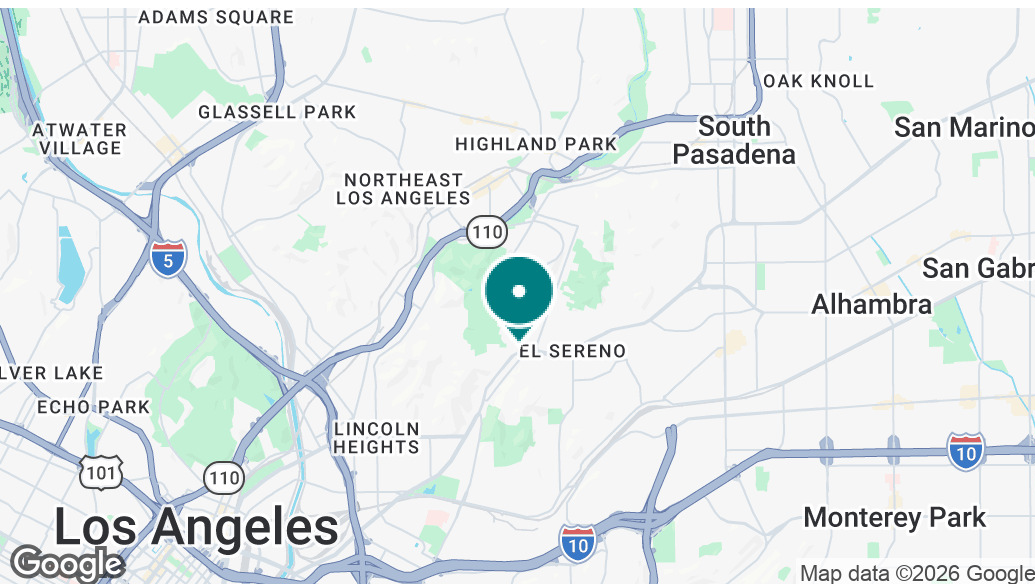
CBM1

LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

EL SERENO PLAZA | 4601-4617 HUNTINGTON DRIVE NORTH, LOS ANGELES, CA 90032

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PROPERTY DESCRIPTION

Well-located neighborhood retail center anchored by Dollar Tree, offering a strong daily traffic driver and consistent consumer draw. The property features a curated mix of service-oriented and convenience retail tenants, creating a stable and complementary tenant ecosystem.

The center provides ample on-site parking, easy ingress/egress, and strong visibility along Huntington Drive. The layout supports both quick-stop convenience users and longer-stay service visits, making it ideal for a wide range of retail, medical, and service-based tenants.

LOCATION DESCRIPTION

Positioned along highly trafficked Huntington Drive North in El Sereno, this property benefits from strong daily commuter traffic and direct connectivity between Alhambra, South Pasadena, and Northeast Los Angeles. The corridor serves as a primary retail spine for the surrounding residential neighborhoods, providing consistent foot traffic and neighborhood-serving demand.

The site sits near signalized intersections with excellent street frontage and visibility, surrounded by dense infill housing and established retail amenities. The immediate trade area includes a mix of national retailers, local operators, and service-based businesses—driving repeat daily visits and stable consumer traffic patterns. Its proximity to major arterials and freeway access points enhances accessibility for both customers and employees.

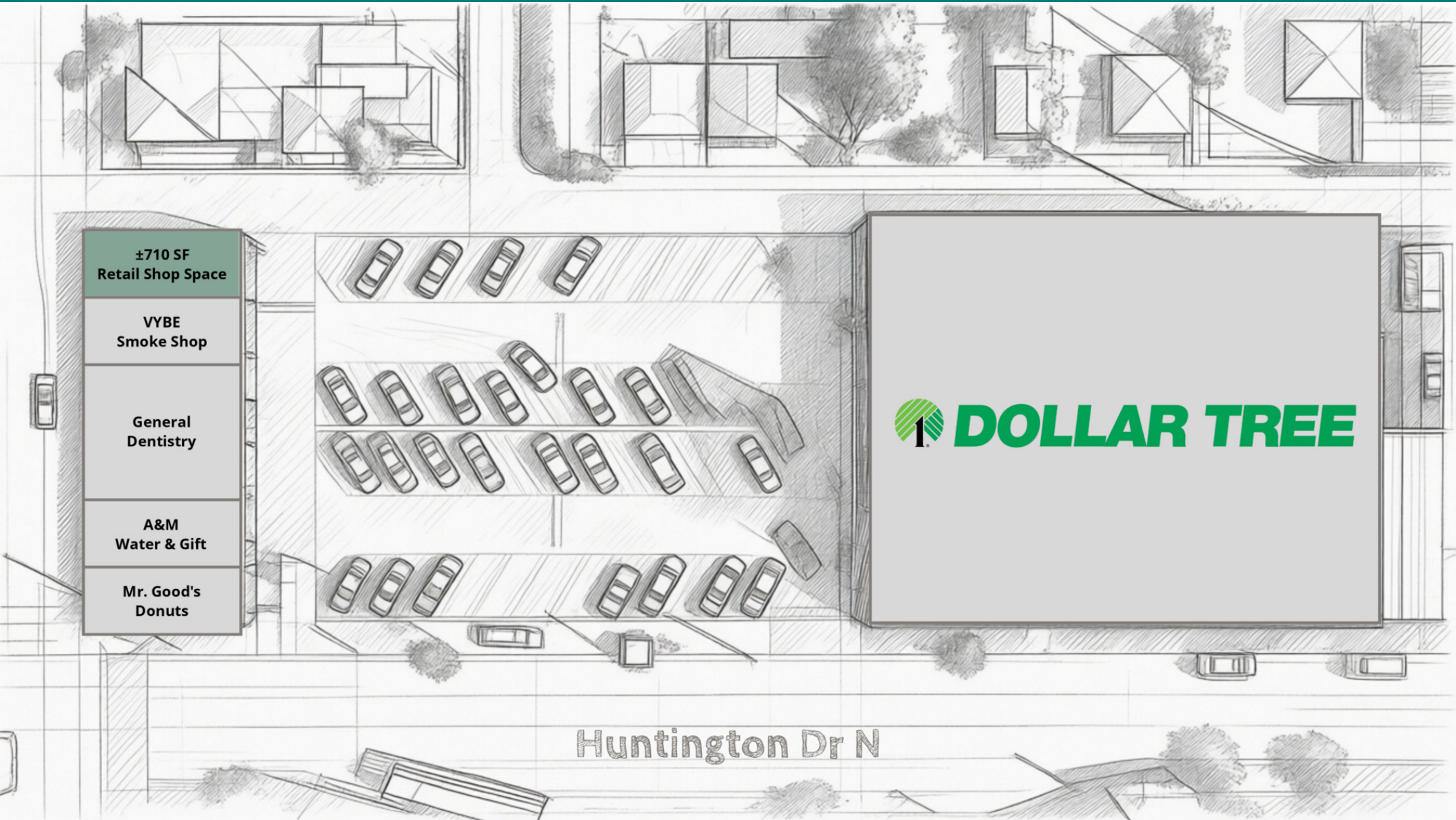
PROPERTY HIGHLIGHTS

- Dollar Tree anchored neighborhood center
- Excellent street frontage on Huntington Dr N
- High daily traffic counts and strong visibility
- Dense surrounding residential population
- Convenient access to Alhambra, South Pasadena, and DTLA
- Ample on-site parking

SITE PLANS

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AVAILABLE SPACES

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	710 SF	Lease Rate:	\$2,400 per month

AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
4615	Available	710 SF	Modified Gross	\$2,400 per month	<p>Rare ±710 SF endcap retail space located within a high-traffic, Dollar Tree anchored shopping center. The space benefits from excellent visibility, natural light, and strong frontage, making it ideal for businesses seeking maximum exposure in a compact footprint.</p> <p>The efficient layout supports a wide variety of uses including boutique retail, personal services, wellness concepts, or professional office. Its end cap positioning enhances signage opportunities and customer accessibility, while the surrounding tenant mix drives steady daily traffic.</p> <p>This is an ideal opportunity for operators looking to plug into an established neighborhood center with proven performance and strong consumer draw.</p>	View Here

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ADDITIONAL PHOTOS

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**DOLLAR
TREE**

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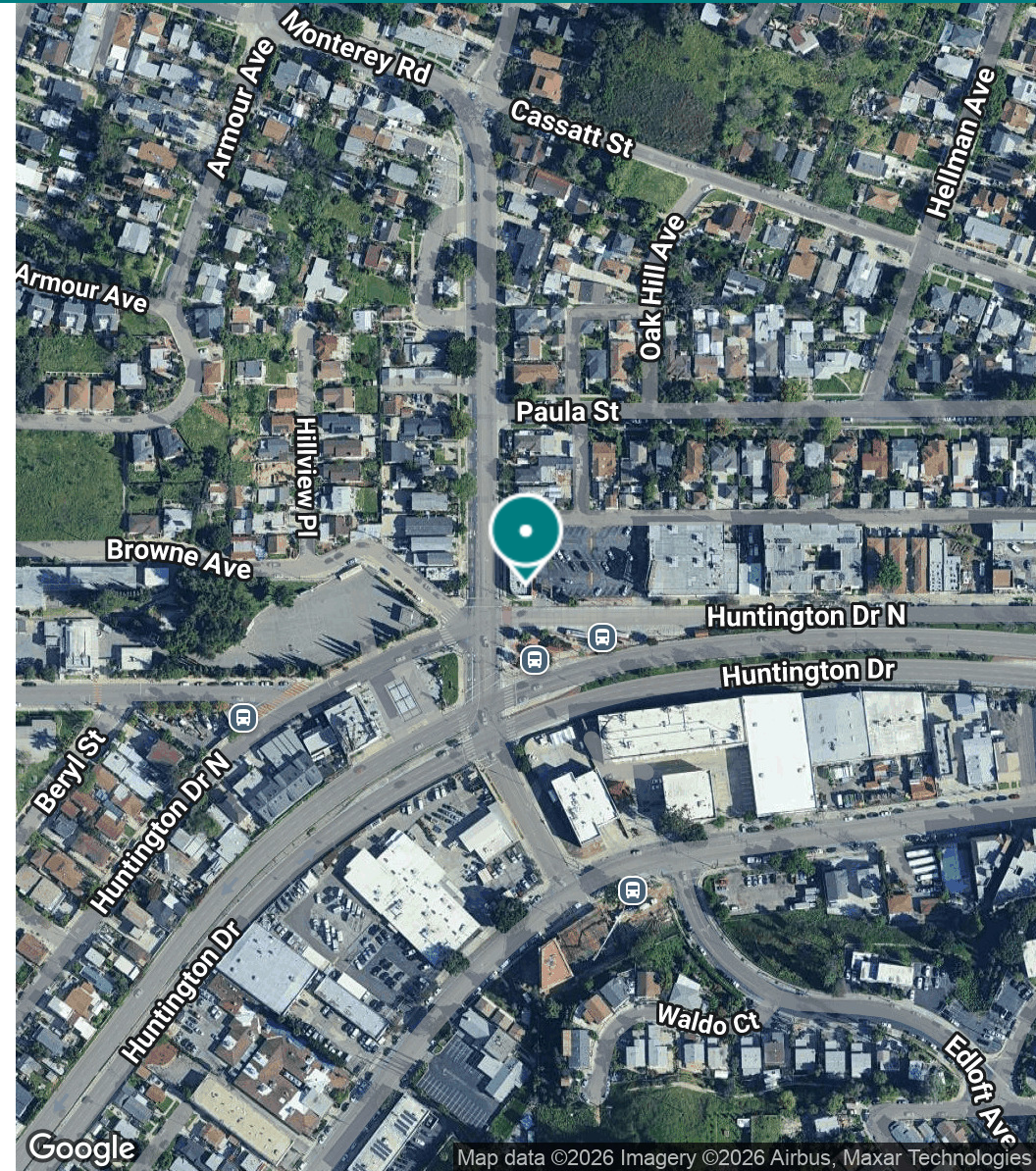
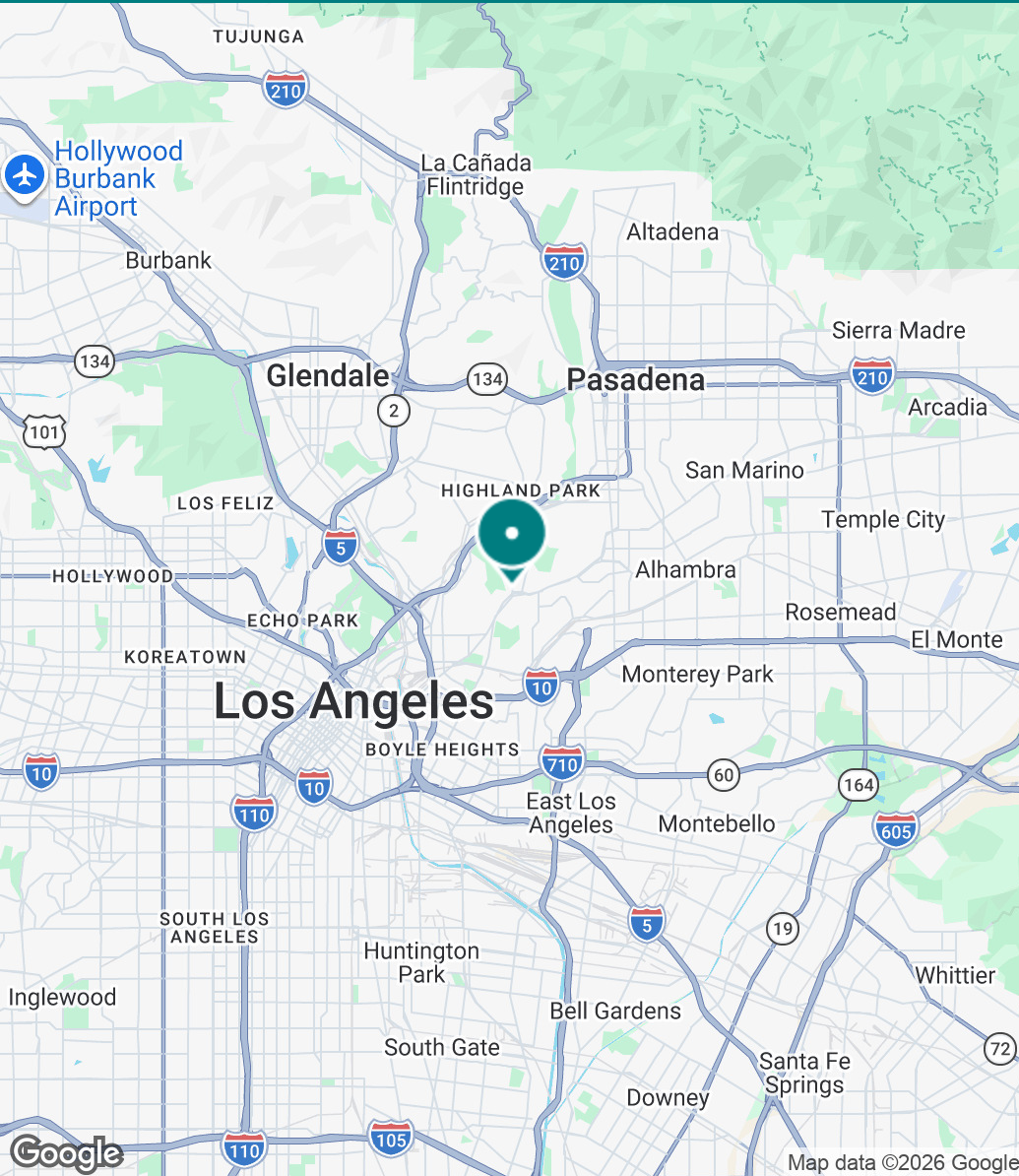


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LOCATION MAP

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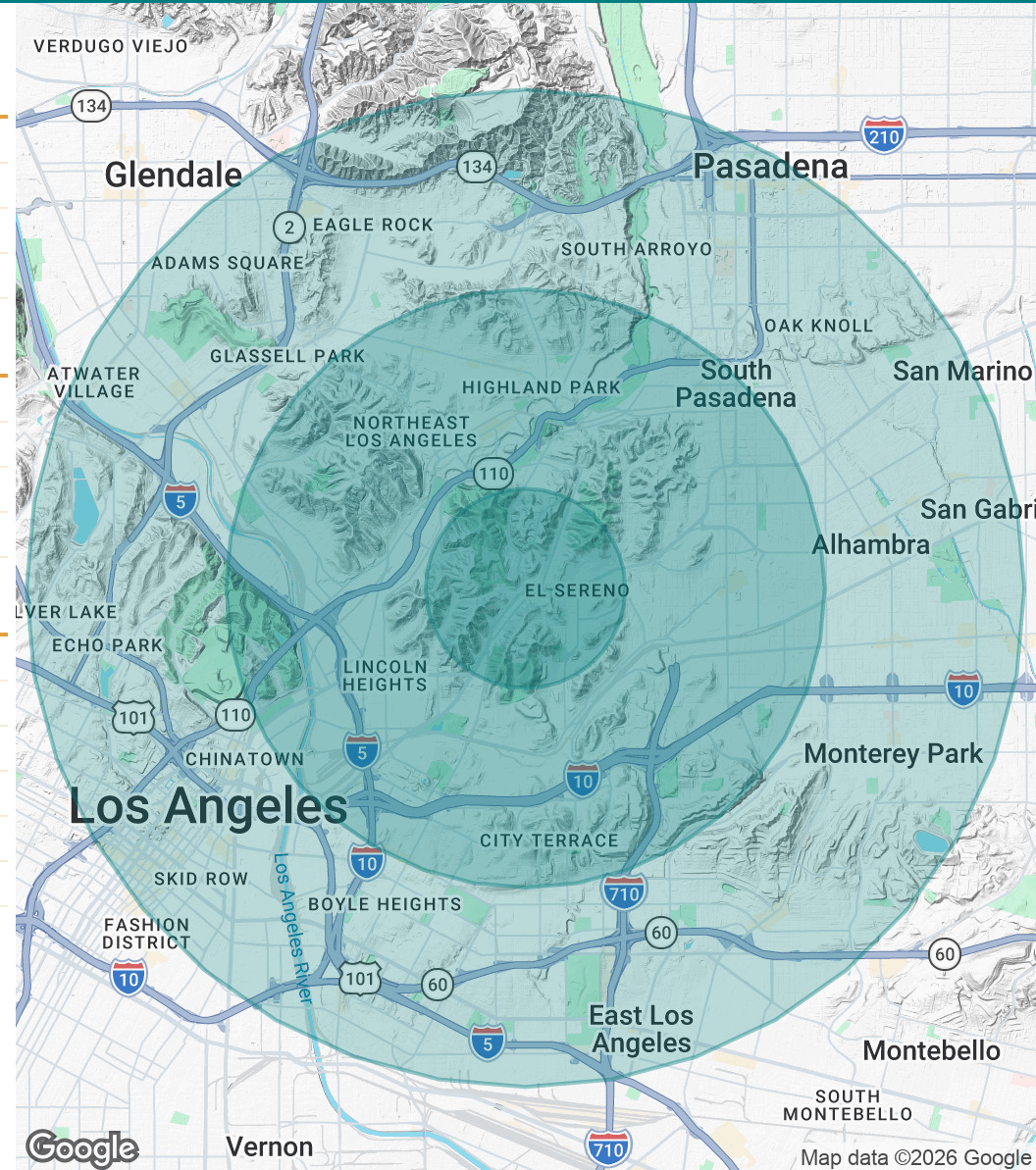
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,655	272,612	795,826
Average Age	40.6	38.4	39.0
Average Age (Male)	39.4	37.4	37.9
Average Age (Female)	41.9	39.8	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,551	91,817	285,630
# of Persons per HH	3.0	3.0	2.8
Average HH Income	\$115,342	\$118,364	\$115,645
Average House Value	\$829,980	\$944,093	\$1,005,897
RACE	1 MILE	3 MILES	5 MILES
% White	24.4%	25.3%	26.9%
% Black	3.3%	2.2%	3.4%
% Asian	15.9%	19.7%	23.4%
% Hawaiian	0.0%	0.1%	0.1%
% American Indian	1.9%	2.0%	1.6%
% Other	35.4%	34.5%	30.7%

2023 American Community Survey (ACS)



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MEET THE TEAM

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AARON GUIDO

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