

# RETAIL PLAZA for LEASE

## HALLIBURTON SHOPPING PLAZA

15910,15920

Halliburton Rd., Hacienda Heights CA 91745

DRE# 01961798 | DRE# 02011933



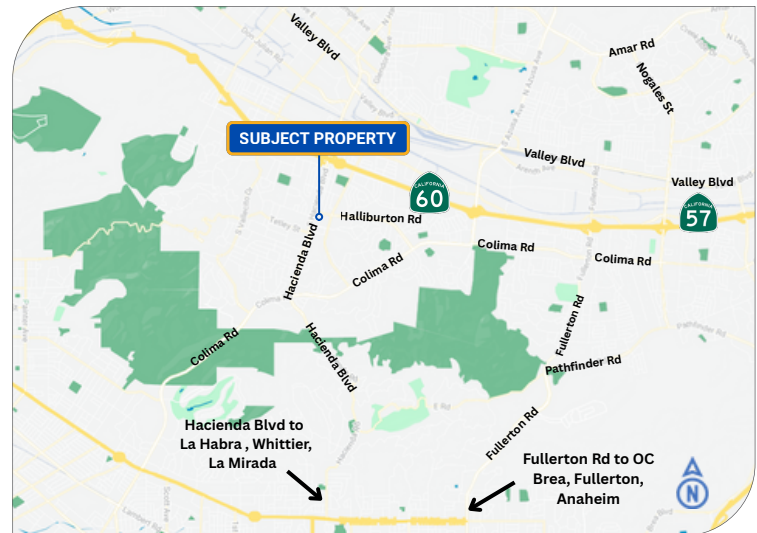
### PROPERTY HIGHLIGHTS

- Prime Corner Location: At the intersection of Halliburton Rd & Hacienda Blvd
- Excellent Visibility: High traffic corridor with strong neighborhood presence
- Close to Schools: Minutes from Wilson High School & Mesa Robles Middle School - steady student & family traffic
- Strong demographics with a high household average income over \$120k+
- ±1 mins to 60 Freeway & Easy access to Orange County
- Ample Parking: 93 surface parking spaces, fully ADA-compliant
- Upgraded Center: Over \$500,000 in recent property improvements
- Zoning: C-2 Neighborhood Commercial (Los Angeles County)
- Ideal Uses: Coffee shop, Boba tea, Restaurant, Bakery, Retail, Office, Health & Beauty, any Professional services are welcome

### RENTAL DETAILS

Available Size: **± 1,250 - 2,785 SF** NNN: **\$0.65/PSF/Mo**

Available Unit(s): **5** Parking(s): **93**



### ASKING RATE

Rate

**\$1.50-1.57  
PSF/Month**

FOR MORE INFORMATION, PLEASE CONTACT



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## 2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Avg	20,435	85,155	389,698
Household Income	\$125,373	\$120,353	\$109,828
Daytime Population	3,871	45,578	150,135

Source: Esri

## TRAFFIC COUNTS

Hacienda Blvd: **± 41,228 AADT** (Source: Caltrans)

Halliburton Road: **± 16,619 AADT** (Source: Caltrans)

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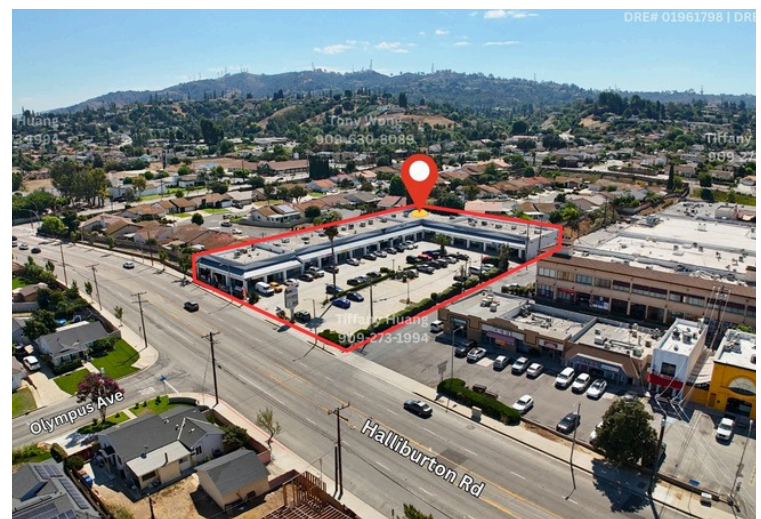


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## SITE PLAN



## SPACES DETAILS

15902 LEASED	15928 Vidyll Smoke & Vape
15902-A In & Out Shipping	15930 Glam Studios
15904 Restaurant	15932 Pharmacy
15906 Restaurant	15934 626 Dental
15908 Dominos Pizza	15936 Flower & Love
15910 Vacant	15938 Muse Scalp Care
15912 Security	15940 Da Da Meditation
15914 Empire Hookah	15942 Ballon Boom
15918 IPRO Tech	15944 Sushiya Restaurant
15920 Vacant	15946 Sushiya Restaurant
15922 Kumon Math	
15924 Dominic Chacon	
15926 Zarios Hair Salon	

Parking Spaces:	93
Accessible Parking Spaces:	4
Building Signage:	Available
Monument Signage:	Available
ADA Sidewalk	Available
On-Site Security:	Available
Surveillance Cameras:	Available

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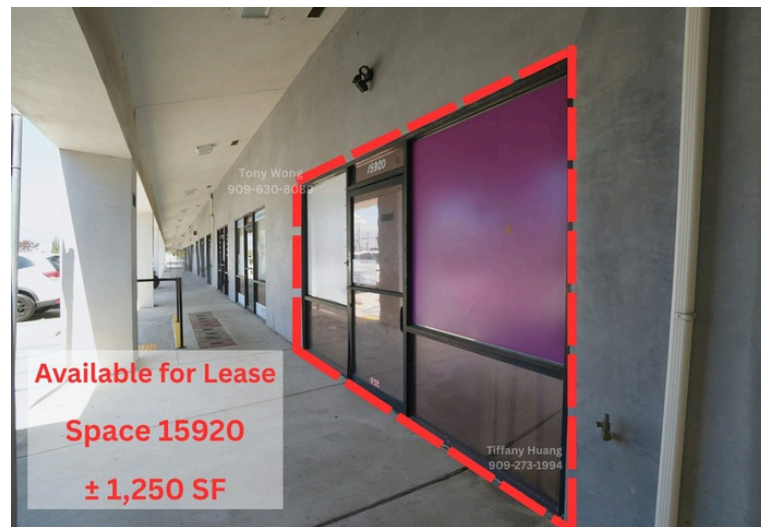


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