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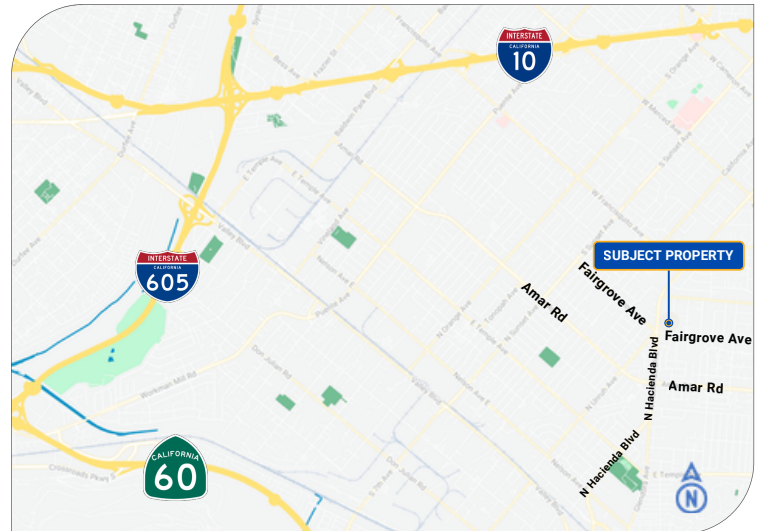
# HACIENDA FAIR CENTER

15417 Fairgrove Ave., La Puente CA 91744



**PROPERTY HIGHLIGHTS**

- Strong frontage along North Hacienda Blvd & Fairgrove Ave
- Strong daytime population and consistent local traffic flow
- Average \$115,000 Household Income
- Surrounded by Schools, Parks, residential neighborhoods, and Businesses
- Excellent access to CA-60, I-605, & I-10
- C-2 zone allows a wide variety of Retail, office, and Restaurant uses to serve residents, employees, and visitors.
- Ideal for: Eyelash Studio / Barbershop / Dental office / Medical / Professional office / Waxing, Laser, Botox, Filler, Facial / Restaurant / Cafe
- Mostly Open Plan with x2 Restrooms, x1 Private office, x1 Break Room,



**RENTAL DETAILS**

Available Size: **± 1,243 SF** Ceiling Height: **10 ft**  
Lease Term: **3 - 5 Years** Shared Parking: **166 spots**

**ASKING RATE INFO**

Base Rent: **Negotiable**  
+ NNN: **\$0.50 PSF /Month**

FOR MORE INFORMATION, PLEASE CONTACT



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## 2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Average	31,380	199,280	462,399
Household Income	\$113,897	\$117,802	\$114,835
Daytime Population	4,873	67,796	164,344

Source: Esri

## 2025 TRAFFIC COUNTS (Source: Caltrans)

N Hacienda Blvd:	<b>± 37,500 AADT</b>	(Annual Average Daily Traffic)
Unruh Ave:	<b>± 7,838 AADT</b>	(Annual Average Daily Traffic)
Fairgrove Ave:	<b>± 5,851 AADT</b>	(Annual Average Daily Traffic)

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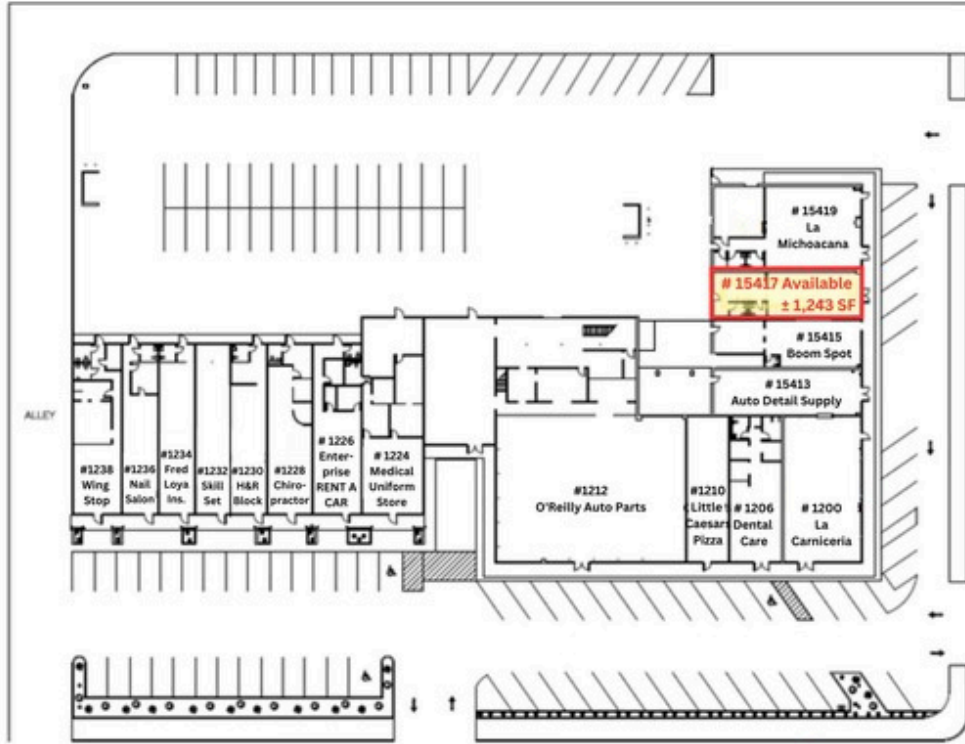


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## Site Plan



Fairgrove Ave ± 5,851 AADT

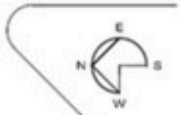
N Hacienda Blvd ± 37,500 AADT

Fairgrove Ave ± 5,851 AADT

N Unruh Ave ± 7,838 AADT

Fairgrove Ave	
# 15413	Auto Detail Supply
# 15415	Boom Spot
# 15417	<b>AVAILABLE 1,243 SF</b>
# 15419	La Michoacana
N Hacienda Blvd	
# 1200	La Carniceria
# 1206	Dental Care
# 1210	Little Caesars Pizza
# 1212	O'Reilly Auto Part
# 1224	Medical Uniform Store
# 1226	Enterprise Rent-A-Car
# 1228	Chiropractor
# 1230	H&R Block
# 1232	SkillsetGroup
# 1234	Fred Loya Insurance
# 1236	Kim Nail Shop
# 1238	Wing Stop

\*\* This site plan is for illustrative purposes only and is not drawn to scale. The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. \*\*



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10

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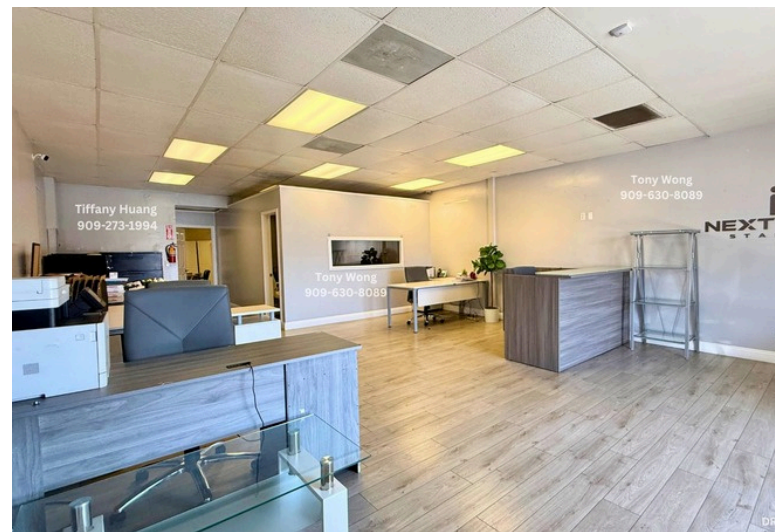
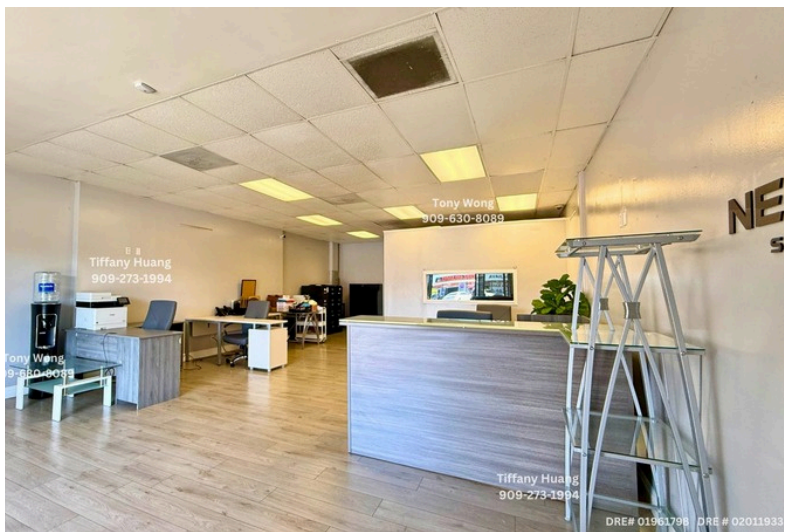
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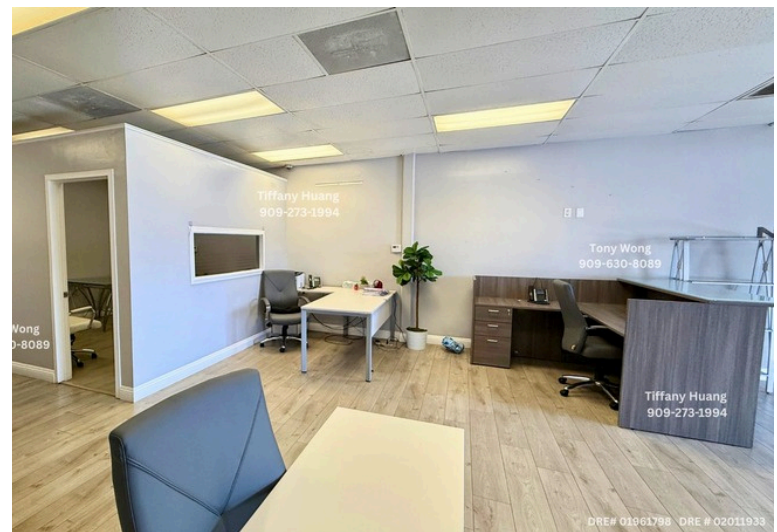
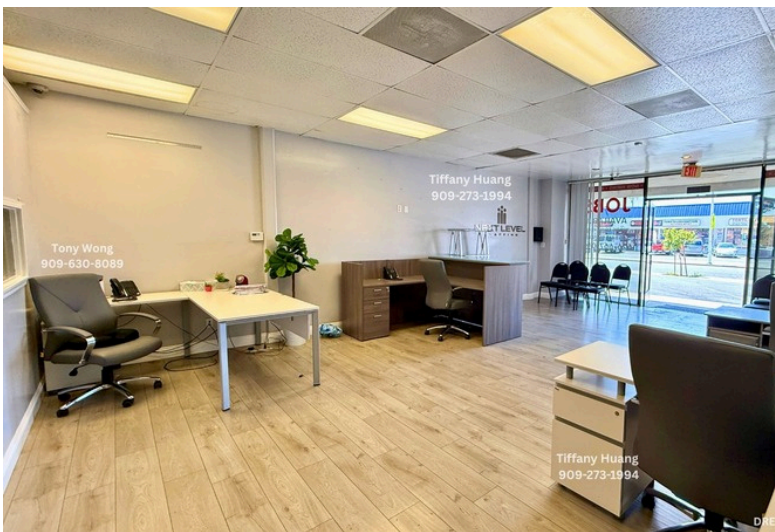
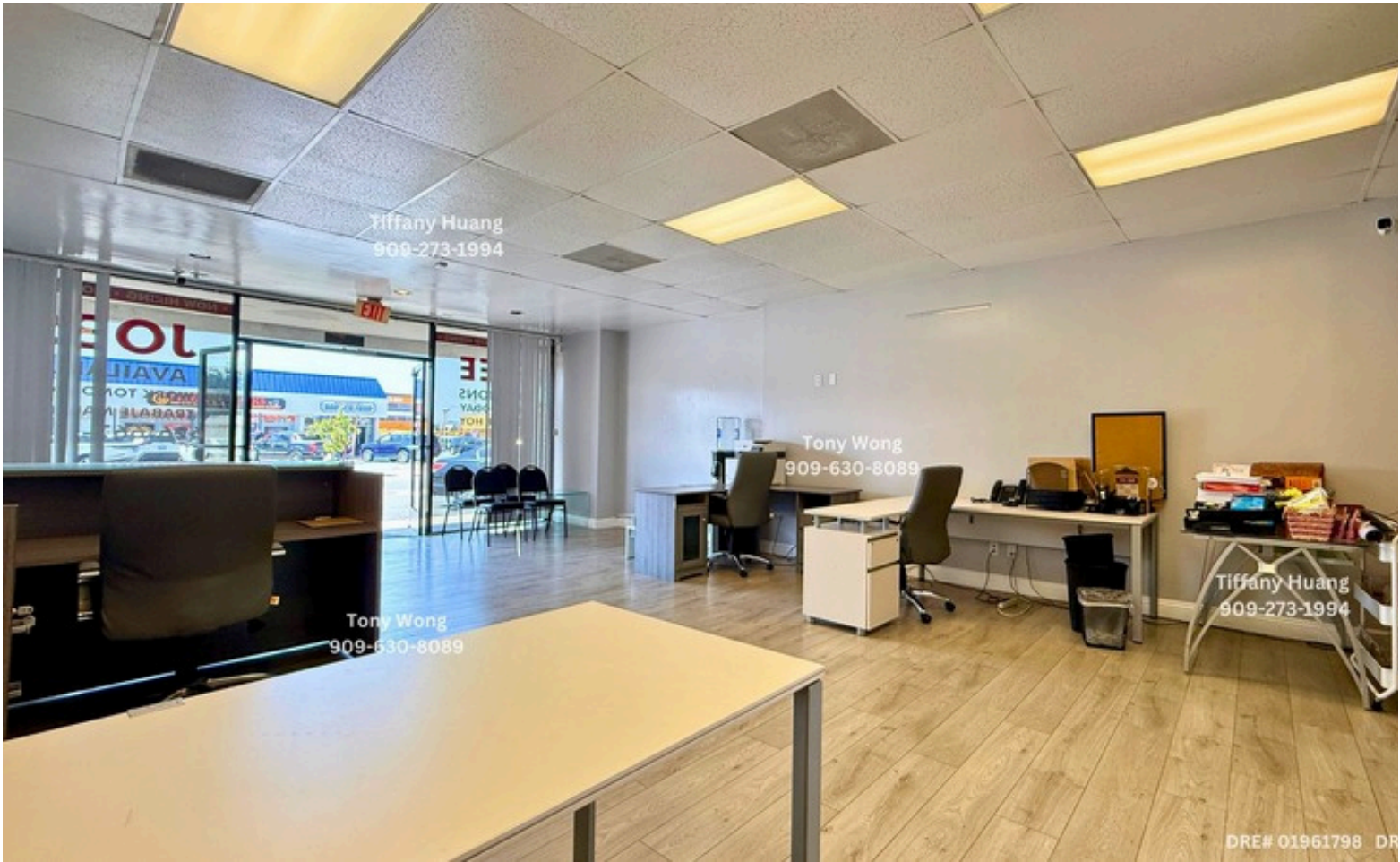
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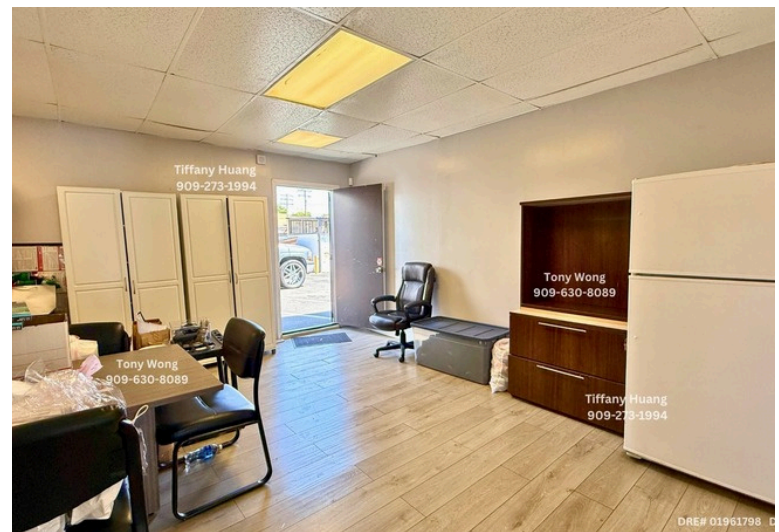
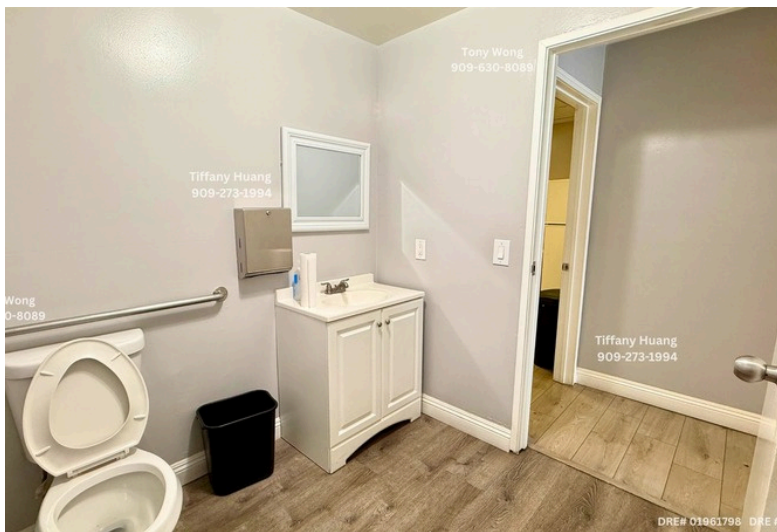
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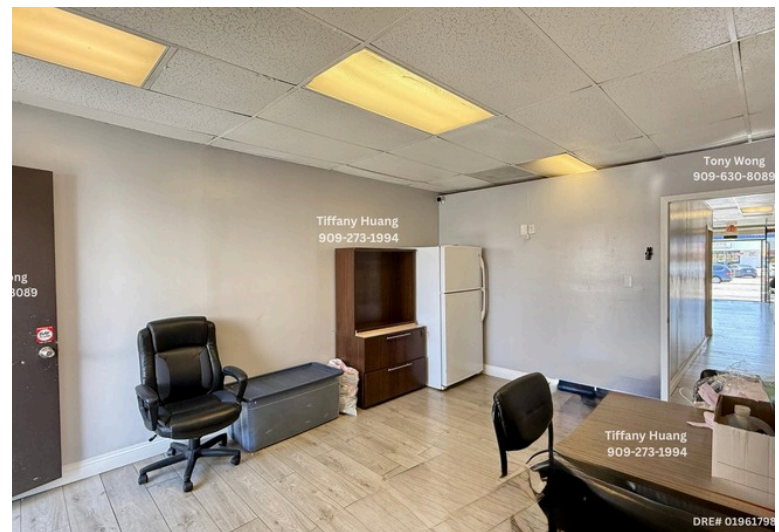
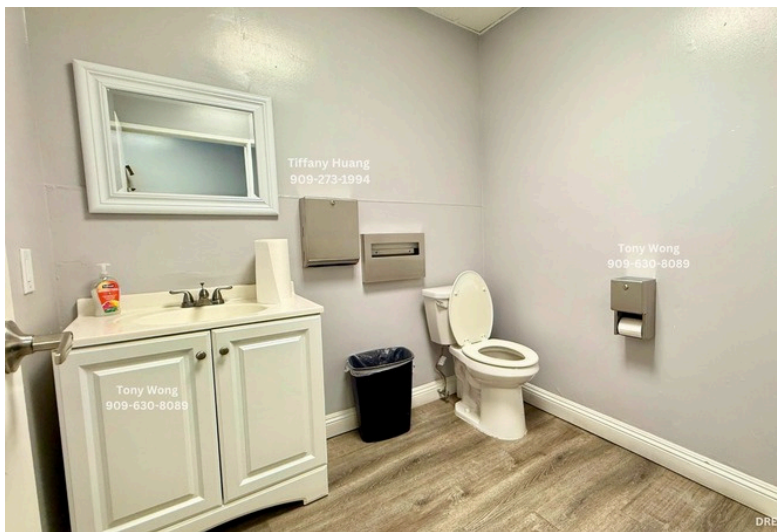
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