

HACIENDA VILLAGE

2015-2047 S. Hacienda Boulevard, Hacienda Heights, CA 91745



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15210 Central Avenue

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Presented by:



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REGIONAL MAP



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RETAILER MAP



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PROPERTY DESCRIPTION

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Newly renovated property with plenty of parking with low NNN
Very visible Pylon Sign on highly trafficked Hacienda Boulevard
Has a great mix of tenants that makes for good diverse traffic
Current businesses are restaurants, nail salon, liquor store, and many more

LOCATION DESCRIPTION

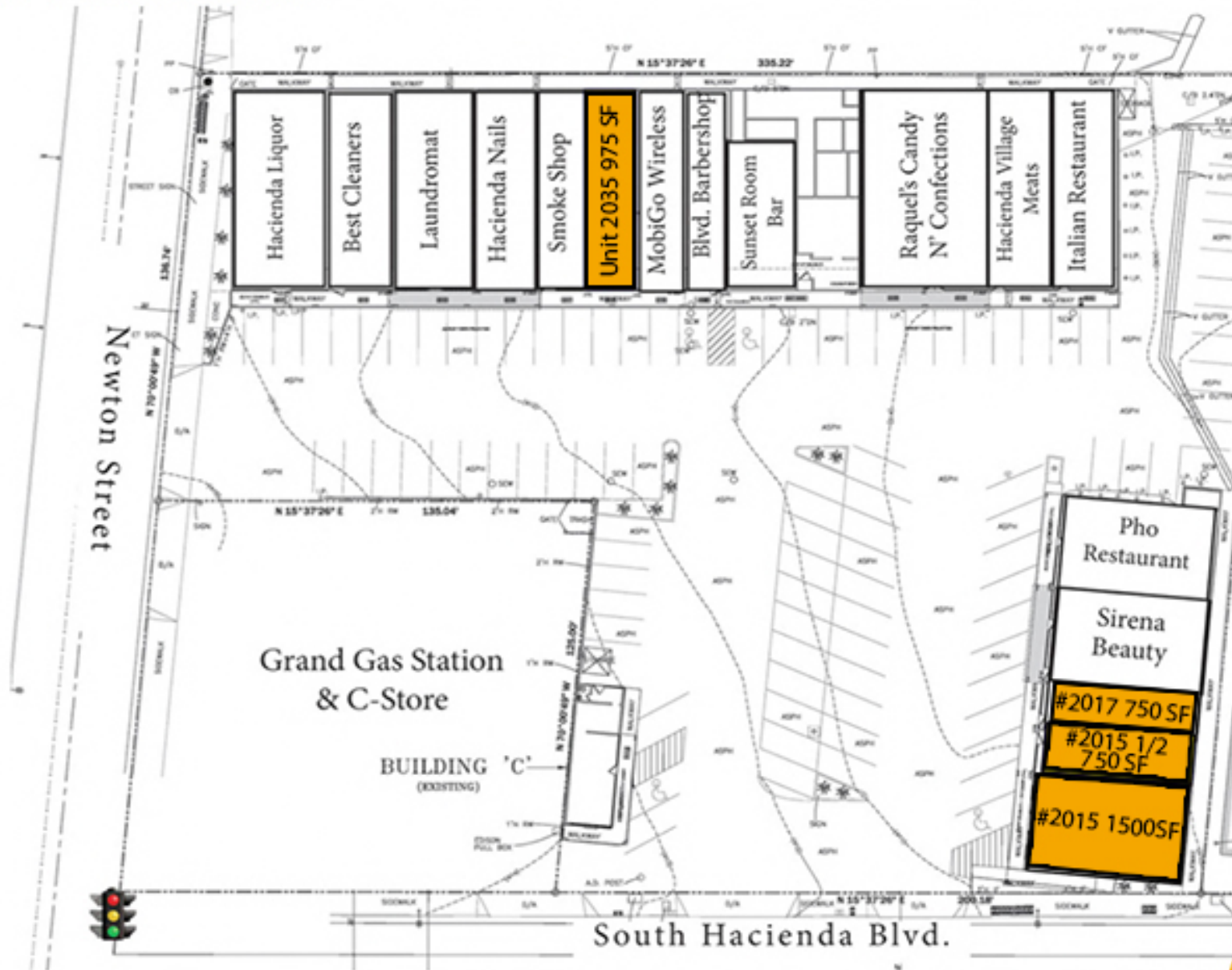
High visibility along Hacienda Boulevard in the heart of Hacienda Heights
Situated adjacent to major retailers and banks such as Bank of America, Vons, and others
Located at a busy intersection with 40,545 CPD on Hacienda Boulevard and 8,562 CPD on Newton St.
Located just a mile away from the 60 Freeway with high traffic in excess of over 240,000 cars per day

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SITE PLAN NOT TO SCALE



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SUITE 2035 +/-975 SF Former Dental Office



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SUITE 2017 +/-750 SF Former Food Use



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SUITE 2015 1/2 +/- 750 SF Former Office Use



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SUITE 2015 +/- 1,500 SF Current Food Use



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DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
POPULATION			
2020 Total Population	21,790	89,751	412,813
2020 Median Age	39.8	39.6	37.6 2020
Total Households	6,430	26,088	120,656
2020 Average Household Size	3.4	3.4	3.4
INCOME			
2020 Household Income	\$126,403	\$113,582	\$103,257
2020 Median Household Income	\$98,992	\$92,982	\$86,470
2020 Per Capita Income	\$37,320	\$33,052	\$30,240
BUSINESS SUMMARY			
2020 Total Businesses	722	4,730	15,133
2020 Total Employees	3,784	50,324	145,442

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