

FOR LEASE

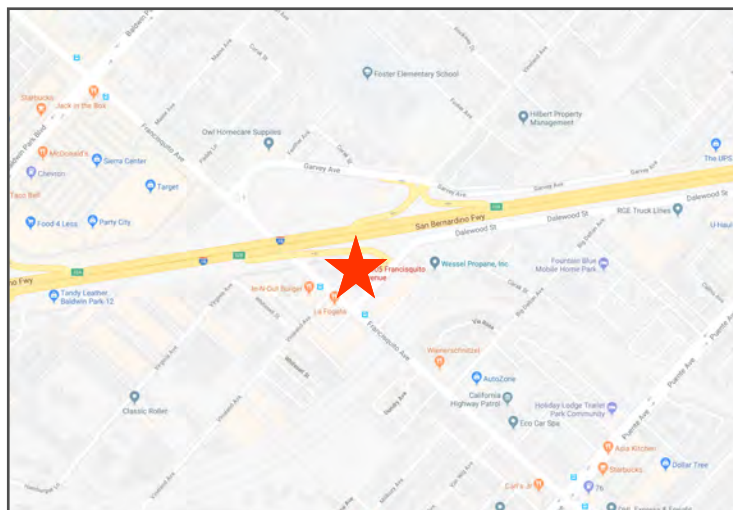
RETAIL/OFFICE SPACE AVAILABLE IN RECENTLY REMODELED CENTER



13905 FRANCISQUITO | BALDWIN PARK, CA 91706

FEATURES + AMENITIES

- APPROX. 2,000 SQFT UNIT IN DUNKIN DONUTS ANCHORED CENTER
- IDEALLY SITUATED DIRECTLY OFF OF 10 FREEWAY OFF RAMP
- NEXT TO SIGNALIZED INTERSECTION
- MULTIPLE POINTS OF ENTRY OFF OF DALEWOOD AND VINELAND
- 18 PARKING SPACES IN LOT
- ADJACENT TO IN-N-OUT BURGER AND IN-N-OUT BURGER UNIVERSITY AS WELL AS THE ORIGINAL IN-N-OUT BURGER (A POPULAR TOURIST ATTRACTION)



EXCLUSIVELY REPRESENTED BY

GEOFF GROSSMAN

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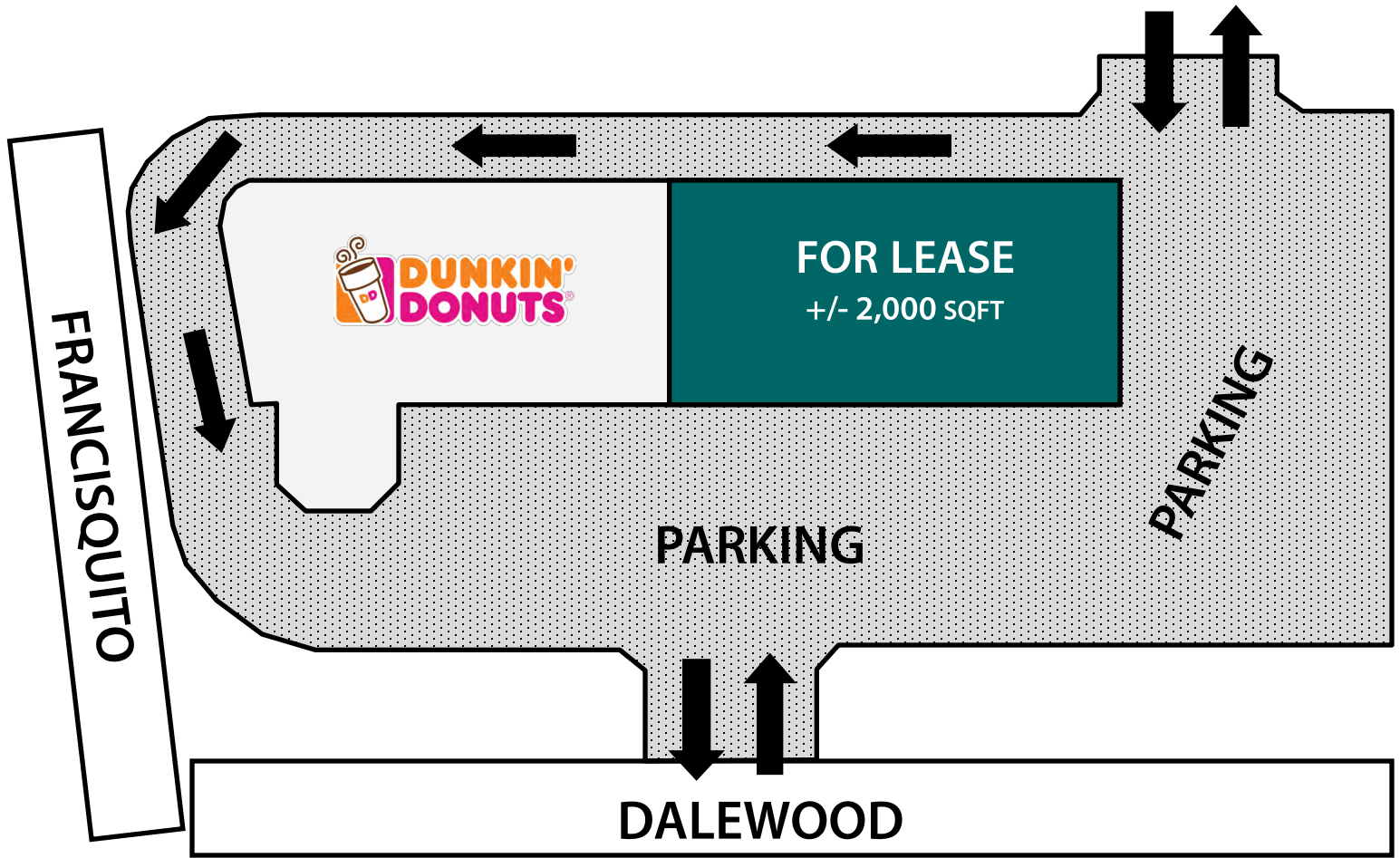
DANIEL BARRIGA

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DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	36,380	244,961	542,518
AVG HH INCOME	\$69,072	\$71,952	\$76,146

SITE PLAN

13905 FRANCISQUITO AVENUE | BALDWIN PARK, CA 91706



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AERIAL PHOTO

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LOS ANGELES, CA 90035

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TRAFFIC COUNTS

13905 FRANCISQUITO AVENUE | BALDWIN PARK, CA 91706

Street	Cross Street	Type of Count	Year	Traffic Count	DistanceMiles
Garvey Ave	Corak St	MPSI Estimate	1999	15,000	0.14
Van Wig Ave	Cagliero St	ADT	2005	1,657	0.51
Nolandale St	N Siesta Ave	ADT	2005	1,071	0.59
Willow Ave	Janetdale St	ADT	2002	7,284	0.78
Puente Ave	Garvey Ave	ADT	2000	14,260	0.82
Millbury Ave	Flanner St	ADT	2000	1,930	0.87
S Willow Ave	Ituni St	ADT	1995	6,426	0.88
Amar Rd	Millbury Ave	ADT	2006	23,391	0.94
Millbury Ave	Amar Rd	ADT	2006	2,943	0.95
Garvey Ave	Frazier St	ADT	2014	510	0.98
Athol St	Waco St	ADT	2000	2,484	1.02
Amar Rd	Willow Ave	ADT	1997	23,858	1.03
Earl Ave	Cosbey St	ADT	2010	1,314	1.04
Vineland Ave	Giordano St	ADT	2012	6,372	1.07
Bess Ave	Athol St	Old Study	1998	8,192	1.16
Big Dalton Ave	Sierra Way	ADT	2009	2,854	1.23
E Temple Ave	N Puente Ave	ADT	2003	18,991	1.28
Pacific Ave	Stichman Ave	ADT	2014	23,219	1.37
Ramona Pkwy	Durbin St	ADT	2013	29,766	1.37
W Fairgrove Ave	Cabana Ave	ADT	2013	5,013	1.39
Palm Ave	Cutler Ave	ADT	2000	1,656	1.44
Merced Ave	Palm Ave	ADT	2009	8,856	1.55
Vineland Ave	E Nelson Ave	ADT	2013	8,345	1.58
N Sunset Ave	Amar Rd	ADT	2003	23,084	1.63
Ramona Blvd	E Badillo St	ADT	2000	22,317	1.68
Willow Ave	Navilla PI	ADT	2000	1,003	1.80
Valley Blvd	Workman Mill Rd	ADT	2011	39,607	1.84
Valley Blvd	E Temple Ave	ADT	2013	50,684	1.94
W Francisquito Ave	N Hacienda Blvd	ADT	2009	19,389	1.97

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DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2017B			
Total Population	36,380	244,961	542,518
Female Population	50.88%	50.52%	50.59%
Male Population	49.12%	49.48%	49.41%
Population Density	11,578	8,662	6,907
Population Median Age	32.7	33.4	34.7
Employed Civilian Population 16+	14,266	100,722	232,272
% White Collar	43.2%	45.8%	49.8%
% Blue Collar	56.8%	54.2%	50.2%
Total Q4 2017 Employees	5,991	72,042	188,123
Total Q4 2017 Establishments*	550	5,733	15,692
Population Growth 2000-2010	-1.54%	-0.30%	0.45%
Population Growth 2017B-2022	-1.07%	-1.27%	-0.45%
Income: 2017B			
Average Household Income	\$69,072	\$71,952	\$76,146
Median Household Income	\$54,712	\$56,644	\$59,162
Per Capita Income	\$16,053	\$17,503	\$19,833
Avg Income Growth 2000-2010	22.93%	32.76%	32.54%
Avg Income Growth 2017B-2022	14.42%	13.73%	13.35%
Households: 2017B			
Households	8,439	59,450	140,552
Average Household Size	4.13	4.01	3.78
Hhld Growth 2000-2010	-0.04%	0.73%	1.83%
Hhld Growth 2017B-2022	0.14%	0.42%	1.30%
Housing Units: 2017B			
Occupied Units	8,439	59,450	140,552
% Occupied Units	98.79%	98.69%	98.58%
% Vacant Housing Units	1.21%	1.31%	1.42%
Owner Occ Housing Growth 2000-2010	-3.26%	0.19%	1.13%
Owner Occ Housing Growth 2000-2022	-3.63%	0.47%	2.61%
Owner Occ Housing Growth 2017B-2022	0.57%	0.56%	0.98%
Occ Housing Growth 2000-2010	-0.04%	0.73%	1.83%
Occ Housing Growth 2010-2022	2.93%	3.93%	4.89%
Occ Housing Growth 2017B-2022	0.14%	0.42%	1.30%
Race and Ethnicity: 2017B			
% American Indian or Alaska Native Population	0.97%	0.96%	0.94%
% Asian Population	14.02%	16.71%	20.25%
% Black Population	1.78%	1.68%	2.02%
% Hawaiian or Pacific Islander Population	0.15%	0.13%	0.13%
% Multirace Population	4.07%	3.87%	3.82%
% Other Race Population	35.54%	32.80%	29.13%
% White Population	43.46%	43.85%	43.71%
% Hispanic Population	80.87%	76.66%	69.64%
% Non Hispanic Population	20.11%	24.18%	31.29%