

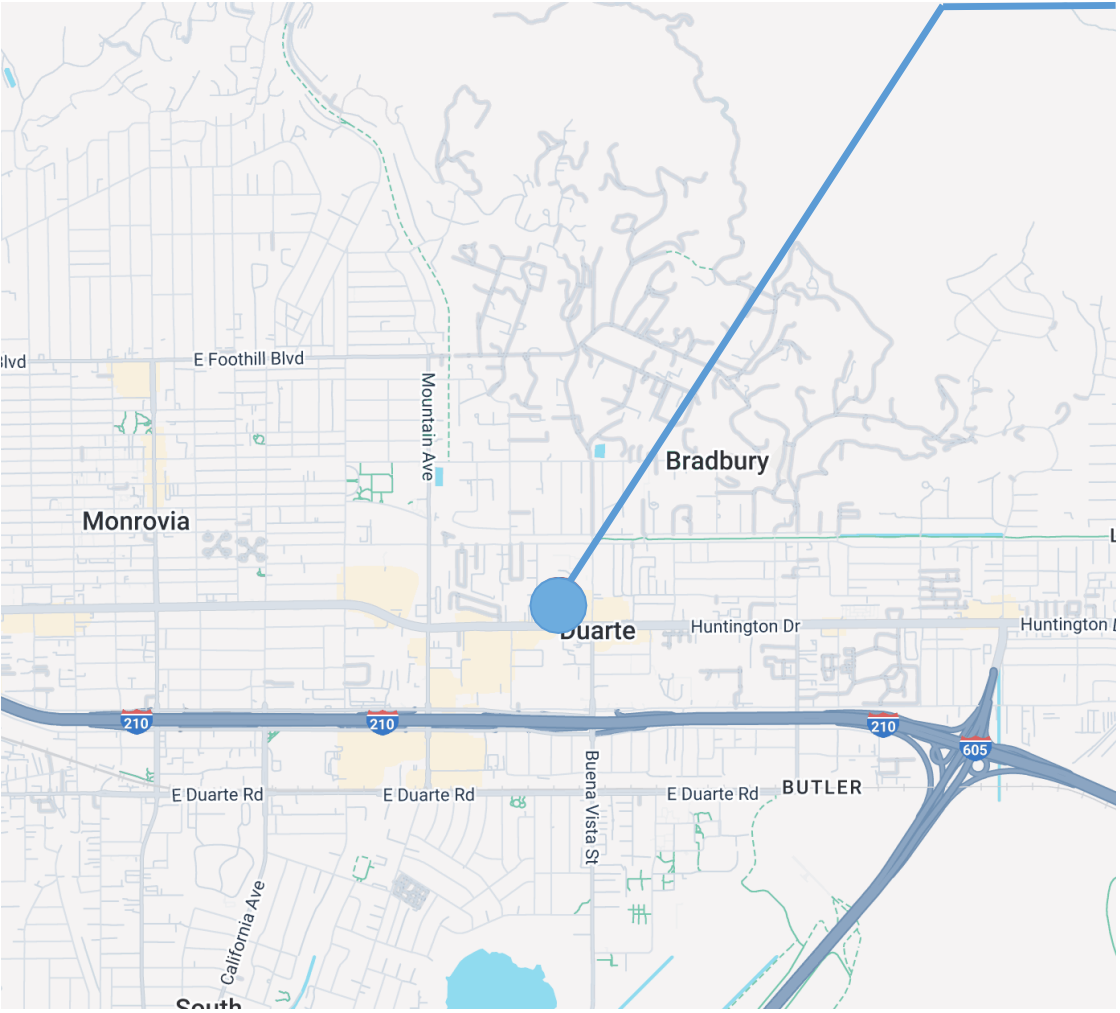
Buena Vista Marketplace For Lease

1193-1247 Huntington Drive
Duarte, CA 91010



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Property Highlights:

- High-profile grocery anchored center
- Anchored by Smart & Final and Planet Fitness
- Other well know tenants include Centinela Feed & Pet Supplies, Wells Fargo, Habit Burger, Jamba Juice, ATT, Baskin Robbins, UPS Store and Club Pilates
- Affluent demographics
- Located at the NWC of Huntington Drive and Buena Vista
- Just north of the 210 Fwy at the Buena Vista exit (246,493 ADT)
- Shop spaces available

Demographics:

| 2025 Estimates | 1 MILE | 3 MILE | 5 MILE |
|----------------|-----------|-----------|-----------|
| Population | 19,589 | 96,752 | 318,652 |
| AHH Income | \$122,988 | \$140,851 | \$135,701 |



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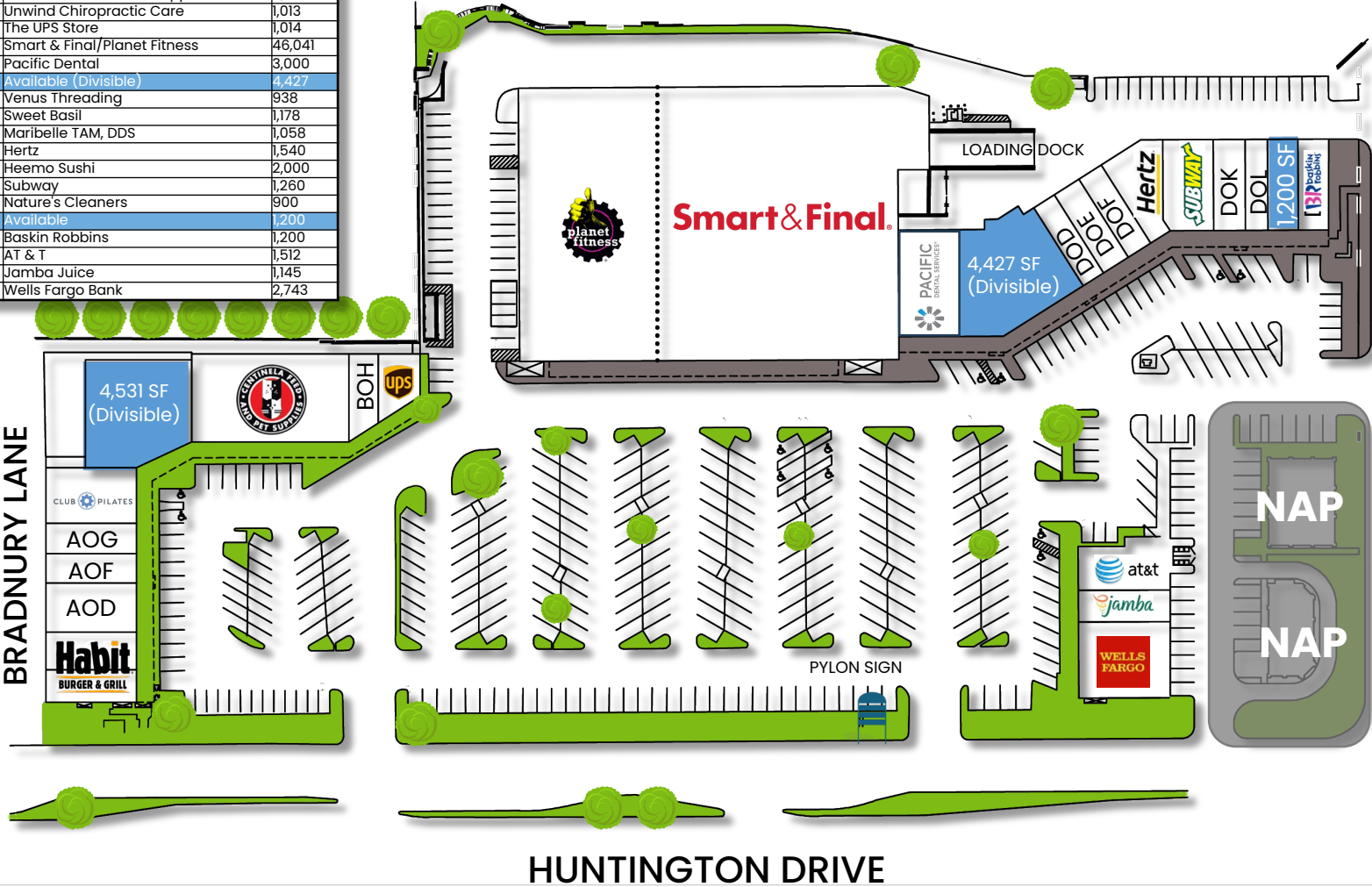
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| Suite | Tenant | Size |
|---------|-------------------------------|--------|
| AOA | Habit Burger | 2,780 |
| AOD | Rex Medical | 1,950 |
| AOF | Ubreak Ifix | 1,160 |
| AOG | Café De Olla | 1,200 |
| BOA | Club Pilates | 1,848 |
| BOB | Available (Divisible) | 4,531 |
| BOC-BOG | Centinela Feed & Pet Supplies | 5,963 |
| BOH | Unwind Chiropractic Care | 1,013 |
| BOJ | The UPS Store | 1,014 |
| COA | Smart & Final/Planet Fitness | 46,041 |
| DOA | Pacific Dental | 3,000 |
| DOA-B | Available (Divisible) | 4,427 |
| DOD | Venus Threading | 938 |
| DOE | Sweet Basil | 1,178 |
| DOF | Maribelle TAM, DDS | 1,058 |
| DOG | Hertz | 1,540 |
| DOH | Heemo Sushi | 2,000 |
| DOJ | Subway | 1,260 |
| DOL | Nature's Cleaners | 900 |
| DOM | Available | 1,200 |
| DON | Baskin Robbins | 1,200 |
| ROA | AT & T | 1,512 |
| ROB | Jamba Juice | 1,145 |
| ROD | Wells Fargo Bank | 2,743 |



BUENA VISTA STREET

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