

HACIENDA PLAZA

LA PUENTE, CALIFORNIA



PRIME RETAIL OPPORTUNITY ANCHORED BY
HIGH PERFORMING NORTHGATE MARKET & BURLINGTON
± 1,000 - 7,800 SF SHOP SPACE AVAILABLE



 755 - 887 N HACIENDA BLVD | LA PUENTE, CALIFORNIA
VIEW ON MAP

EXECUTIVE SUMMARY

Hacienda Plaza at 755-887 N. Hacienda Boulevard presents a true daily-needs retail opportunity in the heart of La Puente's most active commercial corridor. This is not an emerging trade area—it is a fully built, high-density, necessity-driven retail ecosystem anchored by Northgate Market and Burlington, with Chase Bank and CVS reinforcing consistent daily trip generation.

The center benefits from immediate visibility, strong ingress/egress at a signalized intersection, and continuous traffic from surrounding national tenants. Available spaces are positioned to capture repeat, high-frequency consumer demand, making this an ideal platform for operators seeking volume-driven sales.

THIS IS A TARGETED OPPORTUNITY FOR:

- High-performing quick-service restaurants (QSR / fast casual) seeking strong daytime + evening demand
- Value retail operators looking to leverage dense, price-sensitive household demographics
- High-frequency service tenants (cellular, beauty, financial services, etc.)

Opportunities in this corridor with this level of co-tenancy, density, and visibility are increasingly limited.



macy's
DISTRIBUTION
CENTER



± 244,000 VPD

amazon
WAREHOUSE

**HACIENDA
PLAZA**

SCHOOL
SPARKS
MIDDLE SCHOOL



Burlington



DOUBLZ



ELLIOTT AVE



N HACIENDA BLVD - ± 45,000 VPD

SPACE HIGHLIGHTS

Dominant co-tenancy with Northgate Market, CVS and Burlington anchors driving nonstop daily traffic.

Rare endcap availability with strong frontage and direct visibility to both vehicular and pedestrian traffic.

High-performing neighborhood center with proven tenant mix and strong daily necessity-driven visits.

Ample on-site parking supporting high-turnover F&B and service concepts.

Located within a proven retail node generating one of the highest foot traffic counts within a 3-mile radius.

Strong exposure along a $\pm 45,000$ VPD retail corridor built for high-volume operators.



HACIENDA PLAZA

N HACIENDA BLVD - ± 45,000 VPD

AMAR RD

755

N HACIENDA BLVD

AVAILABLE SIZE

± 4,800 SF *

SPACE TYPE

ENDCAP

BUILD OUT

RETAIL

AVAILABILITY

IMMEDIATE

* CAN BE COMBINED WITH SPACE 769 FOR A TOTAL OF ± 7,800 SF



SIGNAGE

SIGNAGE

SIGNAGE

DRIVE-THRU

N HACIENDA BLVD - ± 45,000 VPD

769

N HACIENDA BLVD

AVAILABLE SIZE

± 3,000 SF *

SPACE TYPE

INLINE

BUILD OUT

RETAIL

AVAILABILITY

IMMEDIATE

* CAN BE COMBINED WITH SPACE 755 FOR A TOTAL OF ± 7,800 SF



SIGNAGE

SIGNAGE

SIGNAGE

DRIVE-THRU

N HACIENDA BLVD - ± 45,000 VPD

801

N HACIENDA BLVD

AVAILABLE SIZE

± 1,000 SF

SPACE TYPE

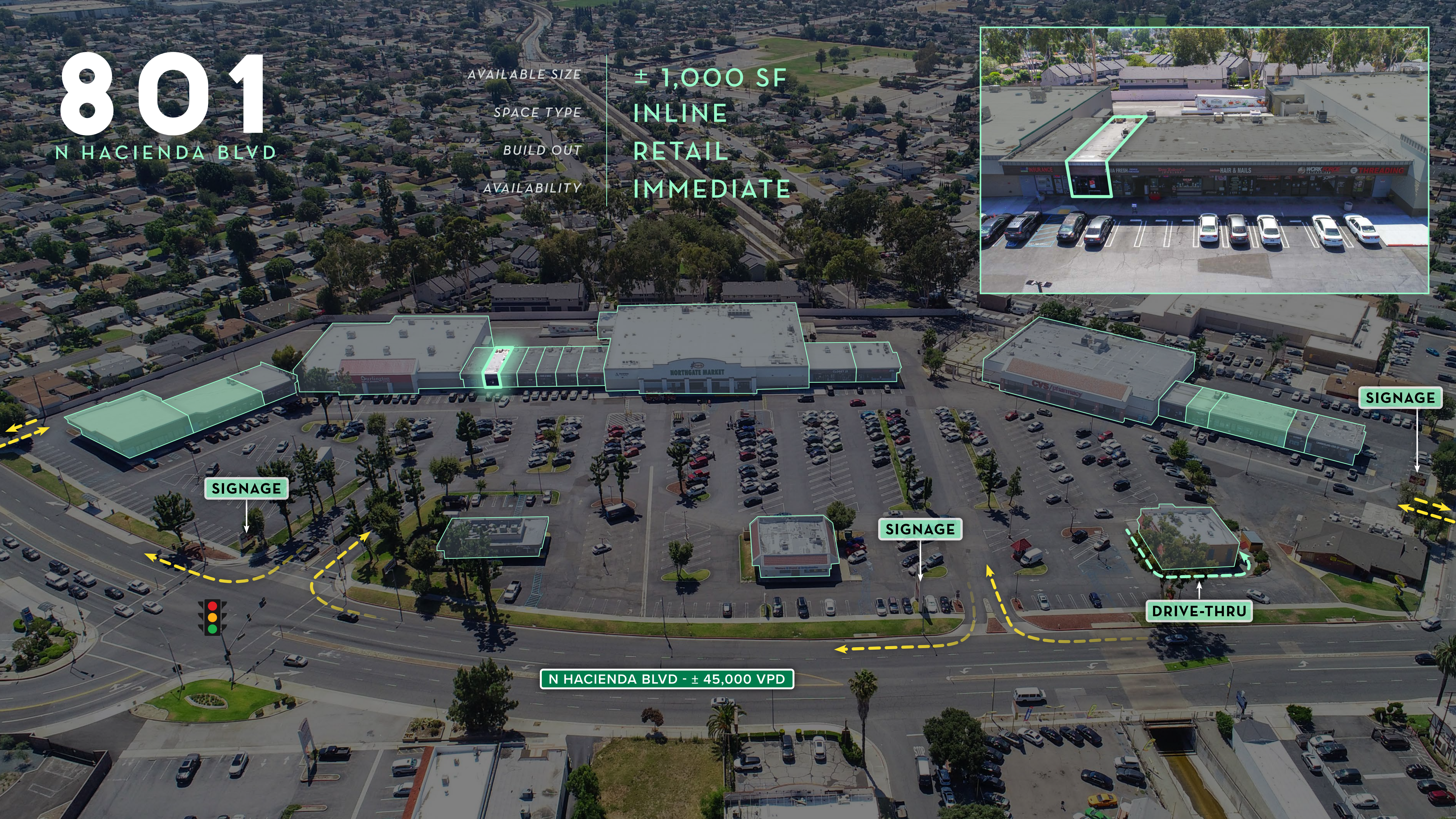
INLINE

BUILD OUT

RETAIL

AVAILABILITY

IMMEDIATE



SIGNAGE

SIGNAGE

SIGNAGE

DRIVE-THRU

N HACIENDA BLVD - ± 45,000 VPD

881

N HACIENDA BLVD

AVAILABLE SIZE

± 1,000 SF

SPACE TYPE

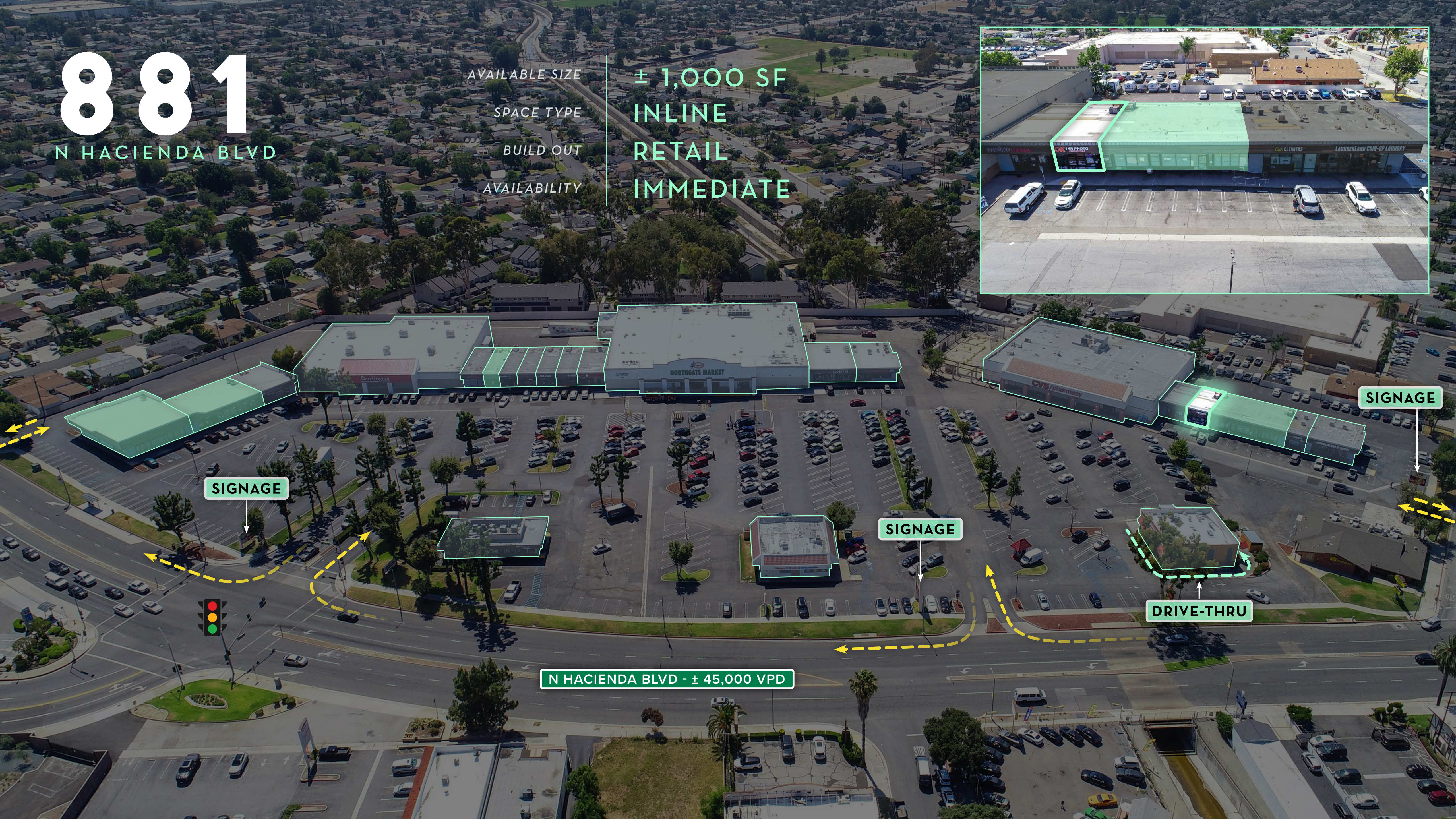
INLINE

BUILD OUT

RETAIL

AVAILABILITY

IMMEDIATE



SIGNAGE

SIGNAGE

SIGNAGE

DRIVE-THRU

N HACIENDA BLVD - ± 45,000 VPD

887

N HACIENDA BLVD

AVAILABLE SIZE

± 3,350 SF

SPACE TYPE

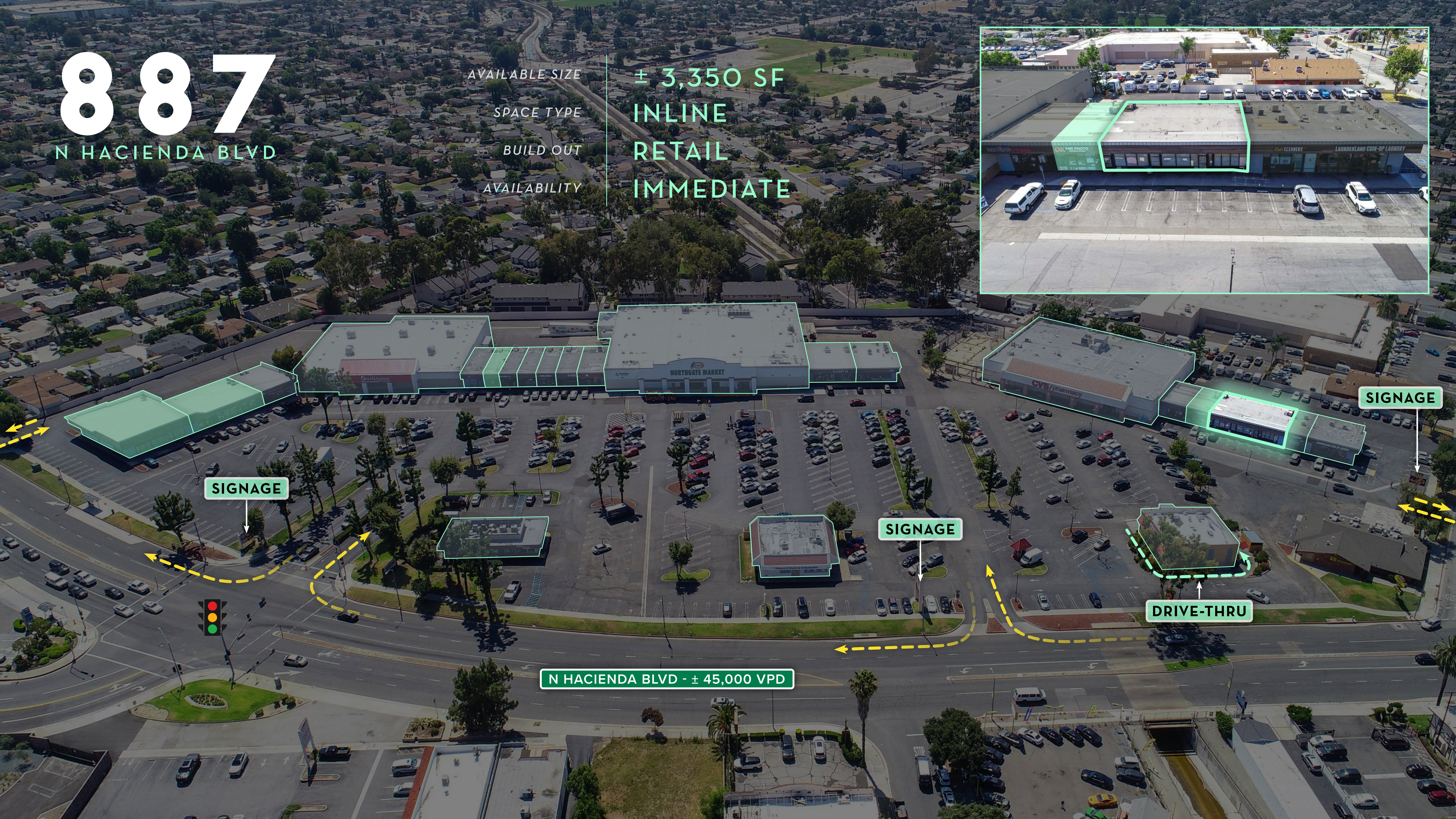
INLINE

BUILD OUT

RETAIL

AVAILABILITY

IMMEDIATE



SIGNAGE

SIGNAGE

SIGNAGE

DRIVE-THRU

N HACIENDA BLVD - ± 45,000 VPD



AVAILABLE LEASED

SITE PLAN

UNIT NO. AVAILABLE SIZE	755 ± 4,800 SF	769 ± 3,000 SF	801 ± 1,000 SF	881 ± 1,000 SF	887 ± 3,350 SF
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MARKET OVERVIEW

La Puente is one of the most densely populated and retail-active communities in the eastern San Gabriel Valley, located approximately 20 miles east of Downtown Los Angeles with immediate access to the I-10, SR-60, and I-605 freeways. N. Hacienda Boulevard functions as the city's primary retail spine and is one of the most consistently trafficked neighborhood corridors in the submarket.

The corridor is anchored by high-performing national tenants including Northgate Market, Food 4 Less, In-N-Out Burger, Starbucks, Walgreens, Ross, Burlington, and other daily-needs retailers, driving sustained traffic throughout the day and evening.

The population is approximately 80% Hispanic with a growing Asian presence (~14%), creating a highly responsive consumer base for food, value retail, and service-oriented concepts with strong brand recognition and repeat visitation patterns.

With ~45,000 VPD along N. Hacienda Boulevard at key intersections, Hacienda Plaza sits directly within one of the strongest daily-needs retail corridors in the region—positioning tenants to immediately benefit from established traffic drivers rather than relying on future growth.

	3-MILE	5-MILE	10-MILE
2025 POPULATION	182,502	441,045	1,582,906
NUMBER OF HOUSEHOLDS	47,922	120,158	477,033
AVERAGE HOUSEHOLD INCOME	\$119,992	\$115,545	\$121,359





LA PUENTE, CALIFORNIA



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