

# Available for Lease

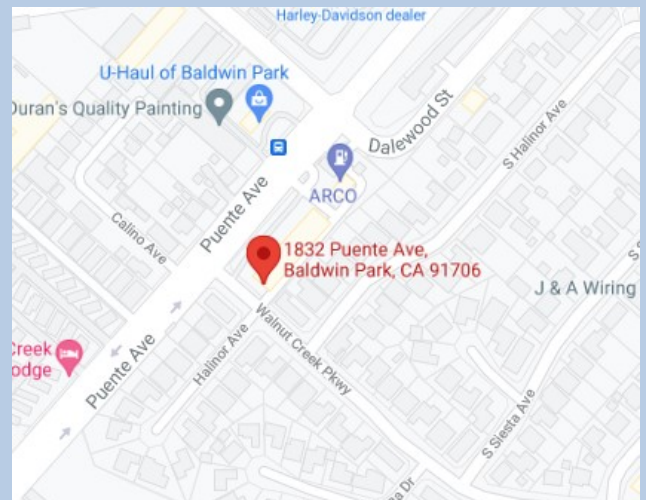
## Puente Walnut Plaza

1832 – 1848 Puente Ave.  
Baldwin Park, CA 91706



### Property Highlights—

- Close Proximity to 10 Freeway
- Excellent Visibility
- Recently renovated & Divisible
- Opportunity for Retail or Office
- Ample Parking Spaces
- Available for Immediate Occupancy



### Available Space(s)

Suite#	Size (SF)	Rent (NNN)	(\$/SF)
1842	1,572	\$2,908.20	\$1.85

NNN Charges \$0.40

Demographics	1 mile	3 mile	5 mile
2021 Pop. (est.)	40,221	195,699	548,593
2026 Pop. (proj.)	39,671	193,301	542,297
Med. HH Income	\$69,007	\$72,858	\$72,954

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