

LA PUENTE FOOD 4 LESS ANCHORED CENTER - DRIVE THRU PAD AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT



1737-1847 N. HACIENDA BLVD
LA PUENTE, CA 91744



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SPACE

SIZE OF SPACE TBD
DEPENDING ON TYPE OF
USE AND FINAL CITY
APPROVAL

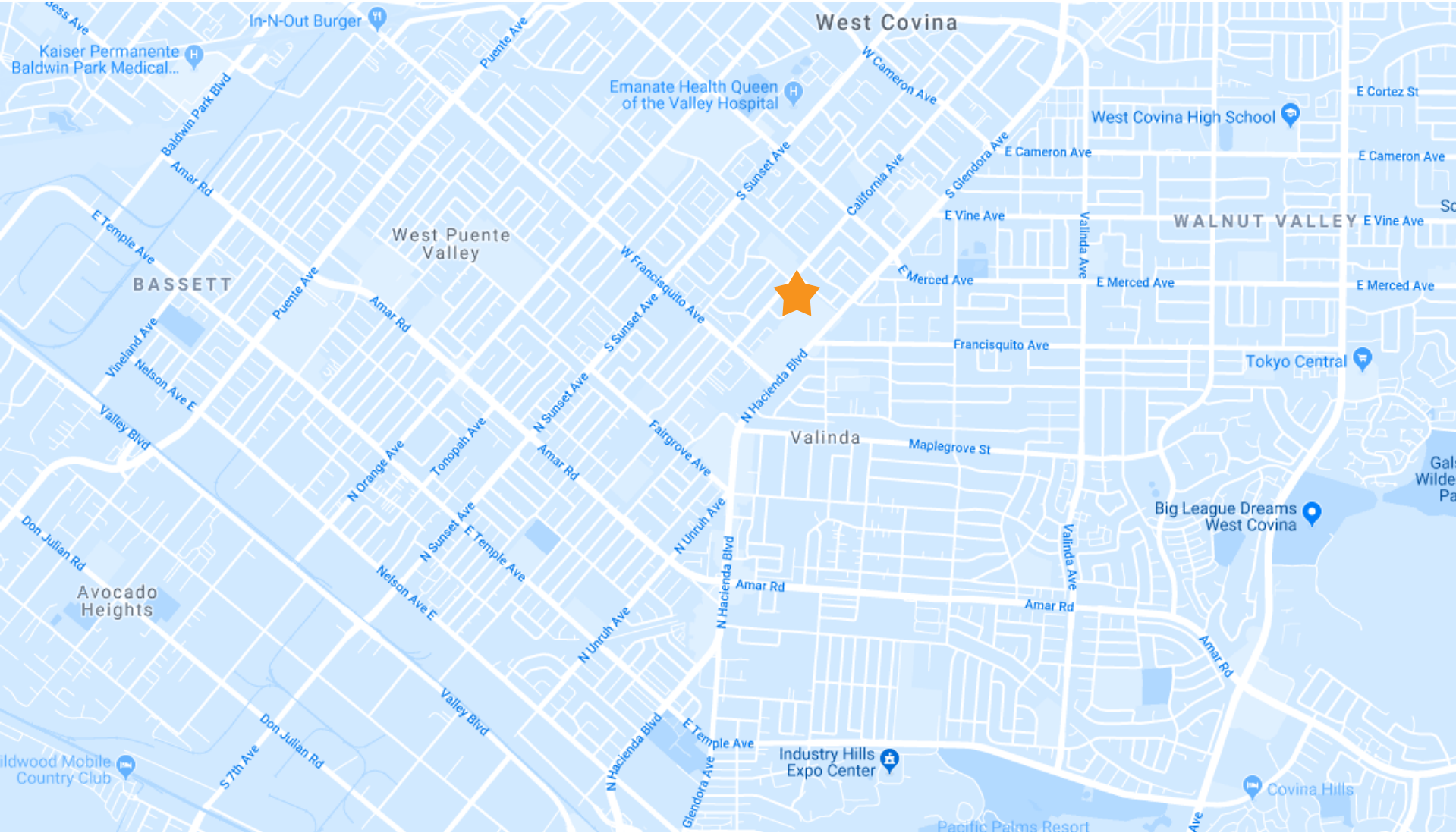
CPD

50,000

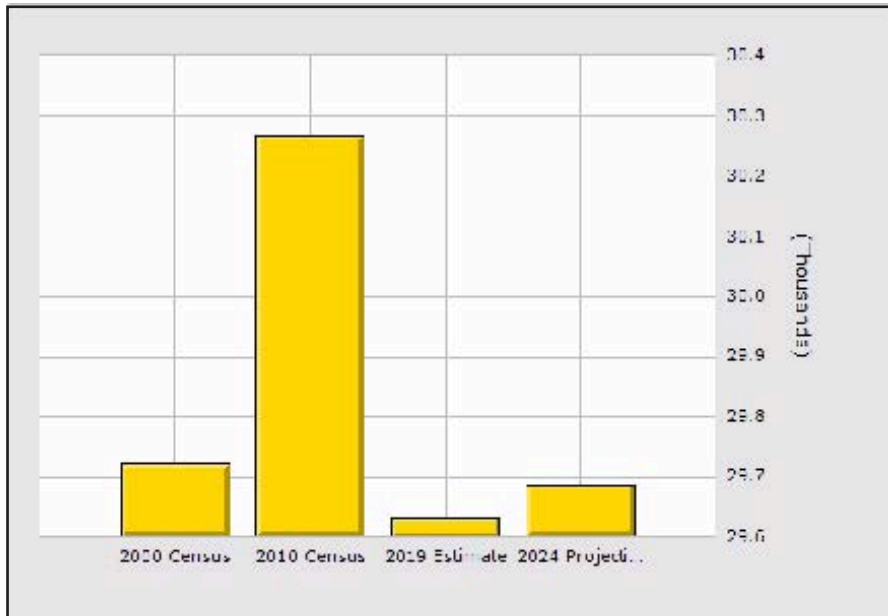
- **DRIVE-THRU PAD SPACE AVAILABLE IN A FOOD4LESS ANCHORED CENTER IN LA PUENTE**
- **HIGH VISIBILITY AT A MAJOR INTERSECTION WITH EXCELLENT TRAFFIC COUNTS**
- **1-MILE AVERAGE HOUSEHOLD INCOME: \$70,700**
- **1-MILE POPULATION: 29,600**
- **AMPLE PARKING ALONGSIDE OTHER SUCCESSFUL NATIONAL RETAILERS**
- **TENANTS INCLUDE: ROSS, BIG 5, JACK IN THE BOX, TACO BELL, FOOD4LESS, WIENERSCHNITZEL, KAISER & MORE**

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MAP



DEMOGRAPHICS



Population	1 Mile	2 Mile	3 Mile
2019 Total Population:	29,630	119,805	230,620
2024 Population:	29,687	120,702	232,612
Pop Growth 2019-2024:	0.19%	0.75%	0.86%
Average Age:	36.70	36.70	36.50
Households			
2019 Total Households:	7,513	29,990	58,459
HH Growth 2019-2024:	0.25%	0.84%	0.96%
Median Household Inc:	\$70,700	\$70,251	\$68,194
Avg Household Size:	3.90	3.90	3.90
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$432,175	\$418,071	\$423,873
Median Year Built:	1958	1958	1961

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SITE PLAN



Tenant Guide

- | | |
|-----------------------------|--------------------------|
| 1807: Ross | F1: Available |
| A: American General Finance | F2: Adriana's Insurance |
| B: Kana Eye Brow Threading | F3: Nail Salon |
| C1: Big 5 | F4: Income Tax |
| C2: Kaiser Permanente | F5: Dental Office |
| D: Food 4 less | F6: Cigarettes, Etc. |
| E1: Water Store | F7: Leslie's Pool Supply |
| E2: Rent A Center | FA-B: Lendmark Financial |
| E4 La Michocana Ice Cream | Pad A: Wienerschnitzel |
| E5: Sally's Beauty | Pad B: Taco Bell |
| | P1: Jack In The Box |



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