



The shopping center lies on the Huntington Drive Multi-Modal Transportation Improvement Project. The investment aims to enhance this integral roadway that connects the freeways with the communities between L.A. County + USC Medical Center and the City of Alhambra.

#### Property Highlights

AVAILABLE: ± 1,600 Sq Ft | ± 800 Sq Ft | potentially ± 2,600 Sq Ft

Retail Mix: National and Local, Daily Needs, Services, Restaurant  
ON-SITE PARKING, Pylon Sign

Excellent Access: 3 points of ingress/egress, Signalized Intersection  
Huntington Drive connects Los Angeles with Alhambra,  
South Pasadena, Pasadena, Arcadia, Monrovia, Duarte, Irwindale

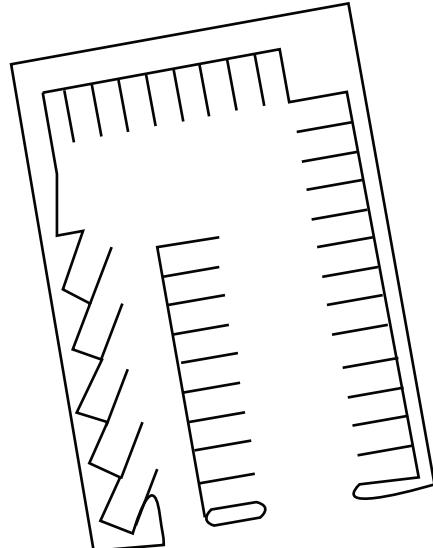
Within 2 miles: Highland Park, Cal State L.A., South Pasadena,  
Montecito Heights, Arroyo Seco Golf Course, Ascot Hills Park

2025 Est.	1 Mile	2 Mile	3 Mile
Population	30,698	108,311	271,755
Households	9,986	38,214	95,603
Avg. HH Income	\$129,729	\$137,340	\$137,230
Historical Annual Change 2000-2025	6.3%	6.5%	6.4%
Avg. HH Size	3.00	2.80	2.80

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## GROCERY ANCHORED | MAJOR THOROUGHFARE

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