



FOUNDRY
COMMERCIAL

BALDWIN I & II

4750 - 4776 NEW BROAD ST.

±1,634 RSF AVAILABLE FOR LEASE

CLASS-A BUILDING IN BALDWIN PARK**DESCRIPTION**

Located in Baldwin Park Village, Baldwin I & II offers a wide selection of restaurants, retail shops, parks, and businesses offering a live-work-play environment.

SUITE	RSF
215	1,634

PROPERTY FEATURES

- Free surface parking
- Upscale planned community
- Direct suite access from New Broad Street

FOR MORE INFORMATION, PLEASE CONTACT:

GABRIEL DE JESUS | 407.650.1501

Partner

Gabe.Dejesus@foundrycommercial.com

Licensed Real Estate Broker

NICK HEEB | 772.631.1258

Senior Associate

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Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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BALDWIN PARK

Baldwin I & II is located ideally in Baldwin Park Village with numerous dining and retail options to enjoy nearby. Walk to lunch, grab a coffee, or enjoy happy hour drinks at The Osprey. Our location is unbeatable in the heart of Baldwin Park.

WALKABLE DINING

- » Five Guys
- » Tutto Caffè
- » Subway
- » Provisions & Buzz Co.
- » Gators Dockside
- » Tactical Brewing Co.
- » La Bella Luna
- » Osprey Tavern
- » Seito Sushi
- » Meza Mediterranean Grill

DEMOGRAPHICS

1 MI. RADIUS



14,334

ESTIMATED POPULATION 2020



32.9

AVERAGE AGE



\$339,884

MEDIAN HOME VALUE 2020



6,741

TOTAL EMPLOYEES



\$101,265

AVG HOUSEHOLD INCOME

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PHOTOS



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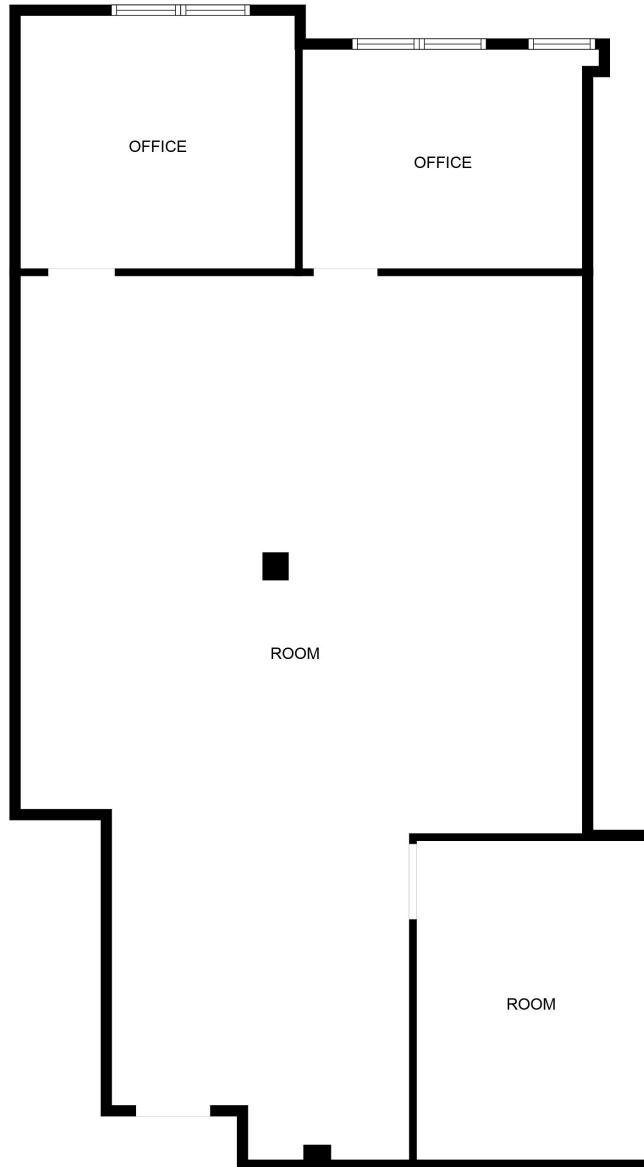
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FLOOR PLAN

BALDWIN II - SUITE 215

1,634 SF AVAILABLE



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SUITE 215 PHOTOS



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