

# NEW RETAIL & RESTAURANT DEVELOPMENT

FOR LEASE

1303 – 1305 Huntington Drive | Duarte, California 91010



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**CBRE**



## PROPERTY HIGHLIGHTS

- New restaurant and retail development for lease
- Two divisible pads | 3,815 SF and 4,500 SF
- Adjacent to high traffic Smart & Final
- ±131 feet of street frontage
- Limited restaurant competition
- Quick access to Interstate 210
- City of Hope Medical Center under one mile away  
(6,500 full time employees | \$4M - \$5M/year in catering)
- 681 residential units planned near Duarte Gold Line Station  
(potential Specific Plan amendment could allow 1,400 units)

## 2019 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,474	94,858	341,585
Daytime Population	26,513	102,937	318,455
Avg. HH Income	\$88,525	\$103,178	\$98,150

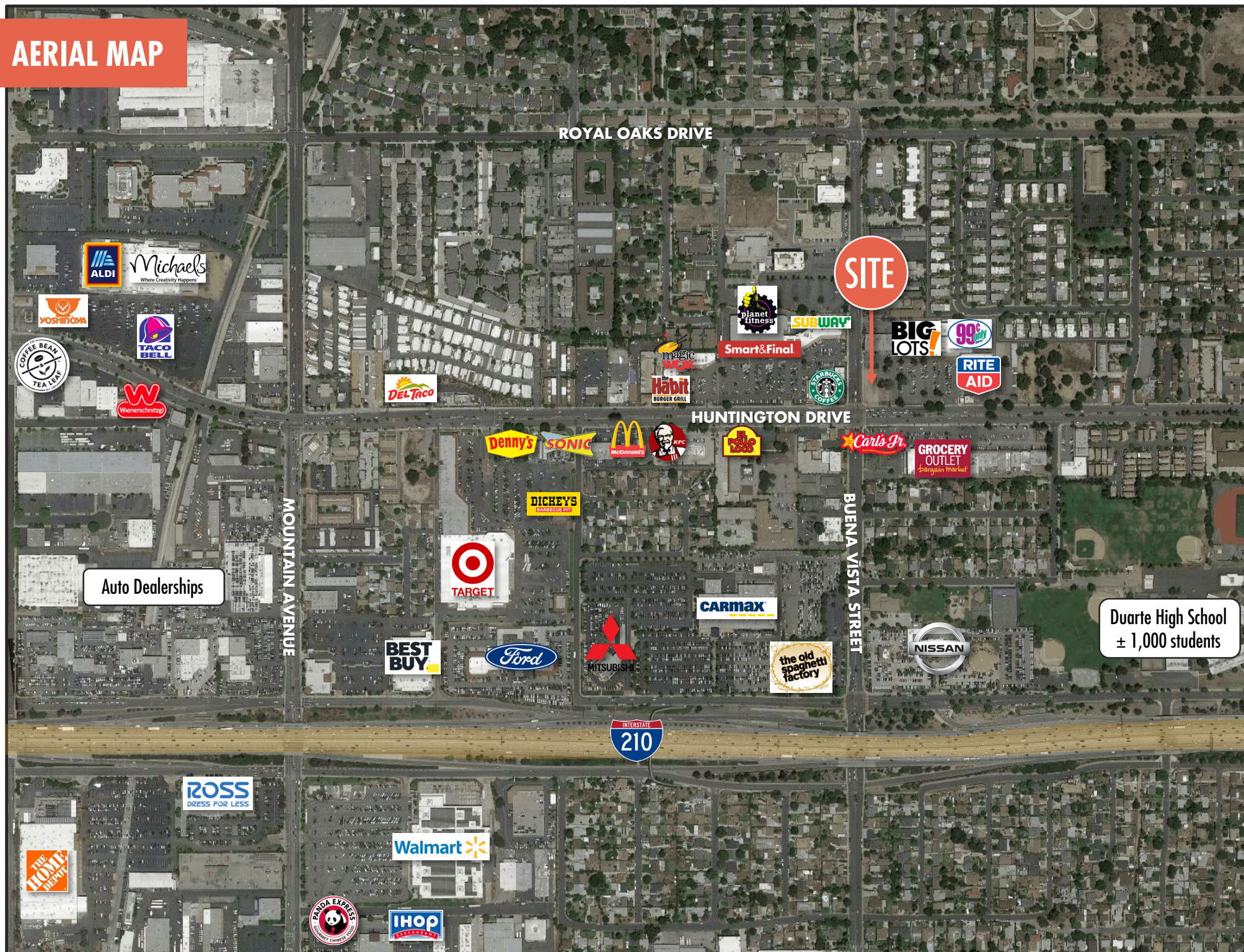
## TRAFFIC COUNTS

Huntington Drive	26,530 CPD
Buena Vista Street	18,860 CPD





# AERIAL MAP





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