

FOR LEASE



MEDICAL OFFICE AVAILABLE FOR LEASE

2329

HUNTINGTON DR
DUARTE, CA 91010

PROPERTY HIGHLIGHTS

- Neighborhood Shopping Center in High Household Income Area along the 210 corridor
- Full medical build out
- 8 Exam Rooms, 2 Private Offices, Waiting Room
- Ample Parking



PROPERTY INFORMATION

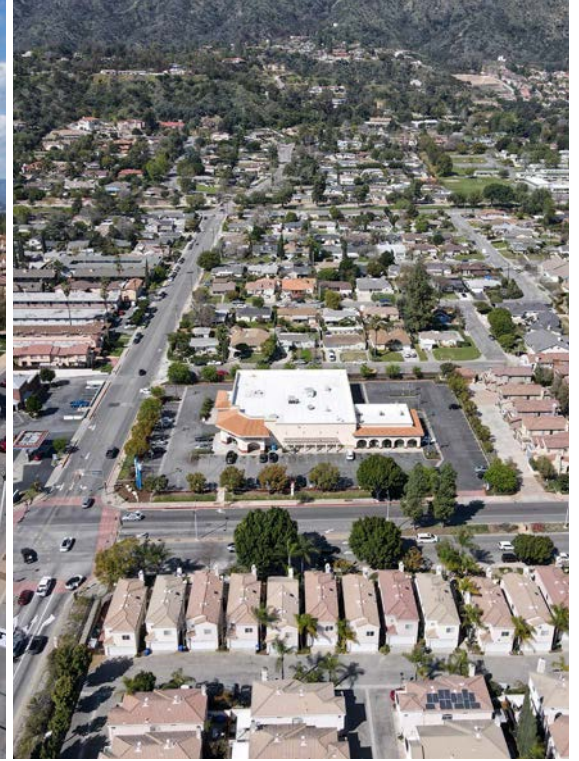
ASKING RATE:	\$2.50 NNN
TERMS:	Negotiable
SUITE SIZE	±2,000 SF
YEAR BUILT:	2001
PARKING RATIO:	5.18/1,000
ZONING:	C-G Commercial General
APN:	8604-003-073

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY PHOTOS



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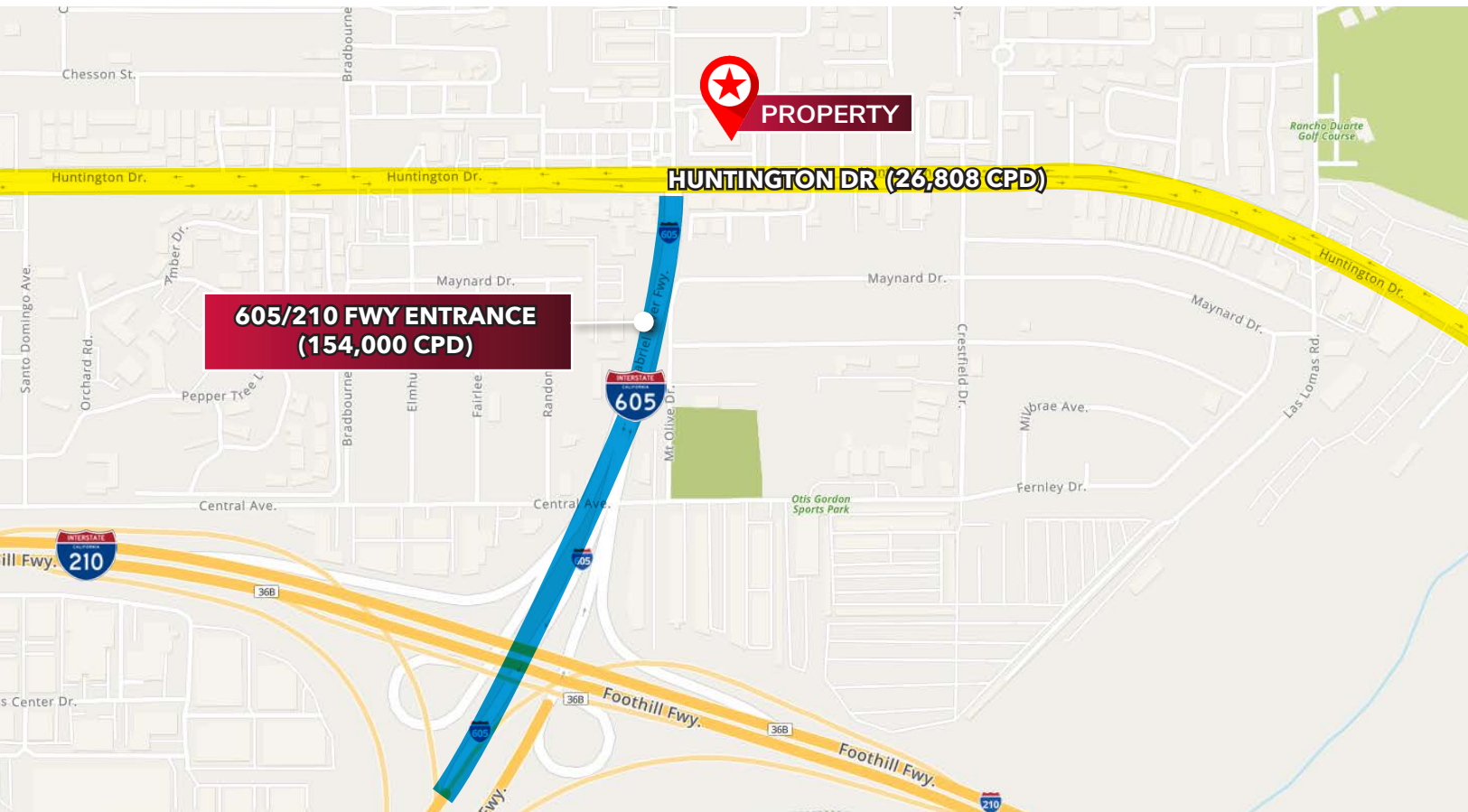
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OVERVIEW MAP



LOCATION HIGHLIGHTS

- Direct access to the 210 and 605 freeways
- Highly visible signage on Huntington Dr
- Surrounding Tenants include CVS and Bank of America

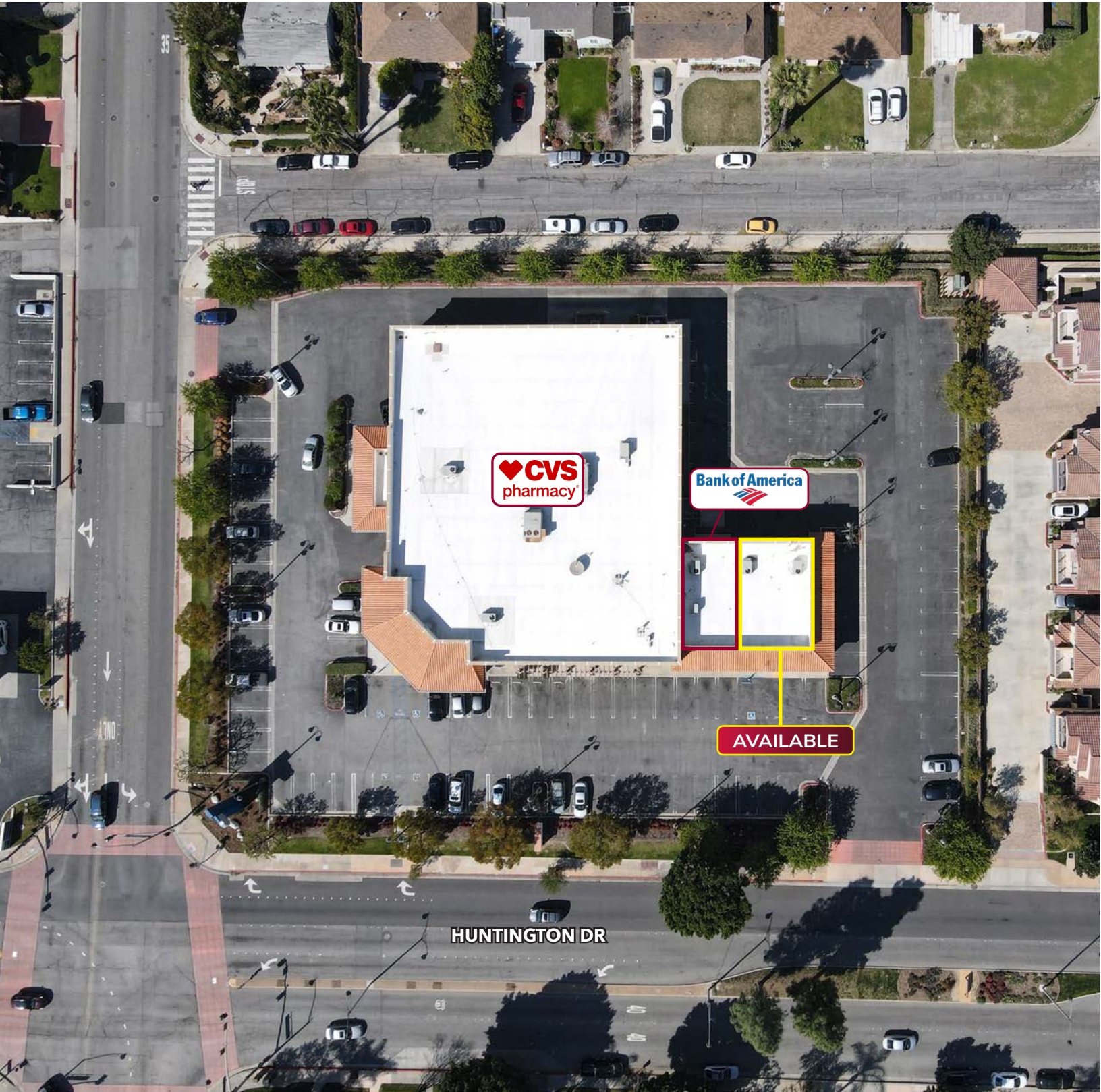


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PROPERTY OVERVIEW



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DEMOGRAPHICS & TRAFFIC COUNT



HUNTINGTON DR (26,808 CPD)


12,414
POPULATION


\$114,518
ANNUAL HH INCOME


4,648
HOUSEHOLDS


\$742,482
AVERAGE PROPERTY
VALUE


44.4
MEDIAN AGE

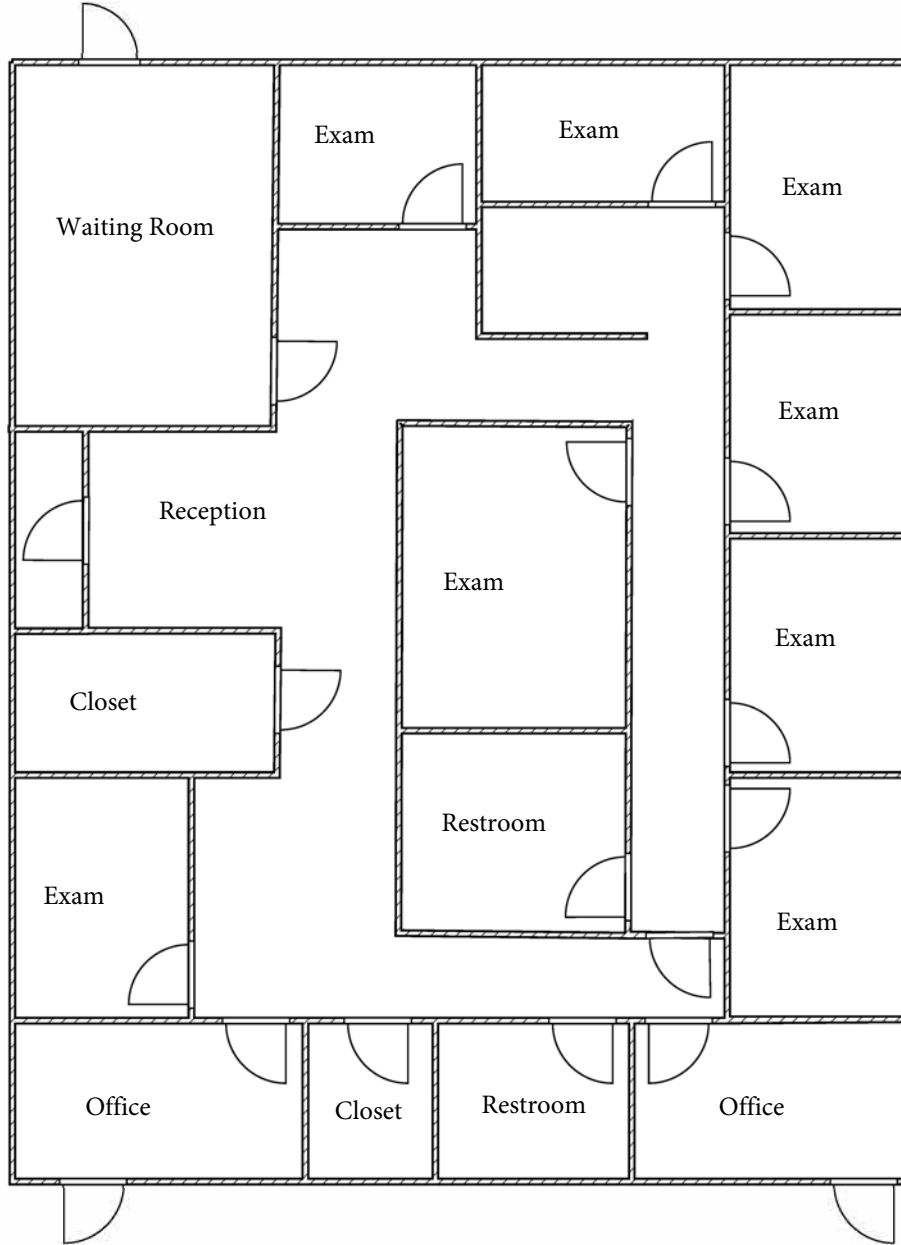

\$86,814
MEDIAN HH INCOME

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FLOOR PLAN



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