



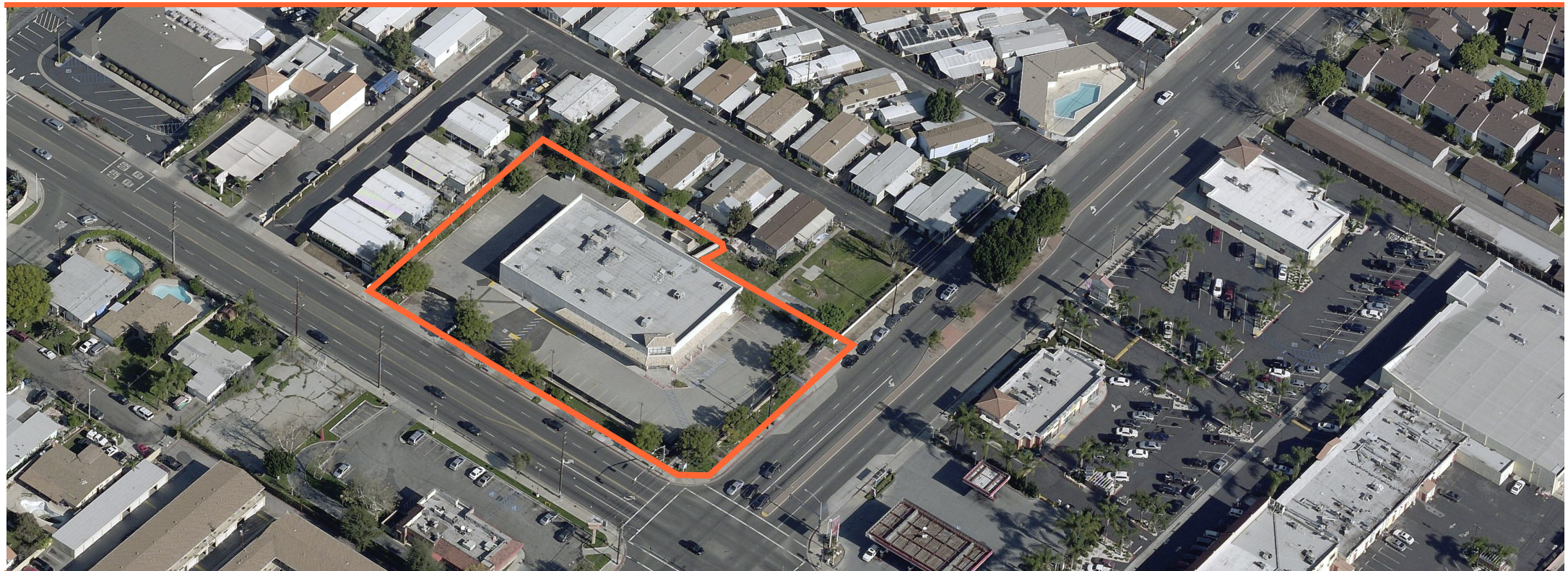
LOCATION MAP

Francisquito & Puente  
14101 Francisquito Avenue | Baldwin Park, CA 91706

Charles Company

# Francisquito & Puente

14101 Francisquito Avenue | Baldwin Park, CA 91706



## PROPERTY FEATURES

- Join National Tenant DaVita Dialysis & 7 Eleven
- Available 1,450 SF Retail/Office Endcap
- Over 64,000 VPD at Intersection
- Located South of the 10 Freeway
- Monument Signage Available

- Total Retail Space: +/- 14,400 SF
- Lot Area: 54,443 SF
- Parking: 52 STALLS
- Ratio: 3.5 / 1000

|                         |          |
|-------------------------|----------|
|                         | 1 Mile   |
| <b>Population:</b>      | 210,953  |
| <b>Households:</b>      | 72,345   |
| <b>Avg. HH. Income:</b> | \$70,225 |

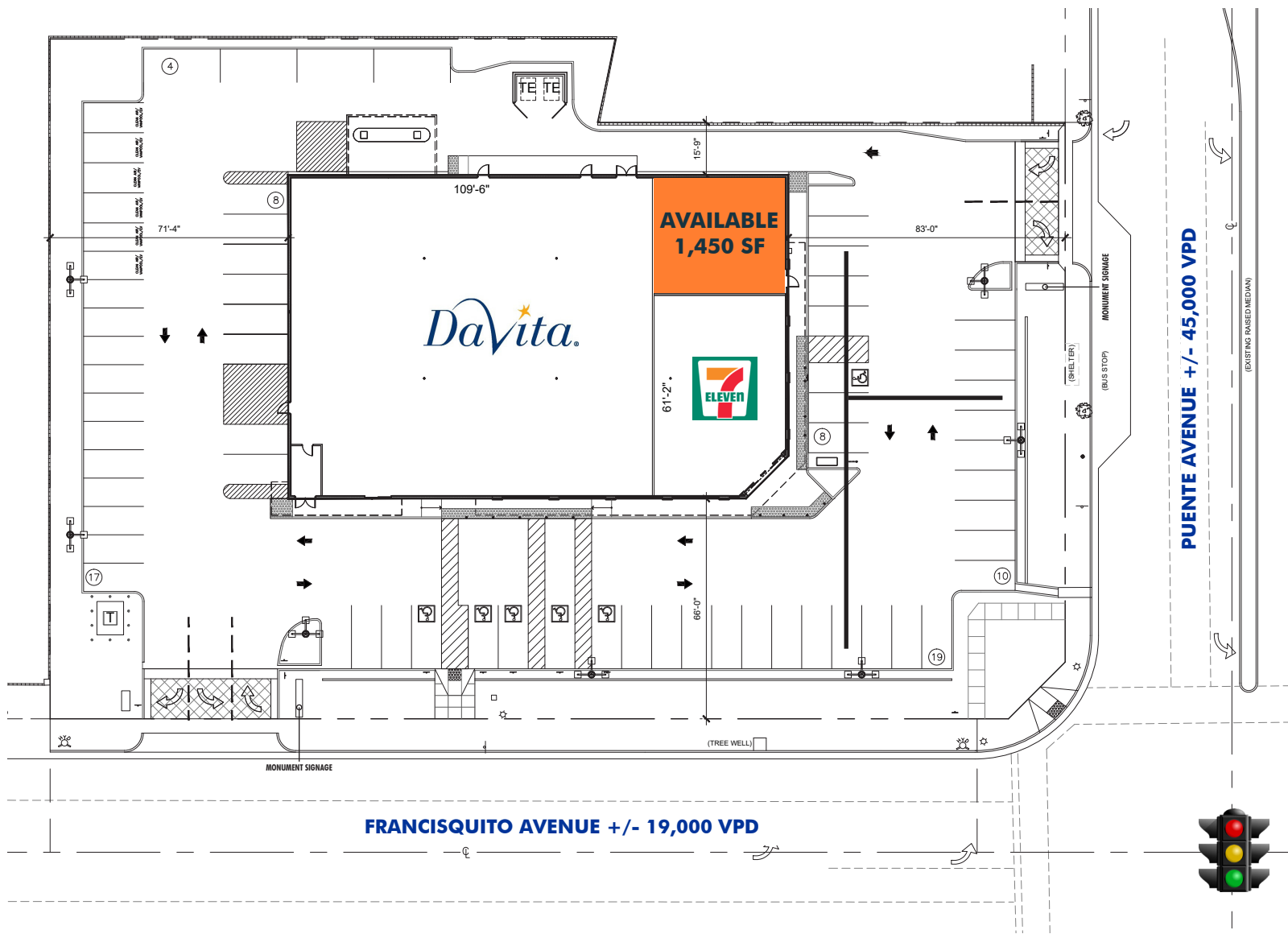
## LEASING INFO:

310.270.9243  
9034 W Sunset Boulevard  
West Hollywood, CA 90069

# Francisquito & Puente

14101 Francisquito Avenue | Baldwin Park, CA 91706

## SITE PLAN



### PROJECT SUMMARY:

DaVita 10,623 SF  
 7-Eleven 2,400 SF  
 Available - 1,450 SF

**GLA 14,473**

## DEMOGRAPHICS MAP

### AREA DEMOGRAPHICS

|                         | 3 Miles  | 5 Miles  |
|-------------------------|----------|----------|
| <b>Population:</b>      | 240,933  | 610,069  |
| <b>Households:</b>      | 80,359   | 155,566  |
| <b>Avg. HH. Income:</b> | \$75,238 | \$78,534 |

### TRAFFIC COUNT

|                          |               |
|--------------------------|---------------|
| <b>Francisquito Ave:</b> | +/-19,000 VPD |
| <b>Puente Ave:</b>       | +/-45,000 VPD |

