

For Sale Retail Center

1030 N Hacienda Blvd. La Puente, CA 91744

Highlights –

- Prime Free-Standing Building
- Long Term National Tenant Established in 1949. One of Southern California's Largest Footwear and Apparel Chains with 38 Locations on the West Coast
- Property located on Busy Hacienda Blvd.
- 19 Parking Spaces (5/1000)
- Monument Signage
- Strong Demographics



\$2,180,000.00 (\$549.26 per square foot)

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OFFERING SUMMARY

SALE PRICE: \$2,180,000 (\$549.26 per square foot)

CAP RATE: 5.5%

MARKET: City of La Puente

PROPERTY LOCATION:

The subject property is located at 1030 N Hacienda Blvd., and is on the North East side of Amar Rd and N Hacienda Blvd in the County of Los Angeles. Anchored by Smart and Final, Fit Club La Puente and Jiffy Lube. It is surrounded by other National, Regional Tenants, apartments and residential properties. The subject property was built in 1970 and contains approximately 3,969 square feet of building on a lot size of approximately 16,137 square feet according to the County Tax Assessor. The property currently consist of 1 Tenant. Shoeteria was purchased by Work World, a portfolio company of Gart Capital Partners, in August 2025.

ABOUT SHOETERIA: Shoeteria was founded in 1949 in Norwalk, California, as a specialty work boot and workwear retailer focused on serving workers and industrial customers in Southern California. It grew to operate 7 retail locations, a strong online business, and mobile "boot trucks" serving B2B accounts. Acquisition by Work World. On August 12, 2025, Work World acquired Shoeteria, bringing it under the Work World corporate umbrella as part of the company's strategy to expand its geographic presence and product reach. After the acquisition, Shoeteria continues to operate under its own brand name with its existing team and headquarters in Commerce, CA, while benefiting from the scale and support of Work World.

1949 – Shoeteria founded in Norwalk, CA.

1990 – Work World founded in California.

2020 – Gart Capital Partners acquires Work World.

2021 – Work World acquires Whistle Workwear & Willy's.

2025 – Work World acquires Shoeteria.

DESCRIPTION: Single-Tenant Free Standing Retail Building

LEASE TERMS: 10 Years, Expires July 31, 2035. 3.5% Annual increases. 2(5)Year Options, First option 3.5% per year. Second 5-Year option Fair Market Rent.

APN: 8252-021-027

YEAR BUILT: 1970

BUILDING SIZE: 3,969 Square Feet

LOT SIZE: 16,137 Square feet

ZONING : City of La Puente's commercial zones (LPC2)

FINANCING: Cash or Cash to New Financing

TOPOGRAPHY: Flat

CONSTRUCTION: Wood Frame Stucco

PARKING: 18 parking spaces + 1 ADA Compliant Parking Spaces

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Property: 1030 N Hacienda Blvd., La Puente, CA 91744
GCP WW Holdco LLC, a Washington limited liability company
Single-Tenant Property
 4,000 SF Bldg 16,224 Lot

Account Name	Total Current Amount
	08/01/2025-07/31/2026

Operating Income & Expense	
INCOME	
Rent	\$ 120,000.00
CAM Monthly Estimate	
Total INCOME	\$ 120,000.00
EXPENSES	
Property Taxes	\$ 22,857.00
Insurance	2,500.00
Maintenance	1,240.00
Total EXPENSES	\$ 26,597.00
PER MONTH	



FINANCIAL SUMMARY

Year 1	NET Income	\$ 10,000.00	
		x 12	Months
		<u>\$ 120,000.00</u>	
	Expenses	26,597.00	Paid by Tenant
		<u>\$ 120,000.00</u>	
	CAP Rate	5.25%	
		\$ 2,285,714.29	
Year 2	NET Income	\$ 10,360.00	
		x 12	Months
		<u>\$ 124,320.00</u>	
	Expenses	26,597.00	Paid by Tenant
		<u>\$ 124,320.00</u>	
	CAP Rate	5.44%	
Year 3	NET Income	\$ 10,720.00	
		x 12	Months
		<u>\$ 128,640.00</u>	
	Expenses	26,597.00	Paid by Tenant
		<u>\$ 128,640.00</u>	
	CAP Rate	5.63%	

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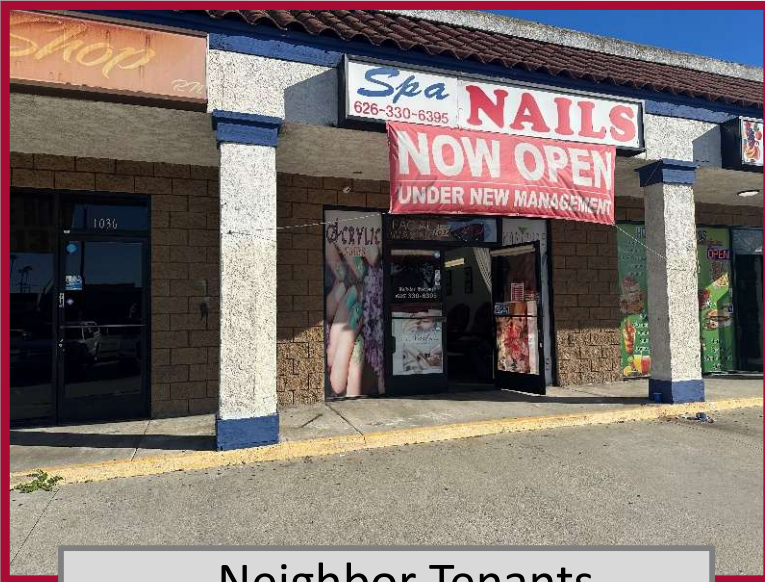
Frontage



Monument Sign



Anchor Tenants



Neighbor Tenants



Rear Parking

SOLD COMPARABLES

1 220 S Vincent Ave West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket

★★★★☆
Retail

Sold	11/5/2025	Actual Cap Rate	5.20%
Sale Price	\$4,600,000 (\$1,131.89/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	4,064 SF (100%)	Sale Comp ID	7395563
Price Status	Confirmed	Parcel Numbers	8474-010-011 +1
Built	2003	Sale Conditions	1031 Exchange +1
Land Area	0.81 AC/35,284 SF		



Type	Name	Location	Phone
Recorded Buyer	Grb Partners Llc	-	-
True Buyer	Properties Unlimited	Sherman Oaks, CA 91403	(818) 783-1280
Recorded Seller	RPM Santan Pad 2 LLC	-	-
True Seller	CalBay Development LLC	El Segundo, CA 90245	(310) 545-8350

2 1340-1380 S Harbor Blvd La Habra, CA 90631 (Orange County) - Brea/La Habra Submarket

★★★★☆
Retail

Sold	10/15/2025	Land Area	0.76 AC/33,106 SF
Sale Price	\$6,185,000 (\$1,103.68/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	5,604 SF (100%)	Sale Comp ID	7374322
Price Status	Confirmed	Parcel Numbers	293-101-40
Built	1978		



Type	Name	Location	Phone
Recorded Buyer	Kamran Shooshani Family Trust	Beverly Hills, CA 90210	-
True Buyer	Kamran Shooshani Family Trust	Beverly Hills, CA 90210	-
Recorded Seller	Bonnie Doone, LLC	Corona del Mar, CA 92625	-
Recorded Seller	Seaside Ranchos Inc.	-	-
True Seller	Bonnie Doone	Corona del Mar, CA 92625	-

3 311 N Santa Anita Ave - Arcadia Small Animal Hospital Arcadia, CA 91006 (Los Angeles County) - Western SGV Submarket

★★★★☆
Retail

Sold	8/29/2025	Land Area	0.26 AC/11,326 SF
Sale Price	\$3,568,000 (\$577.53/SF)	Sale Comp Status	Research Complete
GLA	6,178 SF	Sale Comp ID	7316301
Price Status	Confirmed	Parcel Numbers	5775-022-042
Built	1988		



Type	Name	Location	Phone
Recorded Buyer	Arcadia Veterinary Properties Llc	-	-
True Buyer	Rachel Niu	Sierra Madre, CA 91024	(626) 780-0324
Recorded Seller	Arcadia Properties Llc	-	(985) 414-2411

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215-219 E Las Tunas Dr

San Gabriel, CA 91775 (Los Angeles County) - Western SGV Submarket



Retail

Sold	8/26/2025	Land Area	0.13 AC/5,663 SF
Sale Price	\$1,900,000 (\$583.54/SF)	Sale Comp Status	Research Complete
GLA	3,256 SF	Sale Comp ID	7322420
Price Status	Full Value	Parcel Numbers	5367-034-021
Built	1954		



Type	Name	Location	Phone
Recorded Buyer	Revocable Living Trust Of Ken Chung Chang	San Gabriel, CA 91778	(626) 333-1111
Recorded Buyer	chang	-	-
True Buyer	Revocable Living Trust Of Ken Chung Chang	San Gabriel, CA 91778	(626) 333-1111
Recorded Seller	Angel City Lic	-	-
True Seller	James Lin Jr	San Marino, CA 91108	(310) 600-3430

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105 W Lambert Rd - Brea Plaza

Brea, CA 92821 (Orange County) - Brea/La Habra Submarket



Retail

Sold	7/31/2025	Land Area	0.53 AC/23,087 SF
Sale Price	\$3,475,000 (\$528.44/SF)	Sale Comp Status	Research Complete
GLA	6,576 SF	Sale Comp ID	7285596
Price Status	Confirmed	Parcel Numbers	296-291-42
Built/Renovated	1980/2001		



Type	Name	Location	Phone
Recorded Buyer	James Eunsu Choi And Susan Yun Choi Trust	-	(310) 375-1580
True Buyer	James Eunsu Choi And Susan Yun Choi Trust	-	(310) 375-1580
Recorded Seller	Mis Casas Llc	-	-
True Seller	Timothy P & Graciela T Hopkins	Las Vegas, NV 89158	(702) 369-1015

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104-120 W Foothill Blvd - Foothill Park Plaza - Bldg A (Part of a 5-Pro...

Monrovia, CA 91016 (Los Angeles County) - Western SGV Submarket



Retail

Sold	3/14/2025	Land Area	0.49 AC/21,216 SF
Sale Price	\$9,648,566 (\$855.82/SF)	Sale Comp Status	Research Complete
GLA	11,274 SF	Sale Comp ID	7093729
Price Status	Allocated	Parcel Numbers	8516-003-059
Built	1985		



Type	Name	Location	Phone
Recorded Buyer	Foothill Station LP	-	-
True Buyer	Phillips Edison & Company	Cincinnati, OH 45249	(513) 554-1110

7 150-166 W Foothill Blvd - Foothill Park Plaza - Bldg C (Part of a 5-Pro...
 Monrovia, CA 91016 (Los Angeles County) - Western SGV Submarket

★★★★☆
Retail

Sold	3/14/2025	Land Area	0.64 AC/27,878 SF
Sale Price	\$7,250,269 (\$666.13/SF)	Sale Comp Status	Research Complete
GLA	11,050 SF	Sale Comp ID	7093729
Price Status	Allocated	Parcel Numbers	8516-003-051 +1
Built	1985		



Type	Name	Location	Phone
Recorded Buyer	Foothill Station LP	-	-
True Buyer	Phillips Edison & Company	Cincinnati, OH 45249	(513) 554-1110
Recorded Seller	Monrovia Foothill Assocs LLC	Newport Beach, CA 92660	-
True Seller	Westar Associates	Newport Beach, CA 92660	(714) 241-0400

8 102 W Foothill Blvd - Foothill Park Plaza (Part of a 5-Property Sale)
 Monrovia, CA 91016 (Los Angeles County) - Western SGV Submarket

★★★★☆
Retail

Sold	3/14/2025	Land Area	0.45 AC/19,710 SF
Sale Price	\$5,007,522 (\$912.95/SF)	Sale Comp Status	Research Complete
GLA	5,485 SF	Sale Comp ID	7093729
Price Status	Allocated	Parcel Numbers	8516-003-057 +1
Built	1986		



Type	Name	Location	Phone
Recorded Buyer	Foothill Station LP	-	-
True Buyer	Phillips Edison & Company	Cincinnati, OH 45249	(513) 554-1110
Recorded Seller	Monrovia Foothill Assocs LLC	Newport Beach, CA 92660	-
True Seller	Westar Associates	Newport Beach, CA 92660	(714) 241-0400

9 140-148 W Foothill Blvd - Foothill Park Plaza - Bldg E (Part of a 5-Prop...
 Monrovia, CA 91016 (Los Angeles County) - Western SGV Submarket

★★★★☆
Retail

Sold	3/14/2025	Land Area	0.35 AC/15,414 SF
Sale Price	\$2,164,973 (\$602.22/SF)	Sale Comp Status	Research Complete
GLA	3,595 SF	Sale Comp ID	7093729
Price Status	Allocated	Parcel Numbers	8516-003-056
Built	1986		



Type	Name	Location	Phone
Recorded Buyer	Foothill Station LP	-	-
True Buyer	Phillips Edison & Company	Cincinnati, OH 45249	(513) 554-1110

SOLD COMPARABLES

10 1212 S Baldwin Ave
Arcadia, CA 91007 (Los Angeles County) - Western SGV Submarket



Retail

Sold	11/5/2024	Land Area	0.23 AC/9,975 SF
Sale Price	\$4,000,000 (\$886.92/SF)	Sale Comp Status	Research Complete
GLA	4,510 SF	Sale Comp ID	6941653
Price Status	Confirmed	Parcel Numbers	5784-003-033 +1
Built	1930		



Type	Name	Location	Phone
Recorded Buyer	Dream 1212 LLC	-	-
True Buyer	Xianwei Miao	Arcadia, CA 91007	-
Recorded Seller	Tse Kenneth S	-	-
True Seller	Kenneth Tse & Soy Chin	South Pasadena, CA 91030	(626) 589-1628

11 8951-8953 Valley Blvd
Rosemead, CA 91770 (Los Angeles County) - Western SGV Submarket



Retail

Sold	7/29/2024	Land Area	0.54 AC/23,345 SF
Sale Price	\$4,508,000 (\$539.04/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	8,363 SF (59.0%)	Sale Comp ID	6798513
Price Status	Confirmed	Parcel Numbers	5391-012-039 +1
Built	1956	Sale Conditions	Redevelopment Project



Type	Name	Location	Phone
Recorded Buyer	Pasadena Area Community College District	Rosemead, CA 91770	-
True Buyer	Pasadena Area Community College District	Rosemead, CA 91770	-
Recorded Seller	Huang Family 2000 Trust	San Gabriel, CA 91775	-
True Seller	Julie G Huang	San Gabriel, CA 91775	(626) 286-8298

12 10910 Rush St - Tyler & Rush Town Center (Part of a 2-Property Sale)
South El Monte, CA 91733 (Los Angeles County) - Western SGV Submarket



Retail

Sold	4/19/2024	Actual Cap Rate	5.93%
Sale Price	\$3,067,878 (\$550.06/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	5,577 SF (100%)	Sale Comp ID	6707407
Price Status	Allocated	Parcel Numbers	8114-019-023
Built	1989	Sale Conditions	Investment Triple Net +1
Land Area	0.35 AC/15,246 SF		

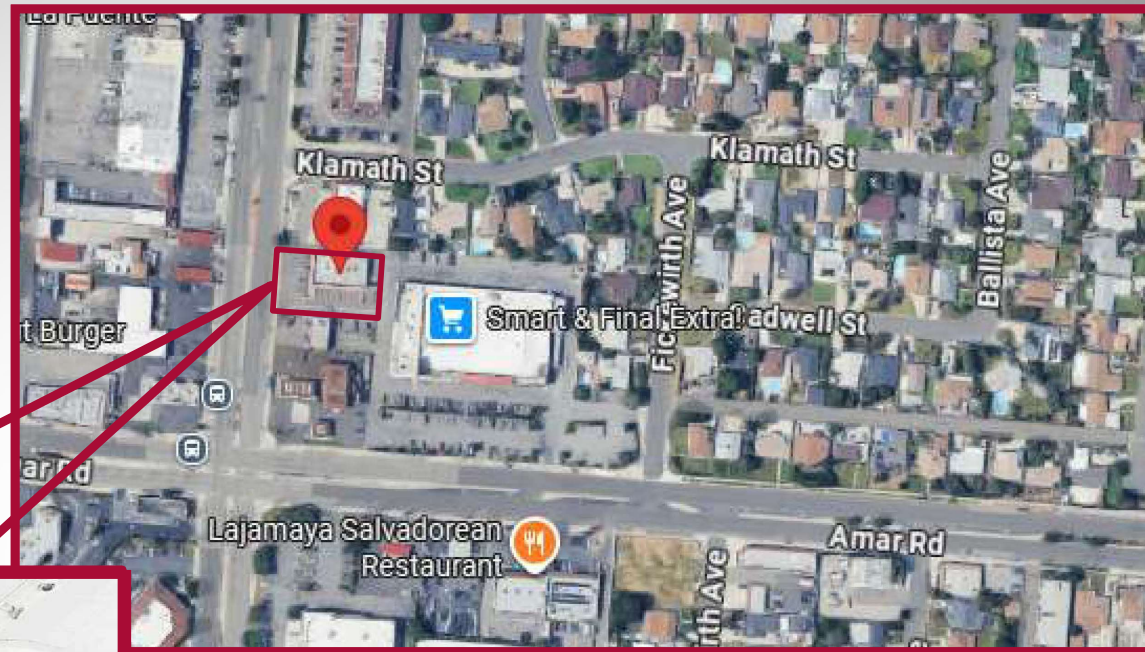


Type	Name	Location	Phone
Recorded Buyer	Spring Town, LLC	Cerritos, CA 90703	(562) 865-0012

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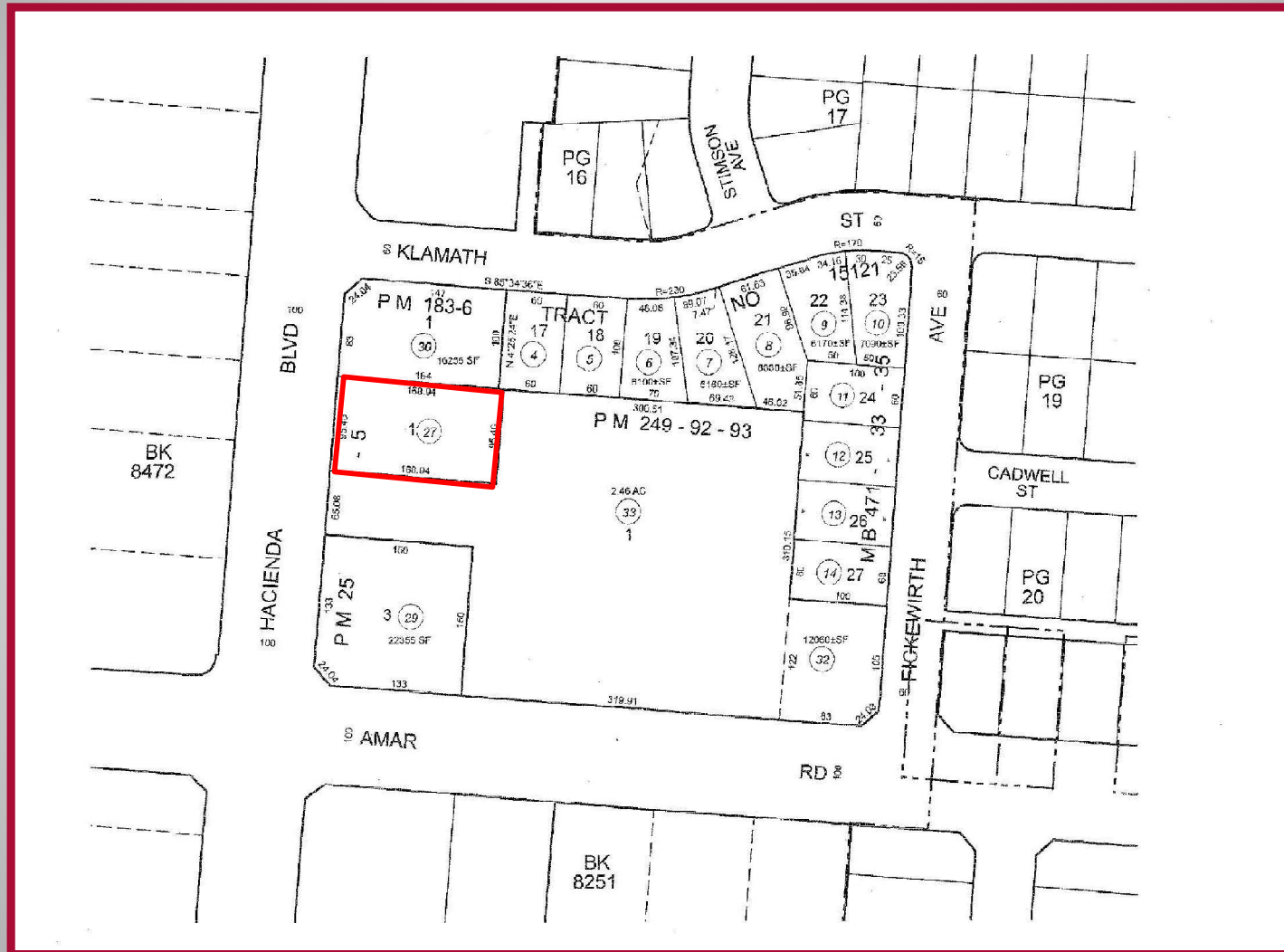


1030 N Hacienda Blvd. La Puente, CA 91744



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APN: 8252-021-027 – Subject Property outlined in red.

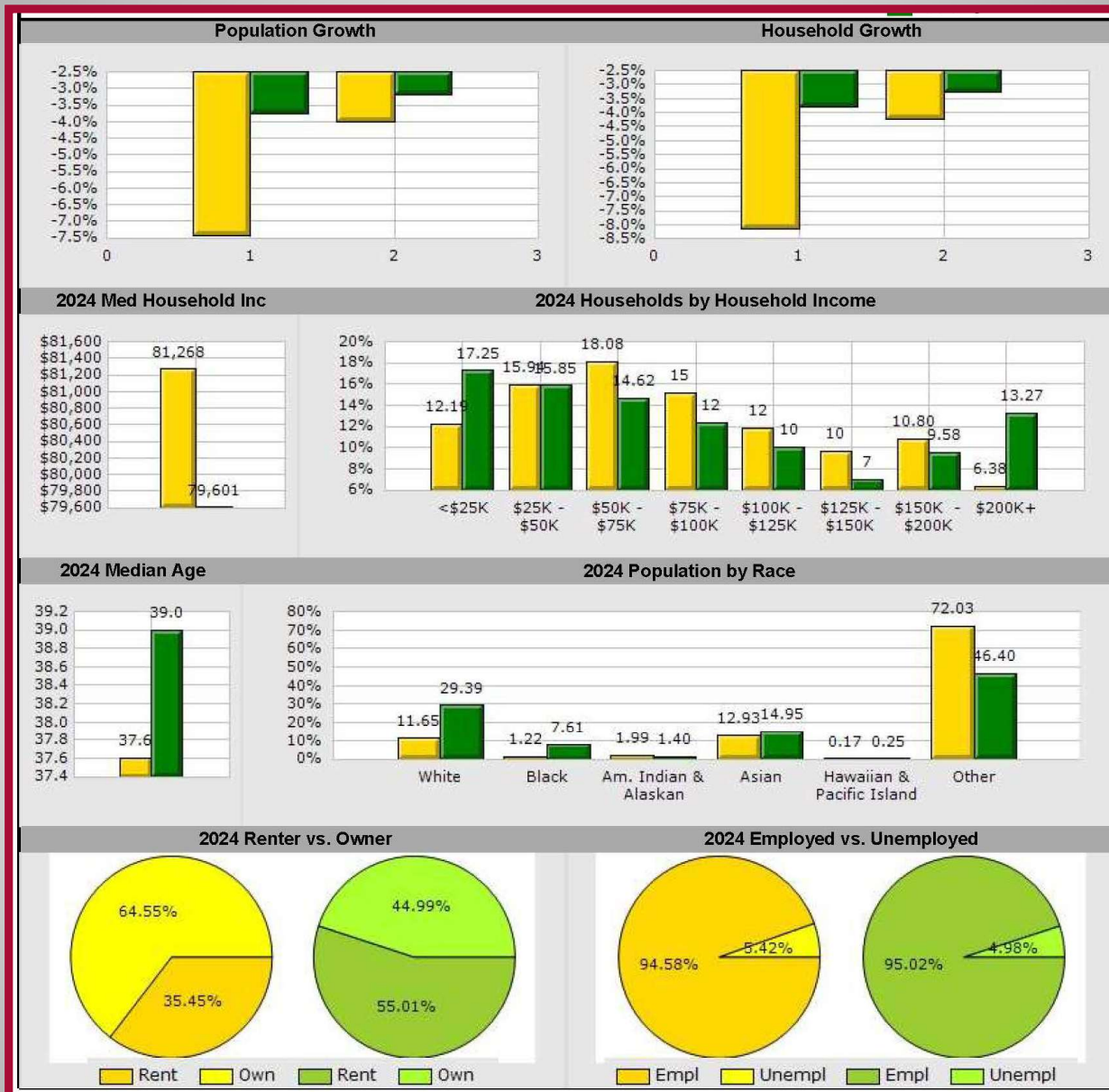


DEMOGRAPHICS

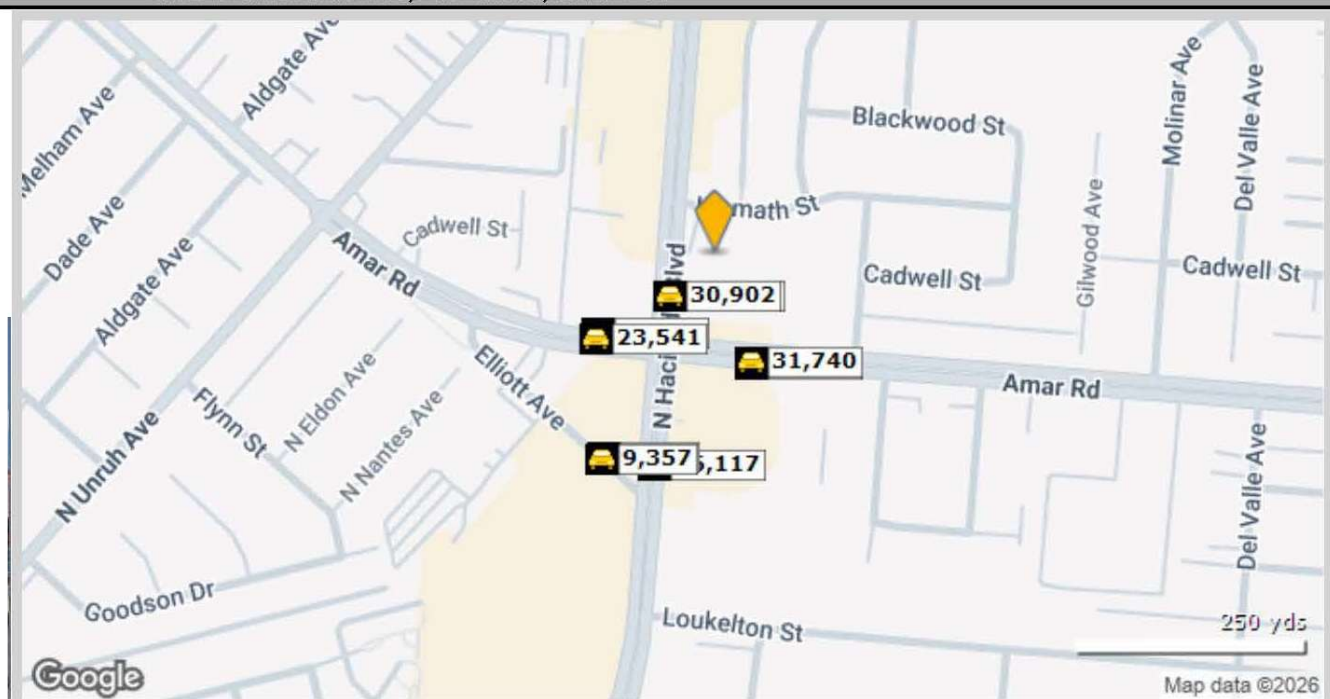
Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	27,570		182,358		432,557	
2024 Estimate	28,718		190,057		449,979	
2020 Census	31,025		205,827		483,190	
Growth 2024 - 2029	-4.00%		-4.05%		-3.87%	
Growth 2020 - 2024	-7.44%		-7.66%		-6.87%	
2024 Population by Hispanic Origin	23,417		135,078		293,882	
2024 Population	28,718		190,057		449,979	
White	3,346	11.65%	24,878	13.09%	60,068	13.35%
Black	351	1.22%	3,520	1.85%	7,897	1.75%
Am. Indian & Alaskan	571	1.99%	3,150	1.66%	7,366	1.64%
Asian	3,713	12.93%	38,671	20.35%	114,168	25.37%
Hawaiian & Pacific Island	49	0.17%	315	0.17%	620	0.14%
Other	20,687	72.03%	119,523	62.89%	259,860	57.75%
U.S. Armed Forces	38		97		196	
Households						
2029 Projection	6,632		47,539		117,899	
2024 Estimate	6,925		49,692		122,973	
2020 Census	7,539		54,363		133,270	
Growth 2024 - 2029	-4.23%		-4.33%		-4.13%	
Growth 2020 - 2024	-8.14%		-8.59%		-7.73%	
Owner Occupied	4,470	64.55%	32,031	64.46%	75,231	61.18%
Renter Occupied	2,455	35.45%	17,661	35.54%	47,742	38.82%
2024 Households by HH Income	6,925		49,691		122,974	
Income: <\$25,000	844	12.19%	5,943	11.96%	16,205	13.18%
Income: \$25,000 - \$50,000	1,104	15.94%	7,567	15.23%	19,431	15.80%
Income: \$50,000 - \$75,000	1,252	18.08%	7,698	15.49%	19,285	15.68%
Income: \$75,000 - \$100,000	1,047	15.12%	7,295	14.68%	18,323	14.90%
Income: \$100,000 - \$125,000	818	11.81%	6,260	12.60%	14,664	11.92%
Income: \$125,000 - \$150,000	670	9.68%	4,520	9.10%	10,369	8.43%
Income: \$150,000 - \$200,000	748	10.80%	5,589	11.25%	12,887	10.48%
Income: \$200,000+	442	6.38%	4,819	9.70%	11,810	9.60%
2024 Avg Household Income	\$97,480		\$106,305		\$103,683	
2024 Med Household Income	\$81,268		\$87,465		\$83,958	

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TRAFFIC COUNTS



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Hacienda Blvd	Amar Rd	0.04 S	2025	30,381	MPSI	.04
2 N Hacienda Blvd	Amar Rd	0.04 S	2024	30,902	MPSI	.04
3 Amar Rd	N Hacienda Blvd	0.06 W	2024	32,317	MPSI	.07
4 Amar Rd	N Hacienda Blvd	0.06 W	2025	31,740	MPSI	.07
5 Amar Rd	N Hacienda Blvd	0.04 E	2024	23,969	MPSI	.09
6 Amar Rd	N Hacienda Blvd	0.04 E	2025	23,541	MPSI	.09
7 N Hacienda Blvd	Elliot Ave	0.02 S	2024	36,347	MPSI	.14
8 N Hacienda Blvd	Elliot Ave	0.02 S	2025	36,117	MPSI	.14
9 Elliot Ave	N Hacienda Blvd	0.04 SE	2024	9,461	MPSI	.15
10 Elliot Ave	N Hacienda Blvd	0.04 SE	2025	9,357	MPSI	.15

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