

Buena Vista Corridor/210 Freeway
±5.5 Acres Commercial Development Site

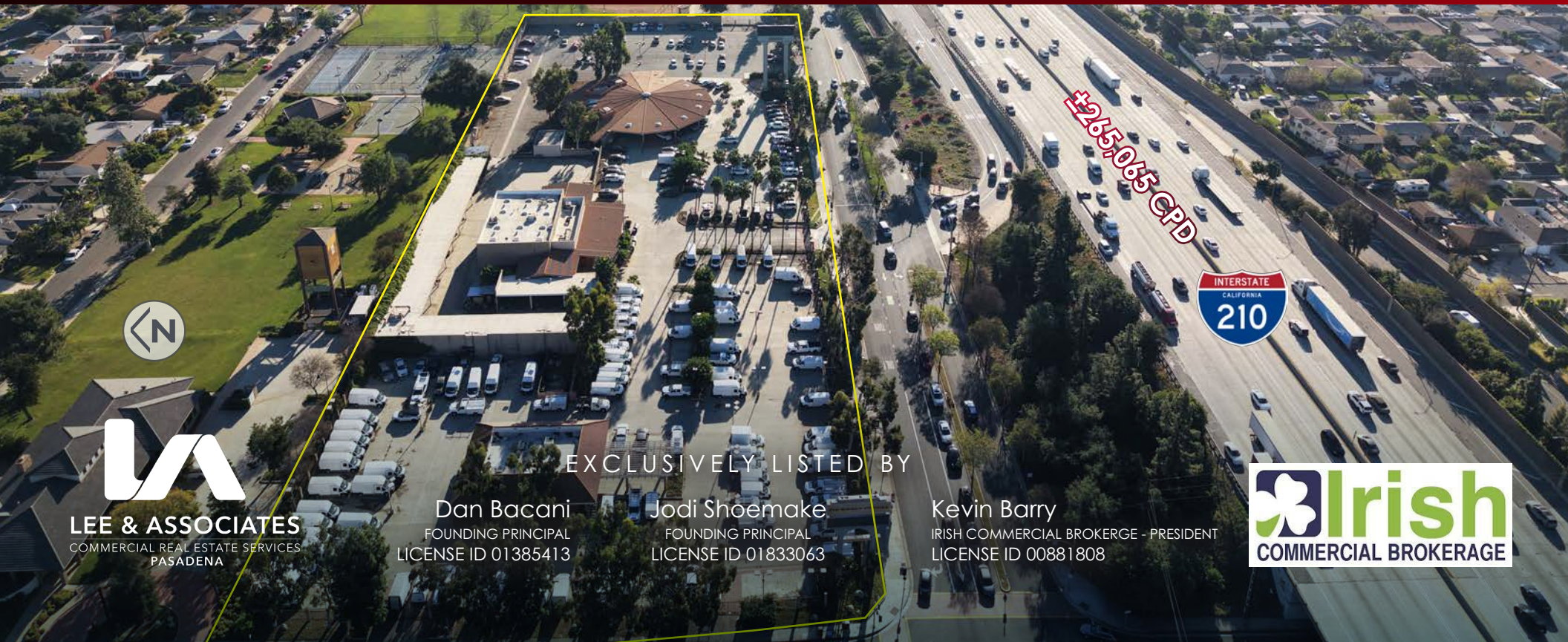
GATEWAY AT DUARTE GROUND LEASE OPPORTUNITY

1434 BUENA VISTA ST, DUARTE, CA 91010

Approximately 5.5 acres | Flexible 1-2 acre pad configurations | I-210 freeway exposure

High-visibility commercial pads in the San Gabriel Valley

- Premier San Gabriel Valley Pad Opportunities
- High-Visibility Pads. Exceptional Positioning.
- Build Your Flagship Along the 210
- Duarte's Next Landmark Retail Opportunity
- Prime 1-2 Acre Pads for National Users
- Where Visibility Meets Opportunity
- The San Gabriel Valley's Next Retail Address



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

EXCLUSIVELY LISTED BY

Dan Bacani
FOUNDING PRINCIPAL
LICENSE ID 01385413

Jodi Shoemaker
FOUNDING PRINCIPAL
LICENSE ID 01833063

Kevin Barry
IRISH COMMERCIAL BROKERAGE - PRESIDENT
LICENSE ID 00881808



GATEWAY AT DUARTE

1414-1434
BUENA VISTA STREET

Ground Lease Summary

OFFERING

Approximately 5.5 acres available for ground lease

ADDRESS

1414-1434 Buena Vista St., Duarte, CA 91010

SITE CONFIGURATION

Potential pad opportunities of approximately 1-2 acres each, subject of final plan

VISIBILITY

Prominent I-210 freeway frontage with monument signage opportunity

POSITIONING

Ideal for region and national retailers, restaurants, service uses, medical, hospitality and other high-profile commercial users

A rare opportunity to secure a high-profile ground lease position along the Buena Vista Corridor.



Executive Summary

The property located at 1414 - 1434 Buena Vista Street in the city of Duarte, California, is strategically positioned along the I-210 Freeway corridor at the NEC of Buena Vista & Central Avenue, just west of the I-605 Freeway, offering exceptional visibility, access, and proximity to a thriving San Gabriel Valley trade area. The site is ideally suited for a wide range of commercial uses, including retail, entertainment, hospitality, medical, and other high-profile commercial developments. Its central location, proximity to major transportation routes throughout Los Angeles County, access to regional employment centers, and adjacency to established residential neighborhoods create a strong foundation for development.





Property Highlights

GROUND LEASE POSITIONING

- The property offers approximately 5.5 acres of commercial land with the flexibility to accommodate one or more pad users.
- Potential pad sizes of approximately 1-2 acres are well suited for destination retail, drive-thru and full service restaurants, medical and service-oriented users, subject to approvals.
- The site benefits from freeway exposure, strong regional access, monument signage potential, and proximity to the City of Hope National Medical Center.
- Ground lease structure allows qualified operators to control a prominent long-term location while preserving capital for vertical development and operations.





City of Hope National Medical Center

- Largest Demand Driver in Duarte
- World Renowned Cancer Treatment and Research Hospital
- Attracts more than 400,000 annual patient visits
- I-605: 1-mile from subject property

Location Highlights

The ±5.5-acre site represents one of the most significant commercial development opportunities in the San Gabriel Valley. With its exceptional location, strong surrounding demographics, and proximity to one of the nation's premier medical institutions, The City of Hope, the property offers unmatched potential for high-profile, long-term users. Duarte has seen significant residential growth since 2020 and is one of the fastest growing communities in the region. In this period the growth rate has exceeded 10% with the majority of the growth coming from three large luxury apartment developments. The growth is anticipated to continue with over 600 units currently in the entitlement process. The property's freeway visible location has over 250,000 vehicles per day on the 210-Freeway and the population density is more than 450,000 residents within a 5-mile radius.

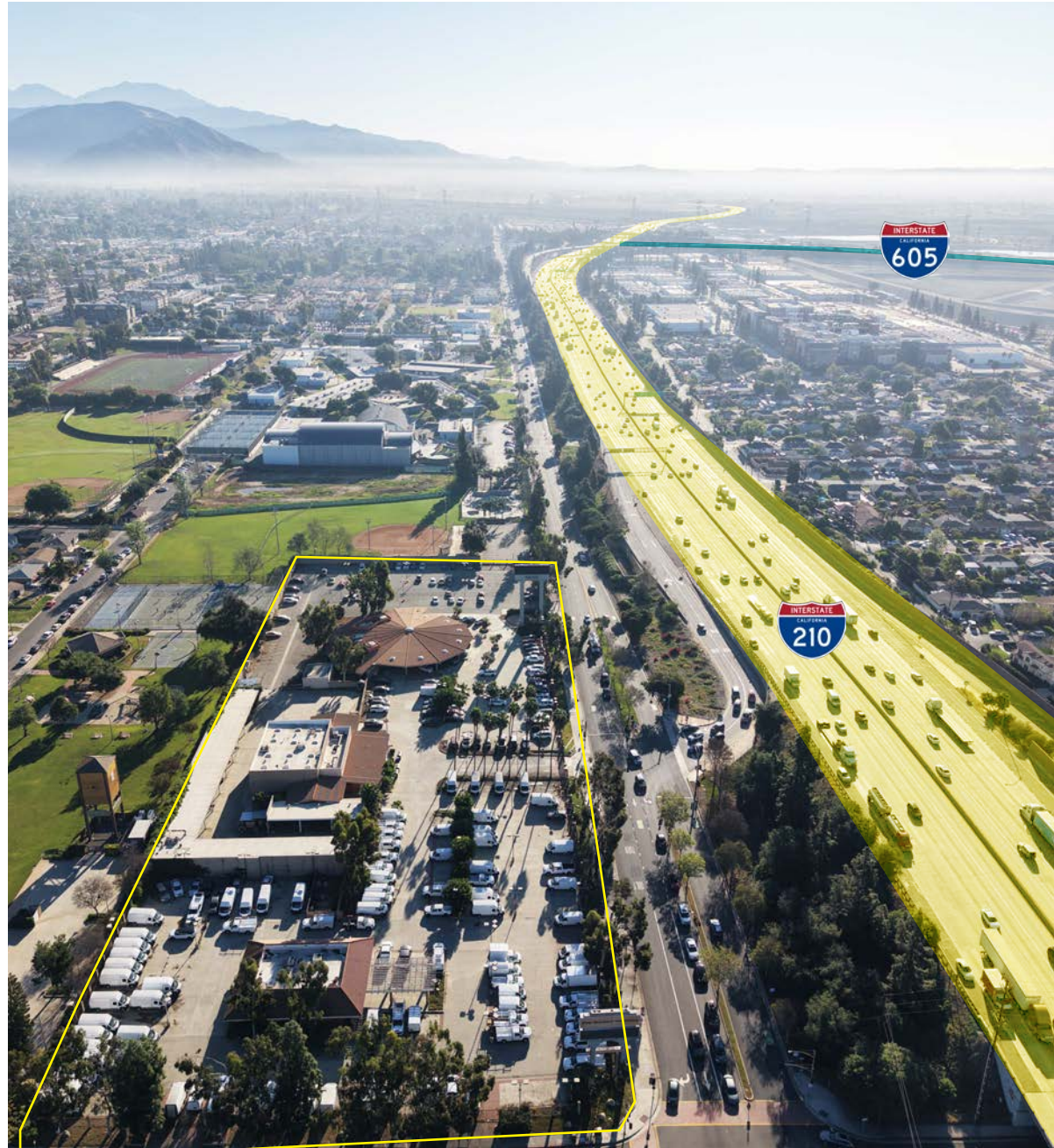


GATEWAY AT DUARTE

1 4 1 4 - 1 4 3 4
BUENA VISTA STREET

- **Location Advantages Freeway Visibility:**
Over 250,000 vehicles per day on the adjacent I-210 Freeway.
- **Transit Access:**
Served by the Duarte/City of Hope Metro A Line (Gold Line) Station, Foothill Transit bus lines, and close to I-605.

Metro A: Single Line, 180-240 trains/day.
- **Population Density:**
More than 450,000 residents within a 5-mile radius.
- **Affluent Trade Area:**
Strong daytime population with high median household income (\$124,786), supported by surrounding residential communities in Duarte, Monrovia, Arcadia, Bradbury, and Glendora.
- **Medical/Institutional Proximity:**
Adjacent to City of Hope National Medical Center, a world-renowned cancer treatment and research hospital that spans more than 100 acres, and employs approximately 10,000 scientists and physicians.



GATEWAY AT DUARTE

1414-1434
BUENA VISTA STREET

Address

1414-1434 Buena Vista Street
NWC Central Ave & Buena Vista Street

Size

±5.5 Acres (appx. 261,360 SF)

APNs

8530-020-052, 8530-020-054,
8530-020-055

*Planning Commission Resolution

17-06 in 2017 modified the dealership development and merged five (5) legal parcels to the current Assessor Map.

EXISTING IMPROVEMENTS

Five (5), One-story Buildings
GLA: 27,147 SF

YEAR BUILT

1988

LAND USE/ZONING

Duarte Town Center Specific Plan (SP #19) - West portion of site
Commercial Freeway (CF) - East portion of site

FRONTAGE

High visibility from the I-210 Freeway and major thoroughfares along Buena Vista Street to Huntington Boulevard.

ACCESS

I-210 and I-605 Freeways, and Foothill Transit lines.

Central Avenue - three-lane road with two westbound lanes and one eastbound lane

Buena Vista Street - two-lane road heading northbound and a two-lane roadway, with an additional designated turn lane, running southbound. Two curb cuts on Buena Vista Street.

UTILITIES

Full municipal services available (water, sewer, power, and communications).

ALLOWED USES

Mixed-use Development (Retail + Hotel) • Ground-floor Retail with Second Floor Offices
• Medical Suites • Restaurant, Food Hall or Experiential Retail Anchored by Pedestrian Activation.

Property Description



DUARTE SPECIFIC PLAN

Future and Vision, City of Duarte

The site lies within Duarte's Town Center planning area, which encourages redevelopment and lot assembly to create higher-intensity commercial or mixed-use development.

The Specific Plan spans approximately 75 acres along Huntington, Highland, and Buena Vista Streets. This forwardlooking plan encourages mixed-use development: retail, commercial space (700,000+ sf), and hospitality components (up to 350 hotel rooms). Recognized with multiple planning awards, the plan emphasizes walkability, pedestrian activity, streetscape enhancements, and cohesive urban design—transforming this corridor into a vibrant town center. Duarte is viewed as the “next wave” in the San Gabriel Valley housing market due to larger available parcels, regional housing and medical growth, and lower land costs than nearby cities like Pasadena and Arcadia.

The Duarte Town Center Specific Plan includes Los Angeles Metro A Line Duarte / City of Hope Station and provides direct rail access to Pasadena, Downtown LA, and Long Beach.



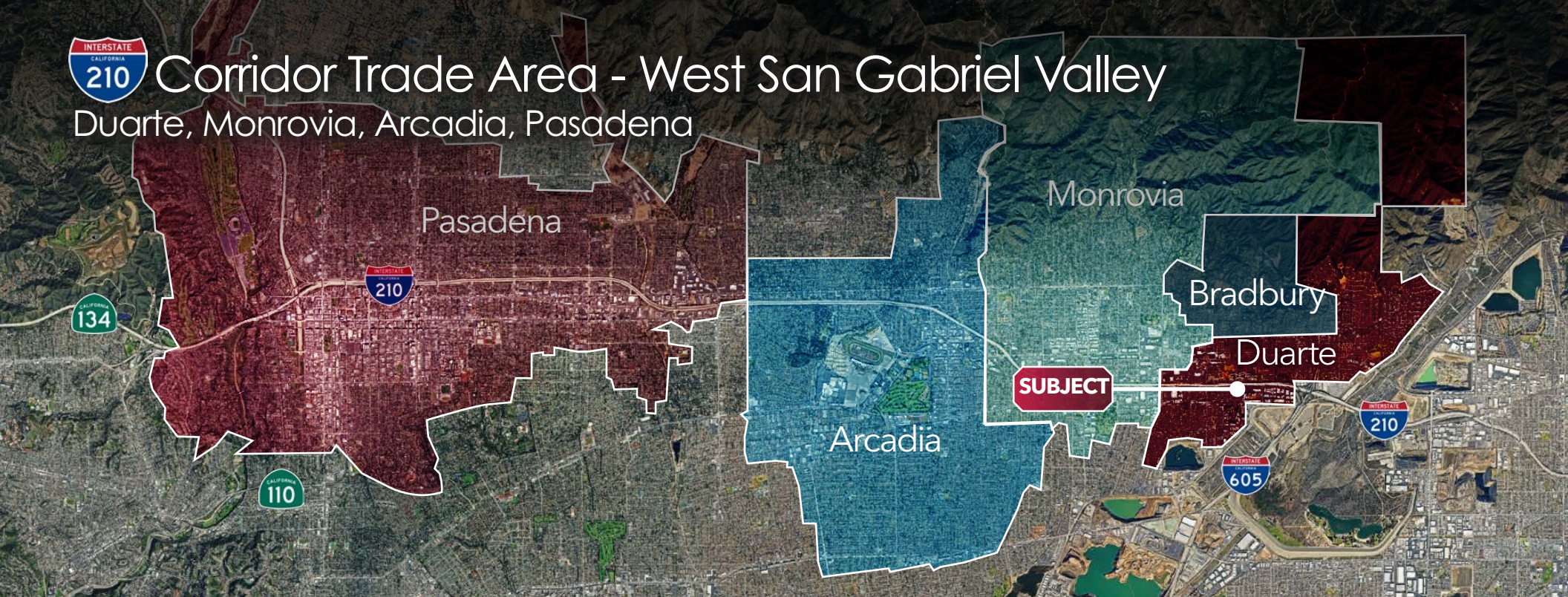
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Corridor Trade Area - West San Gabriel Valley

Duarte, Monrovia, Arcadia, Pasadena



The 210/Foothill Corridor in the West San Gabriel Valley of Los Angeles encompasses the cities of Pasadena, Glendale, Arcadia, Monrovia, Bradbury and Duarte – a high-income, transit-accessible cluster with proven performance for national and regional retail brands. The area's communities are high-density and heavily influenced by Asian-American consumer and development trends. The cities have excellent demographics, high-income residential bases, and strong media, tech, and healthcare sectors.

Key strengths & attributes include:

- **Strategic Location & Transportation Access** – The 210 corridor is a major east-west freeway network; its intersections with other freeways (like the 10, 57 and 605) give good connectivity both within Los Angeles County and to the east. The Foothill Gold Line extension (from Pomona to Montclair) will further improve rail transit options along portions of the corridor.
- **Strong Economic & Industry Mix** - The region enjoys multiple strong sectors: education, healthcare, technology, manufacturing, and research. Institutions like Caltech, JPL, Pasadena, plus many universities and colleges provide both a talent base and demand for commercial services.
- **Demographics & Labor Force** - The population is diverse, with both high labor participation and a relatively well-educated workforce.
- **Quality of Life, Attractive Character** - Cities in the Foothill Corridor benefit from foothill views, less density in some parts, appealing suburban amenities, tree cover and parks, attracting both employees and tenants seeking a better lifestyle.
- **Developer / Investor Interest & Incentives** - Many local cities in SGV, including Duarte are viewed as business-friendly, with municipalities that are trying to attract commercial development, streamline permitting, and facilitate growth. The presence of the San Gabriel Valley Economic Partnership and similar organizations helps prospective users, with demographic data, site selection, incentives, and understanding of local conditions.





THE CITY OF DUARTE

NEIGHBOR TO THE WORLD'S BIGGEST STAGE—BUILT FOR WHAT'S NEXT

Los Angeles has begun preparation for the 2028 Olympics, and that places world-class Olympic activity immediately adjacent to Duarte. Cities next to venues like Rose Bowl Stadium and the Rose Bowl Aquatics Center, along with Santa Anita Park, put the area squarely on a global stage. For the City of Duarte, that means real, practical opportunities: increased visitors and hotel demand, business growth for restaurants and logistics providers, infrastructure investment, and longer-term economic expansion tied to improved transit.

Beyond the Olympics, the Los Angeles region is entering an unprecedented era of global sporting events that will further amplify this momentum:

- FIFA World Cup 2026 - SoFi Stadium. This event alone is expected to generate billions in regional economic impact.
- Super Bowl LIX - SoFi Stadium
- College Football Playoff National Championship - SoFi Stadium.
- NBA All-Star Game a- Crypto.com Arena
- 2028 Summer Olympics and 2028 Summer Paralympics

Why this matters for Duarte and the SGV:

This convergence of global events creates a sustained, multi-year demand cycle. For Duarte and nearby communities, the implications are significant:

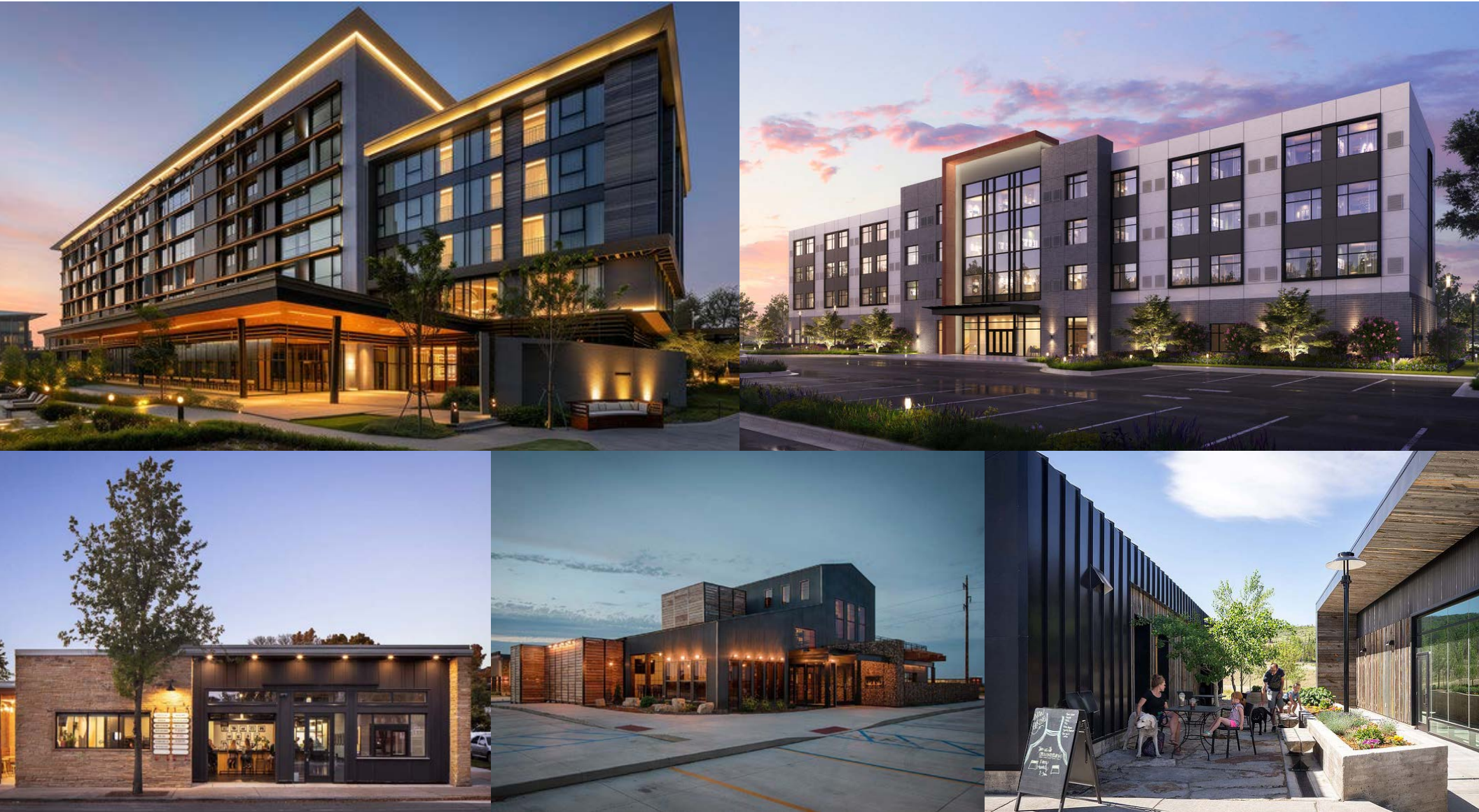
- Hotel & lodging demand: Overflow from core LA and Pasadena markets will push visitors east into the SGV.
- Retail & dining growth: Increased foot traffic and tourism benefit local operators.
- Industrial & logistics demand: Events of this scale require supply chain, storage, and distribution support—an often overlooked but critical economic driver.
- Transit-oriented development (TOD): Continued investment along the Foothill Gold Line corridor enhances property values and development feasibility.
- Global visibility: Duarte benefits from proximity branding—being near internationally recognized venues without the congestion and cost of central LA.
- In short, the Los Angeles region is entering a rare alignment of global sporting events that extends well beyond the Olympics, creating a durable tailwind for economic growth, real estate demand, and infrastructure investment throughout the San Gabriel Valley and directly benefiting Duarte.



GATEWAY AT DUARTE

Renderings

1414-1434
BUENA VISTA STREET



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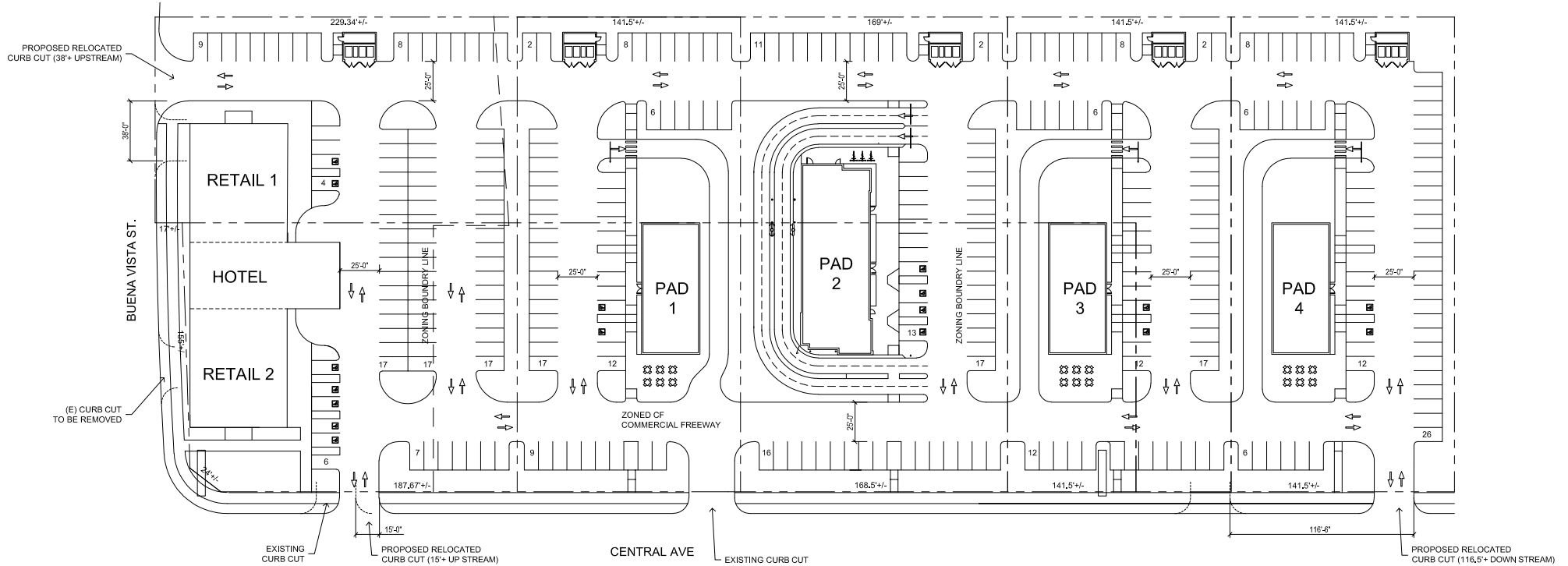
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GATEWAY AT DUARTE

Conceptual Site Plan

1414-1434
BUENA VISTA STREET



PROJECT DATA

LOT	LAND AREA	BLDG SF	PRK'G REQ'D	PRK'G REQ'D	PRK'G SHOWN	HC PRK'G R/S	EV CAPABLE REQ'D R/S	EV CHARGERS REQ'D R/S	BIKE RACKS REQ'D R/S
PAD 1	0.97 +/- AC	3,085 SF	1/200 SF	16 SP	57 SP	3/3 SP	8/8 SP	5/5 SP	3/3 SP
PAD 2	1.3 +/- AC	5,225 SF	1/200 SF	29 SP	59 SP	4/4 SP	8/8 SP	5/5 SP	3/3 SP
PAD 3	0.97 +/- AC	3,085 SF	1/200 SF	16 SP	57 SP	3/3 SP	8/8 SP	5/5 SP	3/3 SP
PAD 4	0.97 +/- AC	3,085 SF	1/200 SF	16 SP	58 SP	3/3 SP	8/8 SP	5/5 SP	3/3 SP
120 RM HOTEL WITH 20 STAFF	1.5 +/- AC	75,000 SF	SEE TABLE	140 SP	62 SP*	5/5 SP	19/19 SP	6/6 SP	6/6 SP
RETAIL 1	-	4,641 SF	1/200 SF	23 SP	12 SP*	1/1 SP	4/4 SP	1/1 SP	1/1 SP
RETAIL 2	-	4,641 SF	1/200 SF	23 SP	11 SP*	1/1 SP	4/4 SP	1/1 SP	1/1 SP
5.6 +/- AC									

* SHARED PARKING ANALYSIS

210 FREEWAY & BUENA VISTA FSU
1434 BUENA VISTA ST.
DUARTE, CA

CONCEPT SITE PLAN - HOTEL OPTION B

SCALE: 1/64" = 1' - 0"

09-12-2026

ZONED SP #19
TOWN CENTER SPECIFIC PLAN
9/27/16 (ORD. NO. 868)
TOWN CENTER COMMERCIAL CORE

PARKING

RESTAURANT 1 SP/200 SF

OUTDOOR DINING AND SEATING
WHEN THE OUTDOOR DINING EXCEEDS 75% OF THE GROSS INTERIOR FLOOR AREA, 1 SP/200 SF OF FLOOR AREA EXCEEDING THE 75% INTERIOR FLOOR AREA SHALL BE PROVIDED, ADDITIONAL PARKING SHALL BE REQUIRED FOR OUTDOOR DINING AREA(S).

OTHERWISE, NO ADDITIONAL PARKING SHALL BE REQUIRED FOR OUTDOOR DINING

3.6.13 BICYCLE PARKING

COMMERCIAL; BICYCLE PARKING
PERMANENTLY ANCHORED BICYCLE PARKING SHALL BE PROVIDED FOR 5% OF THE REQUIRED VEHICULAR PARKING FOR THE USE, WITH A MINIMUM OF ONE TWO BIKE CAPACITY RACK

BUILDING REQUIREMENTS

MAXIMUM HEIGHT: COMMERCIAL (EXCEPT HOTEL)
2 STORIES, 35 FEET
MAXIMUM FLOOR AREA RATIO 0.75

TABLE 3-4 SETBACK STANDARDS

STANDARD	GROUND FLOOR COMMERCIAL USE
FRONT SETBACK	NO MIN, 5 FT MAX
SIDE SETBACK	NONE
REAR SETBACK	NONE

COMMERCIAL FREEWAY (C-F)
ZONING

HOTELS/MOTELS
NOT ALLOWED

LOT AREA	40,000 SF
LOT WIDTH	200 FT
FLOOR-AREA RATIO - MAX	0.50
HEIGHT - MAXIMUM	60 FT

SETBACKS (MINIMUM)

FRONT OR ADJACENT TO A STREET	15 FT
SIDE (INTERIOR, EACH)	0 FT
ABUTTING NONRESIDENTIAL SIDE (STREET SIDE)	15 FT
REAR	NONE (TYPO IN CODE)

PARKING

VISITOR ACCOMMODATIONS
HOTELS/MOTELS

1 SPACE PER GUEST ROOM PLUS APPLICABLE REQUIREMENTS FOR ADDITIONAL USES, PLUS 1 SPACE PER 3 EMPLOYEES ON LARGEST SF OR AS REQUIRED BY PARKING STUDY

THE SITE PLAN IS CONCEPTUAL AND IS SUBJECT TO REVIEW AND APPROVAL OF VARIOUS AUTHORITIES HAVING JURISDICTION AND IS SUBJECT TO CHANGE.



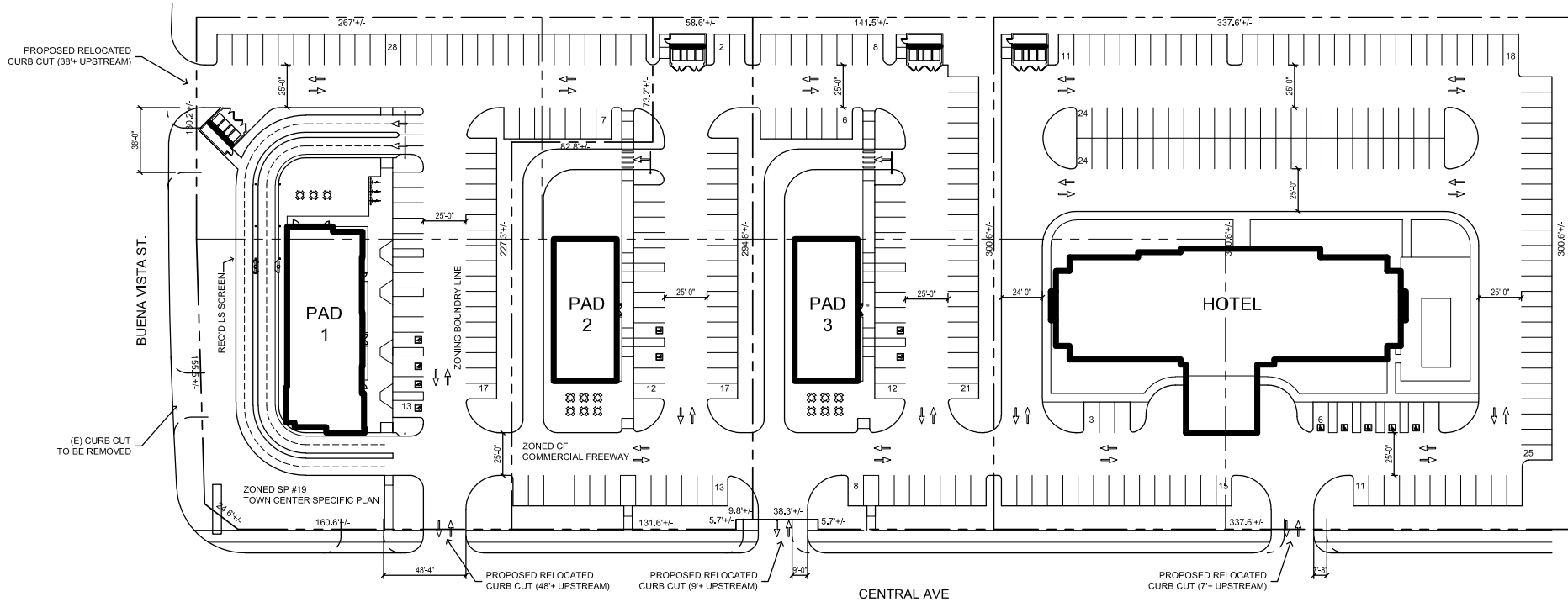
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GATEWAY AT DUARTE

Conceptual Site Plan

1414-1434
BUENA VISTA STREET



PROJECT DATA

LOT	LAND AREA	BLDG SF	PRK'G REQ'D	PRK'G REQ'D	PRK'G SHOWN	HC PRK'G R/S	EV CAPABLE REQ'D R/S	EV CHARGERS REQ'D R/S	BIKE RACKS REQ'D R/S
PAD 1	1.3+/- AC	5,225 SF	1/200 SF	27 SP	65 SP	3/3 SP	13/13 SP	3/3 SP	3/3 SP
PAD 2	1.0+/- AC	3,085 SF	1/200 SF	16 SP	44 SP	3/3 SP	13/13 SP	3/3 SP	3/3 SP
PAD 3	1.0+/- AC	3,085 SF	1/200 SF	16 SP	55 SP	3/3 SP	13/13 SP	3/3 SP	3/3 SP
HOTEL	2.3+/- AC	12,915 SF	SEE TABLE 95 SP	137 SP	5/5 SP	25/25 SP	6/6 SP	7/7 SP	
	5.6+/- AC								

200'

ZONED SP #19
TOWN CENTER SPECIFIC PLAN
9/27/16 (ORD. NO. 868)
TOWN CENTER COMMERCIAL CORE

PARKING

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SIDE SETBACK	NONE
REAR SETBACK	NONE

COMMERCIAL FREEWAY (C-F)
ZONING

HOTELS/MOTELS
NOT ALLOWED

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SIDE (INTERIOR, EACH)	0 FT
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SIDE (STREET SIDE)	15 FT
REAR	NONE (TYPO IN CODE)

PARKING

VISITOR ACCOMMODATIONS
HOTELS/MOTELS
1 SPACE PER GUEST ROOM PLUS APPLICABLE REQUIREMENTS FOR ADDITIONAL USES, PLUS 1 SPACE PER 3 EMPLOYEES ON LARGEST SF OR AS REQUIRED BY PARKING STUDY



210 FREEWAY & BUENA VISTA FSU

1434 BUENA VISTA ST.
DUARTE, CA

CONCEPT SITE PLAN - HOTEL OPTION A

SCALE : 1/64" = 1' - 0"

12-05-2024

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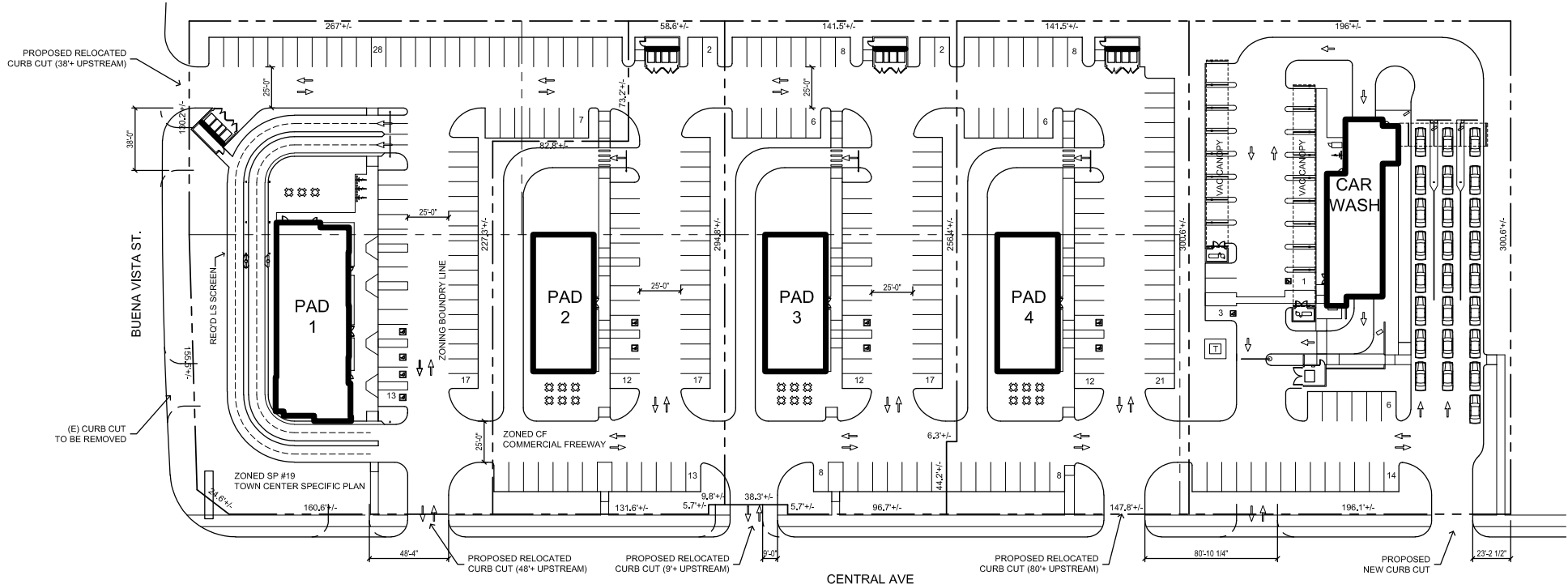
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GATEWAY AT DUARTE

Conceptual Site Plan

1414-1434
BUENA VISTA STREET



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PAD 2	0.8 +/- AC	3,085 SF	1/200 SF	16 SP	44 SP	3/3 SP	13/13 SP	3/3 SP	3/3 SP
PAD 3	1.0 +/- AC	3,085 SF	1/200 SF	16 SP	53 SP	3/3 SP	13/13 SP	3/3 SP	3/3 SP
PAD 4	1.0 +/- AC	3,085 SF	1/200 SF	16 SP	55 SP	3/3 SP	13/13 SP	3/3 SP	3/3 SP
CAR WASH	1.4 +/- AC	3,590 SF	4+1/EMP	TBD	20 SP	1/1 SP	13/13 SP	3/3 SP	3/3 SP
5.6 +/- AC									

200'

ZONED SP #19
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9/27/16 (ORD. NO. 868)
TOWN CENTER COMMERCIAL CORE

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RESTAURANT 1 SP/200 SF

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SIDE SETBACK	NONE
REAR SETBACK	NONE

COMMERCIAL FREEWAY
ZONING

AUTOMOBILE WASHING/DETAILING
PERMITTED AS ACCESSORY USE

LOT AREA 40,000 SF
LOT WIDTH 200 FT
FLOOR-AREA RATIO - MAX 0.50
HEIGHT - MAXIMUM 60 FT

SETBACKS (MINIMUM)
FRONT OR ADJACENT TO A STREET 15 FT
SIDE (INTERIOR, EACH)

ABUTTING NONRESIDENTIAL SIDE (STREET SIDE) 0 FT
SIDE (STREET SIDE) 15 FT
REAR NONE (TYPO IN CODE)

PARKING
VEHICLE REPAIR AND SERVICES
AUTOMOBILE WASHING/DETAILING
4 SPACES PLUS 1 PER EMPLOYEE PLUS
STACKED PARKING EQUAL TO 5 TIMES
THE CAPACITY OF THE WASH FACILITY



210 FREEWAY & BUENA VISTA FSU
1434 BUENA VISTA ST.
DUARTE, CA

CONCEPT SITE PLAN - CAR WASH OPTION

SCALE : 1/64" = 1' - 0"

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1 4 1 4 - 1 4 3 4
BUENA VISTA STREET
THE SAN GABRIEL VALLEY'S NEXT RETAIL ADDRESS



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

Dan Bacani
FOUNDING PRINCIPAL
LICENSE ID 01385413

Jodi Shoemake
FOUNDING PRINCIPAL
LICENSE ID 01833063

Kevin Barry
IRISH COMMERCIAL BROKERAGE - PRESIDENT
LICENSE ID 00881808

