



4239 Maine Ave

Baldwin Park, CA



David Pai
Commercial

FOR MORE DETAILS PLEASE CONTACT:

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David Pai Commercial
Commercial Property, Investment, Leasing

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PROPERTY OVERVIEW



YEAR OF CONSTRUCTION / RENOVATION

2020



RENTABLE SQUARE FEET & \$ PER SF

4,100 SQ FT, ASKING \$2.00/SF



PROPOSED BUILD TO SUITE SITE OF APPROXIMATELY

2,700 SQ FT



ANCHOR TENANTS

**GROCERY OUTLET, DOLLAR TREE and
H&R BLOCK**



PARKING SPACES

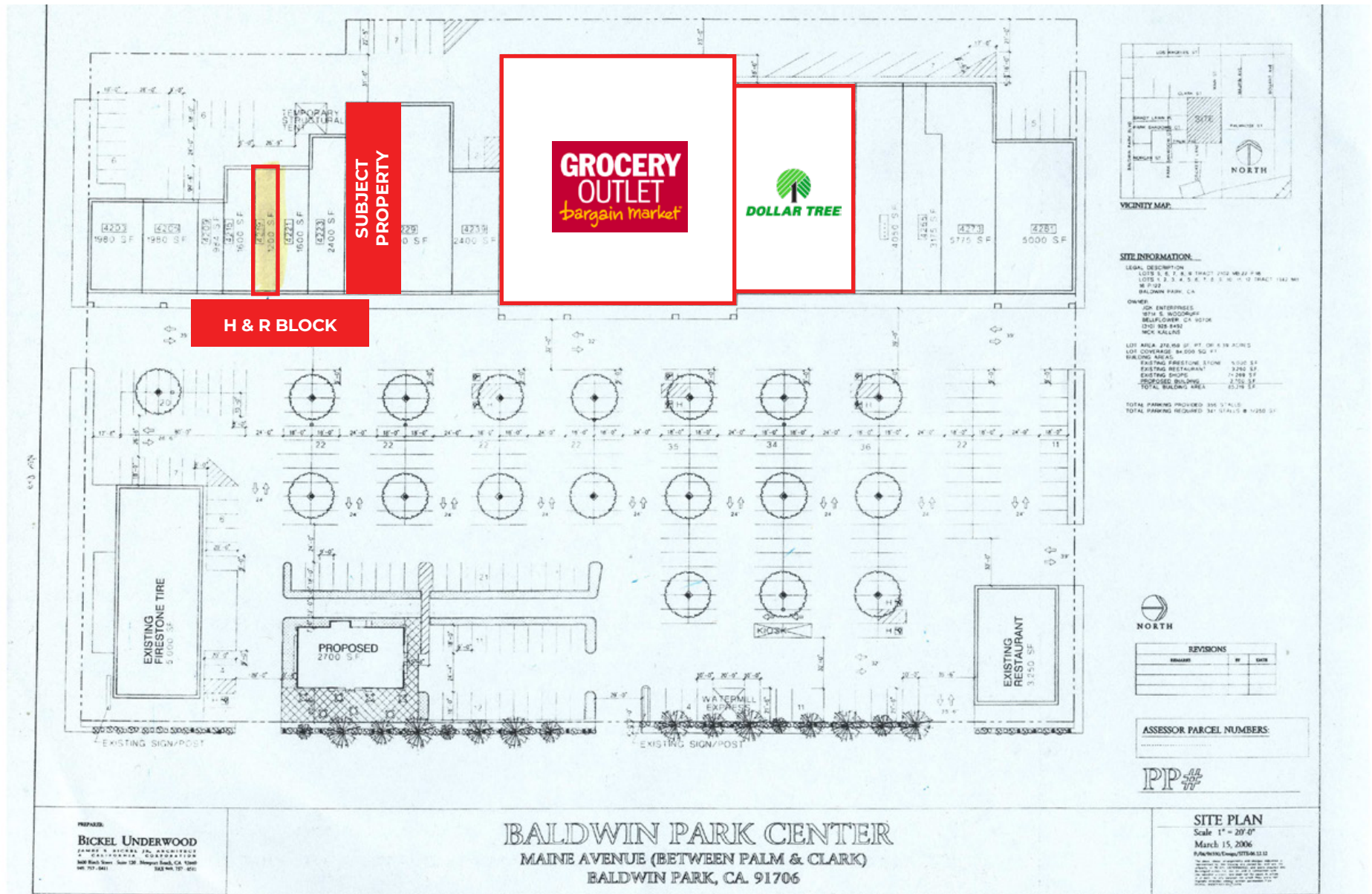
235

ADDITIONAL HIGHLIGHTS

- Anchor by National Tenants
- High Traffic Count
- Centralized Location
- Low CAM Charges



SITE PLAN







Park Shadow Ct

Park Shadow Ct

Park Shadow Ct

Palm Ave

Clark St

H & R BLOCK

FOR LEASE AREA

GROCERY OUTLET
bargain market

DOLLAR TREE

Maine Ave

Palmrose St

Clark St



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Baldwin Park, CA 91706



DEMOGRAPHICS

POPULATION
194,656

MEDIAN HOME VALUE
\$389,258

ANN. POPULATION GROWTH
37.58%

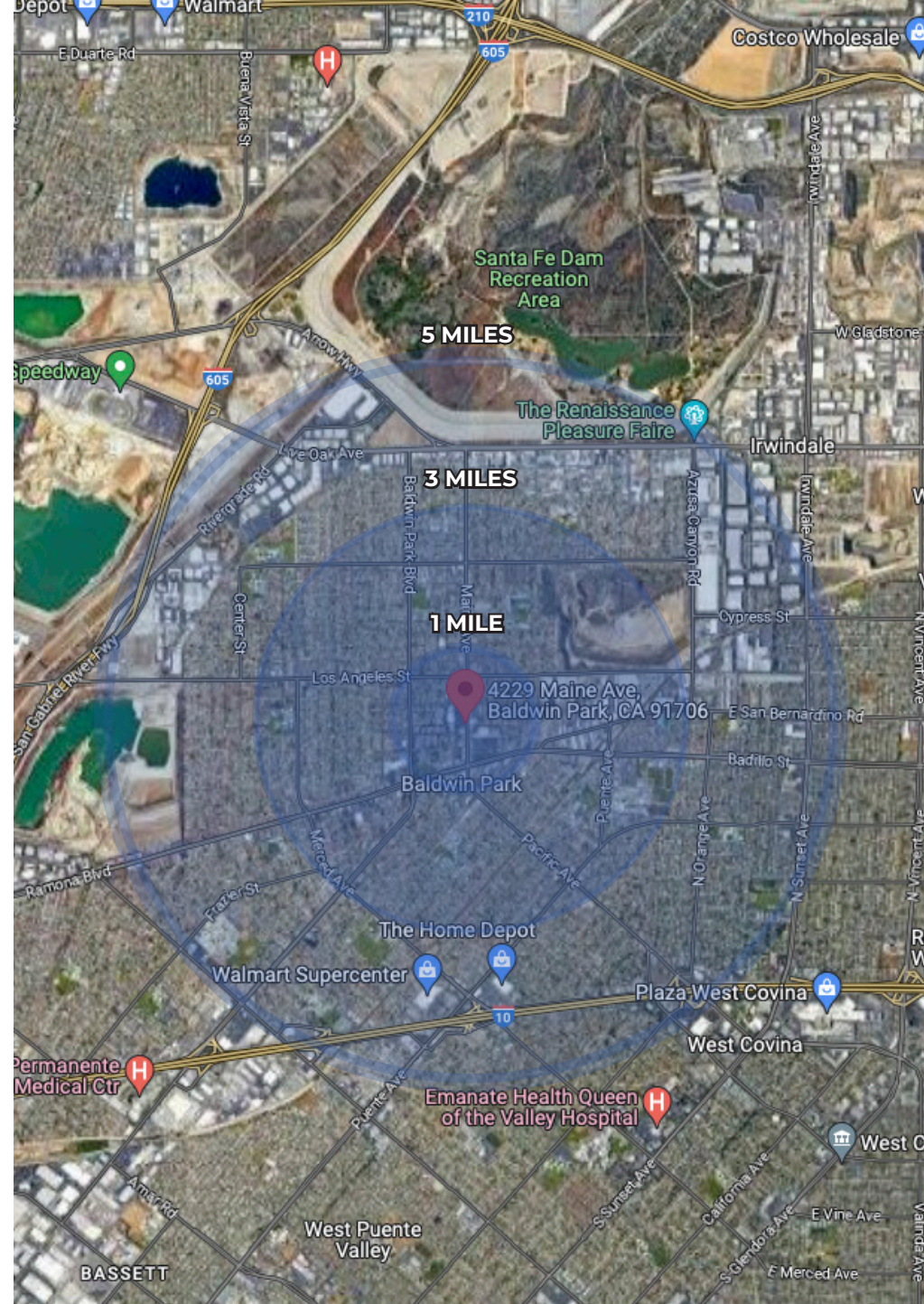
MEDIAN HH INCOME
\$140,439

POPULATION	1 Mile	3 Mile	5 Mile
2027 Proj. Population	16,720	101,264	212,859
2022 Est. Population	15,134	92,451	194,656
Annual Growth 2010-2022	37.68%	27.42%	25.64%

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2027 Proj. Households	5,298	35,175	77,406
2022 Est. Households	4,793	32,153	70,875
Median Home Value	\$389,258	\$360,717	\$344,761
Median Year Built	2002	2000	1997

INCOME	1 Mile	3 Mile	5 Mile
Median Household Income	\$140,439	\$121,692	\$110,213

Source: CoStar



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