

1265 Huntington Dr., Suite B
DUARTE, CA 91010



High-Visibility ±1,500 SF Retail
Space Available For Lease

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

1265 Huntington Dr., Suite B
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Asking Rate:	\$3.00 PSF NNN
Terms:	Negotiable
Suite Size:	±1,500 SF
Total Building SF:	±2,508SF
Lot SF:	±9,749 SF
Year Built:	2016
Zoning:	SP-3 (Huntington Buena Vista Specific Plan)
Parking Ratio:	5:1,000
APN:	8530-003-082



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PROPERTY SUMMARY & HIGHLIGHTS

1265 Huntington Dr., Suite B
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PROPERTY HIGHLIGHTS

- ±1,500 SF retail / office suite available for lease
- Directly adjacent to Starbucks and Verizon
- Excellent visibility within an established retail center
- Modern 2016 construction with clean storefront presence
- Convenient on-site parking with easy customer access
- Prominent glass storefront with excellent exposure
- Suite benefits from shared traffic generated by Starbucks, Verizon, and neighboring national tenants
- Tenant to verify permitted uses with City of Duarte



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INTERIOR PHOTOS

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INTERIOR PHOTOS

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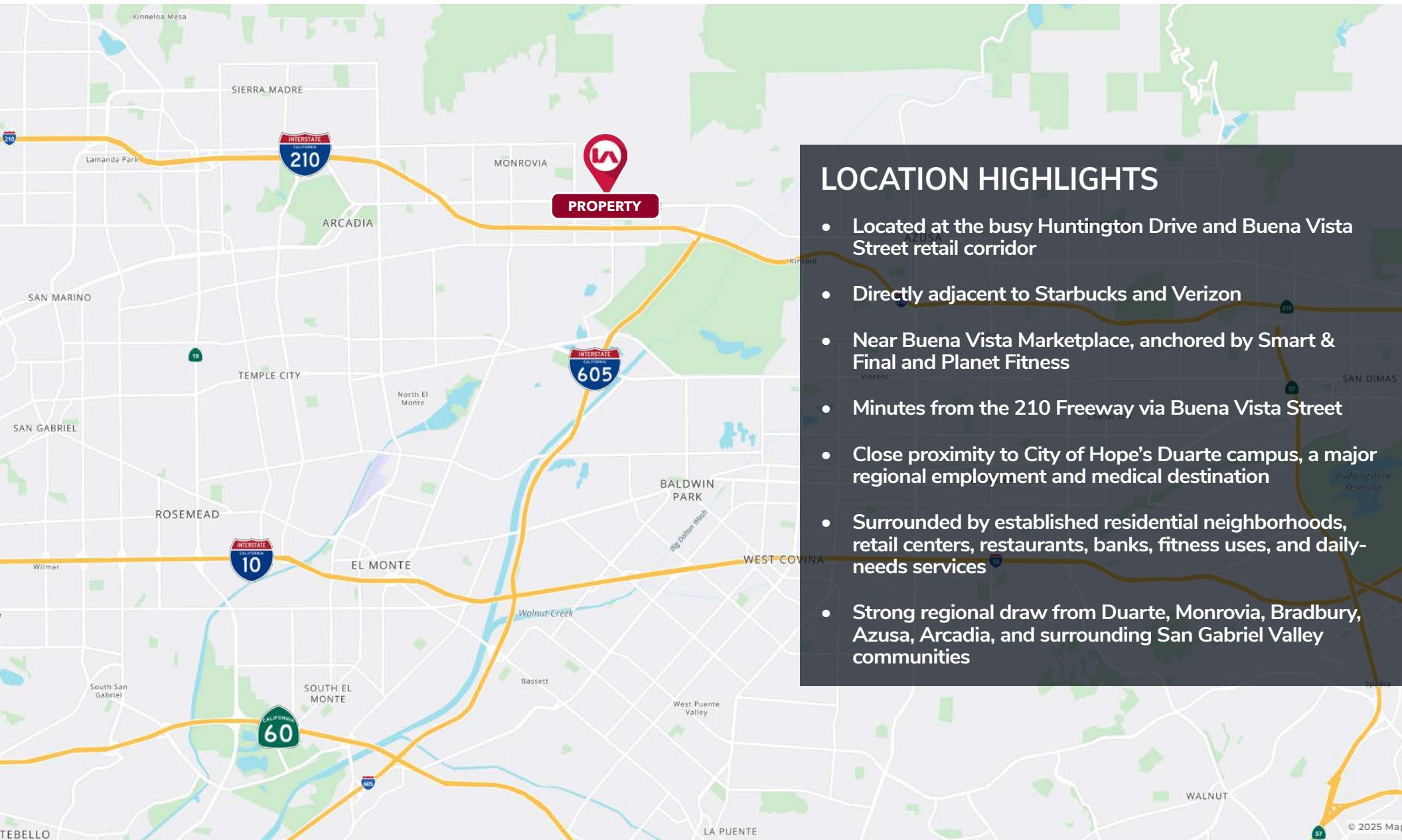


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LOCATION HIGHLIGHTS

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LOCATION HIGHLIGHTS

- Located at the busy Huntington Drive and Buena Vista Street retail corridor
- Directly adjacent to Starbucks and Verizon
- Near Buena Vista Marketplace, anchored by Smart & Final and Planet Fitness
- Minutes from the 210 Freeway via Buena Vista Street
- Close proximity to City of Hope's Duarte campus, a major regional employment and medical destination
- Surrounded by established residential neighborhoods, retail centers, restaurants, banks, fitness uses, and daily-needs services
- Strong regional draw from Duarte, Monrovia, Bradbury, Azusa, Arcadia, and surrounding San Gabriel Valley communities



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AMENITIES MAP

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1265

HUNTINGTON DRIVE

DUARTE, CA 91010

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.