

FOR LEASE



HEAVILY TRAFFICKED NEIGHBORHOOD CENTER

Duarte Shopping Center | ± 1,500 Square Feet Available

2215 Huntington Drive, Duarte CA 91010

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NAI Capital Commercial

225 S. Lake Ave

Suite #M270

Pasadena, CA 91101

TEAM ARCHIBALD & OLAIZ

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Description

2215 HUNTINGTON DR.
Duarte, CA 91010

**IDEAL SPACE FOR RESTAURANT,
MEDICAL, & OTHER RETAIL USERS**

Gross Leasable Area

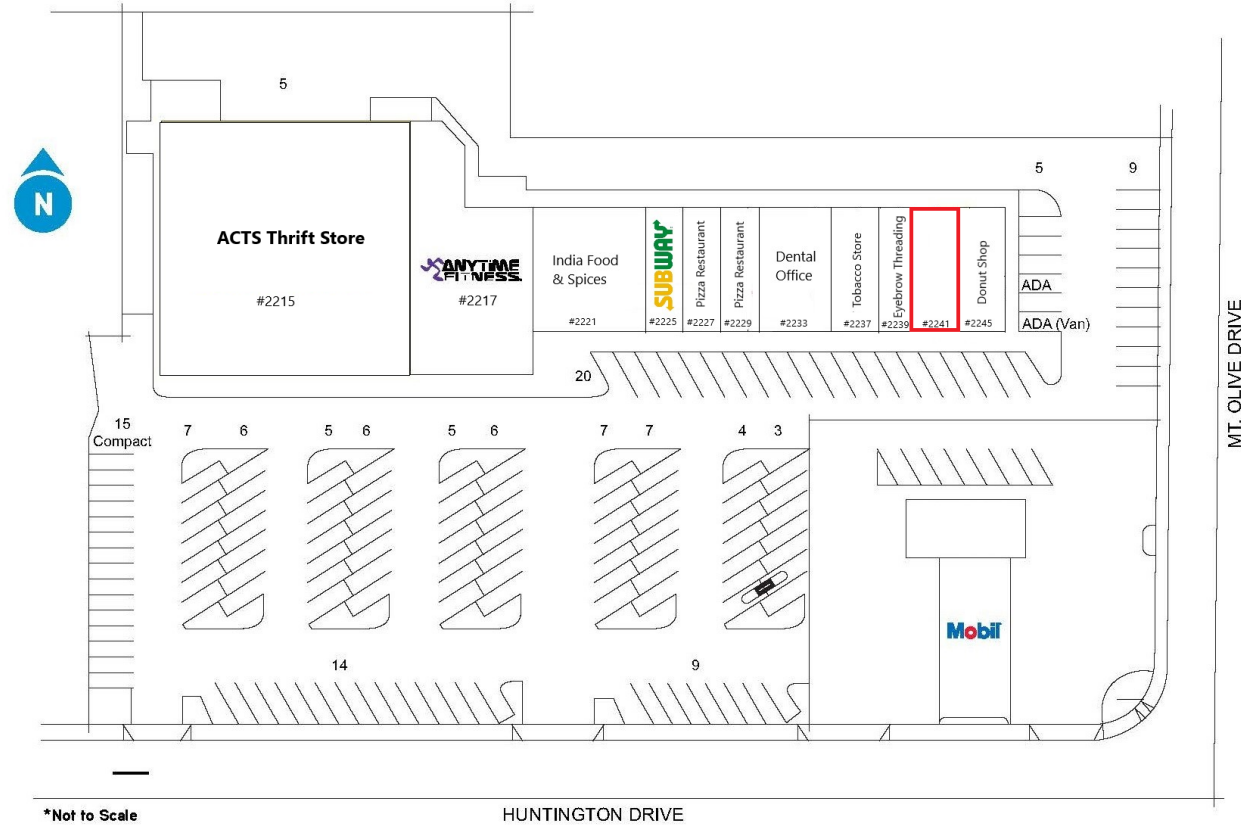
+/- 1,500 SF

Asking Rental Rate

\$2.50 PSF NNN

SITE ATTRIBUTES:

- Occupancy ready in-line space available.
- Main & Main corner identity with excellent visibility, curbside appeal and storefront signage.
- Immediate access to Interstate-605 on-ramp/off-ramp.
- Abundant Parking: 128 striped spaces.
- The shopping center services over 298,000 residents in a 5 mile radius.
- Strong Demographics: Household Incomes average approximately \$133,013 within a 1 mile radius.
- 39.8% college graduate population within a 1 mile radius.



Demographics

| 2024 Est. | 1 Mile | 3 Miles | 5 Miles |
|----------------|-----------|-----------|-----------|
| Population | 13,939 | 84,045 | 298,927 |
| Avg. HH Income | \$133,013 | \$128,025 | \$130,823 |

Traffic Count

| Cross Street | Avg. Daily Volume |
|----------------|-------------------|
| Huntington Dr. | 31,384 |
| Mt. Olive Dr. | 10,704 |

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Site Plan



Property Photos

Signalized Corner



Anchor - Just Leased



Shoppes



Just Remodeled



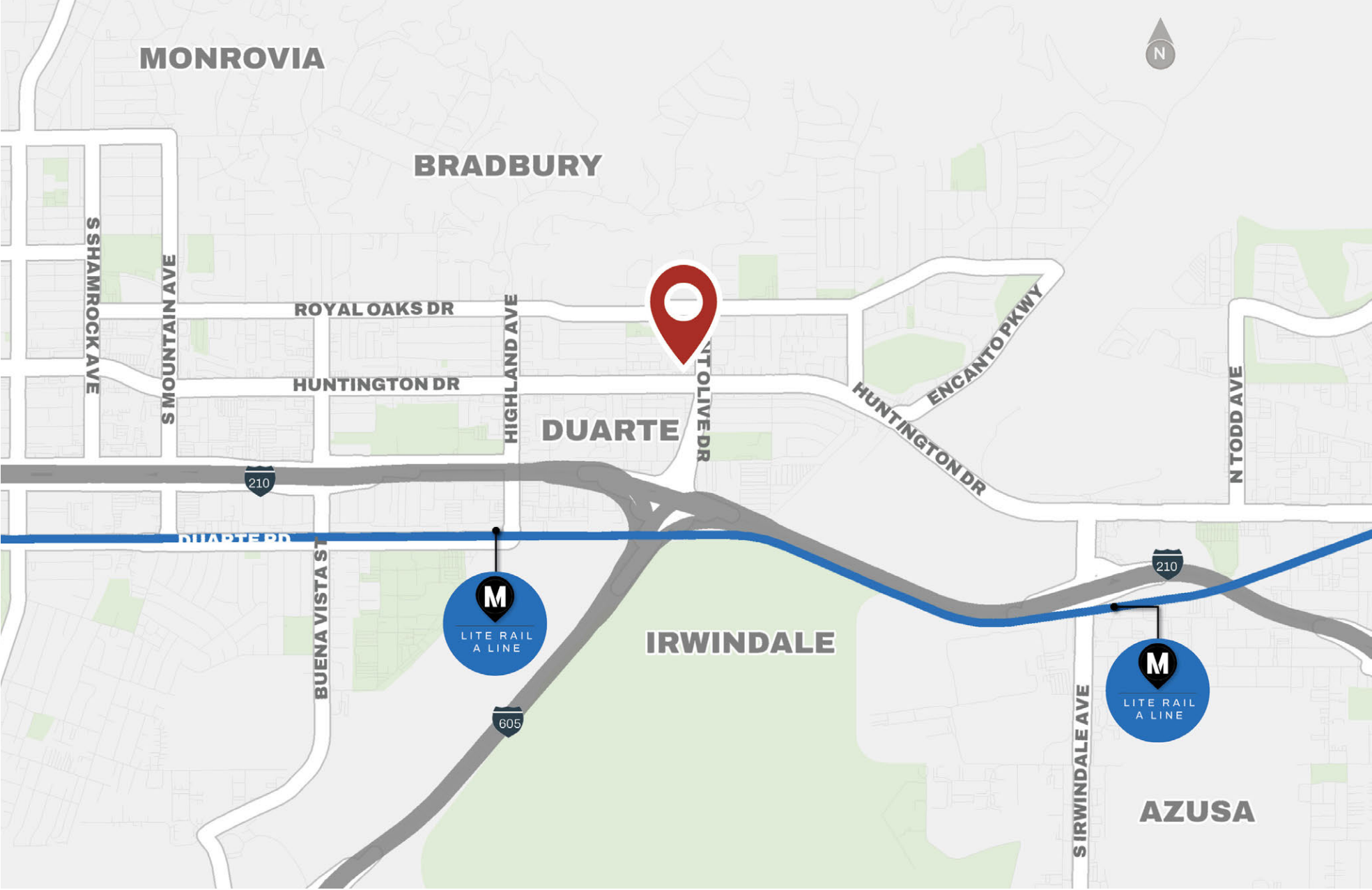
Monument Signage



Retailers / Amenities



Location Map



DUARTE, CA

The City of Duarte is a small, thriving community at the base of the picturesque San Gabriel Mountains, approximately 21 miles northeast of Los Angeles. Covering 6.8 square miles, Duarte is a richly diverse city with stable neighborhoods and friendly residents. It is bordered by the San Gabriel Mountains to the north, the cities of Bradbury and Monrovia to the north and west, Irwindale to the south, and Irwindale and Azusa to the east.

Duarte is located along historic U.S. Route 66, which today follows Huntington Drive through the center of the city. The town is named after Andrés Avelino Duarte, a California ranchero who founded the community on his land grant, Rancho Azusa de Duarte.

Known as the "City of Health," Duarte is home to City of Hope, a world-renowned cancer research center and nationally recognized hospital dedicated to improving community well-being. City of Hope is a private, non-profit clinical research center, hospital, and graduate school located on a 110-acre campus in Duarte, California. The center borders Irwindale and maintains a network of clinical practice locations across Southern California, along with satellite offices in Monrovia and Irwindale, and regional fundraising offices nationwide.

Renowned for its cancer treatment, City of Hope has been designated a Comprehensive Cancer Center by the National Cancer Institute. It has also been ranked among the nation's Best Cancer Hospitals by U.S. News & World Report for over a decade and is a founding member of the National Comprehensive Cancer Network.

The city's lush green foothills, beautiful parks, scenic walking and biking trails, and vibrant gathering places enhance its exceptional livability.



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