

FOR LEASE

Hacienda Center

1605-1697 S. Azusa Ave | Hacienda, CA 91745



Retail / Improved Restaurant / Medical

1,140 SF - 2,100 SF
Available

DESCRIPTION

- Extremely successful center strategically located in prominent retail hub
- Anchored by high-volume 99 Ranch Market
- Across the street from Puente Hills Mall
- Strong traffic counts at Colima/Azusa
- High average household incomes in the trade area
- Just south of highway 60/Pomona Ave freeway

TRAFFIC COUNTS

S. Azusa Avenue	approx. 44,900 cpd
Colima Road	approx. 38,700 cpd
CA-60 Fwy	approx. 331,300 cpd
Source: Costar	

CONTACT

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610 Newport Center Drive, Ste 1500, Newport Beach, CA 92660

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- A** Unit 1671: 1,275 SF Available
- B** Unit 1655H: 1,443 SF Available
- C** Unit 1629: 2,100 SF Improved Restaurant
- D** Unit 1611: 1,140 SF Available

Hacienda Center Tenant Directory

PLEASE DO NOT DISTURB EXISTING TENANTS

Total GLA: 121,451

NO.	TENANT	(SF)	NO.	TENANT	(SF)	NO.	TENANT	(SF)
1605	Bank of America	11,515	1625	99 Ranch Market	30,500	1671	Available	1,275
1607 / 1607 1/4	CTBC Bank	3,038	1631	J&G Fried Chicken	2,742	1669	Dr. Yiang DDS	1,800
1607 1/2	Pharmacy	1,026	1635	Spicy House	1,400	1673	The Tea	1,395
1609	Origin Hair	900	1637	Quan Ren	1,458	1675	Little Skewer	1,680
1609A	Kang & Lee Dentistry	1,380	1639	Pings Bistro	2,450	1677	Alice's	960
1611	Available	1,140	1655A	T5 Hair	1,520	1679	i-wear Optometry	1,080
1611A	Zhen Yi Pan	1,080	1655B	AA Ginseng	1,473	1683	Tokyo Lobby	3,960
1613	Quest Diagnostics	1,500	1655C	Pleasure Ocean Restaurant	9,964	1687	California Bank & Trust	6,000
1615	Quest Diagnostics	1,300	1655E	Happy Valley Village	6,515	1697-A	Phoholic	3,833
1617	Family Doctor Office	1,700	1655F	Champion Gourmet	1,805	1697	Meet Fresh	4,390
1619	Topco Insurance Agency	1,500	1655G	Cravings	1,395	1695	Shanghailand Palace	5,509
1629	Improved Restaurant	2,100	1655H	Available	1,443			

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2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,066	117,368	428,406
Avg Household Income	\$134,864	\$129,461	\$119,150
Daytime Population	3,921	51,277	160,098

Source: Esri

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