



# For Sale/For Lease Freestanding Pad Restaurant

**1150 S. 7th Ave  
Hacienda Heights, CA 91745**

## Property Specifications

PAD RESTAURANT OPPORTUNITY

**±4,534 SF**

≈0.72 AC (≈31,360 SF OF LAND)

APN: 8220-022-062

## Est Demographics

	1 MILE
Population	10,066
Avg Household Income	\$134,864
Daytime Population	3,921
	3 MILE
Population	117,368
Avg Household Income	\$129,461
Daytime Population	51,277
	5 MILE
Population	428,406
Avg Household Income	\$119,150
Daytime Population	160,098

SOURCE esri



## About the Property

- Opportunity to be in a prominent retail hub
- Just off the highway 60/Pomona Ave on/off ramp
- High average household incomes in the trade area
- Flexibility in configuration with opportunity on existing building
- High visibility signage opportunity with existing freeway visible pylon

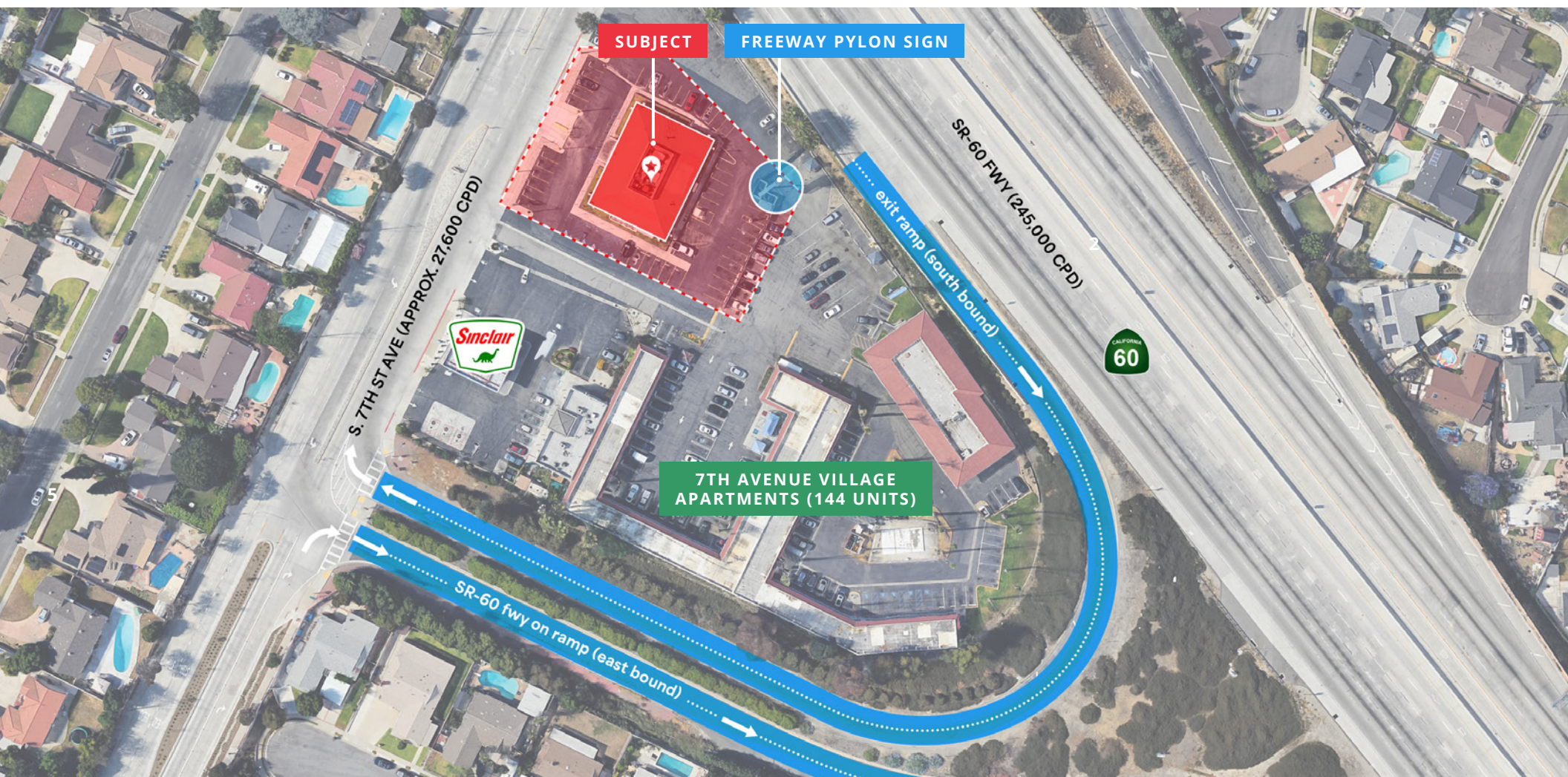
## Contact

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SRS REAL ESTATE PARTNERS The information presented was obtained from sources deemed reliable; however SRS does not guarantee its completeness or accuracy.





**SUBJECT: ±4,534 SF PAD RESTAURANT**

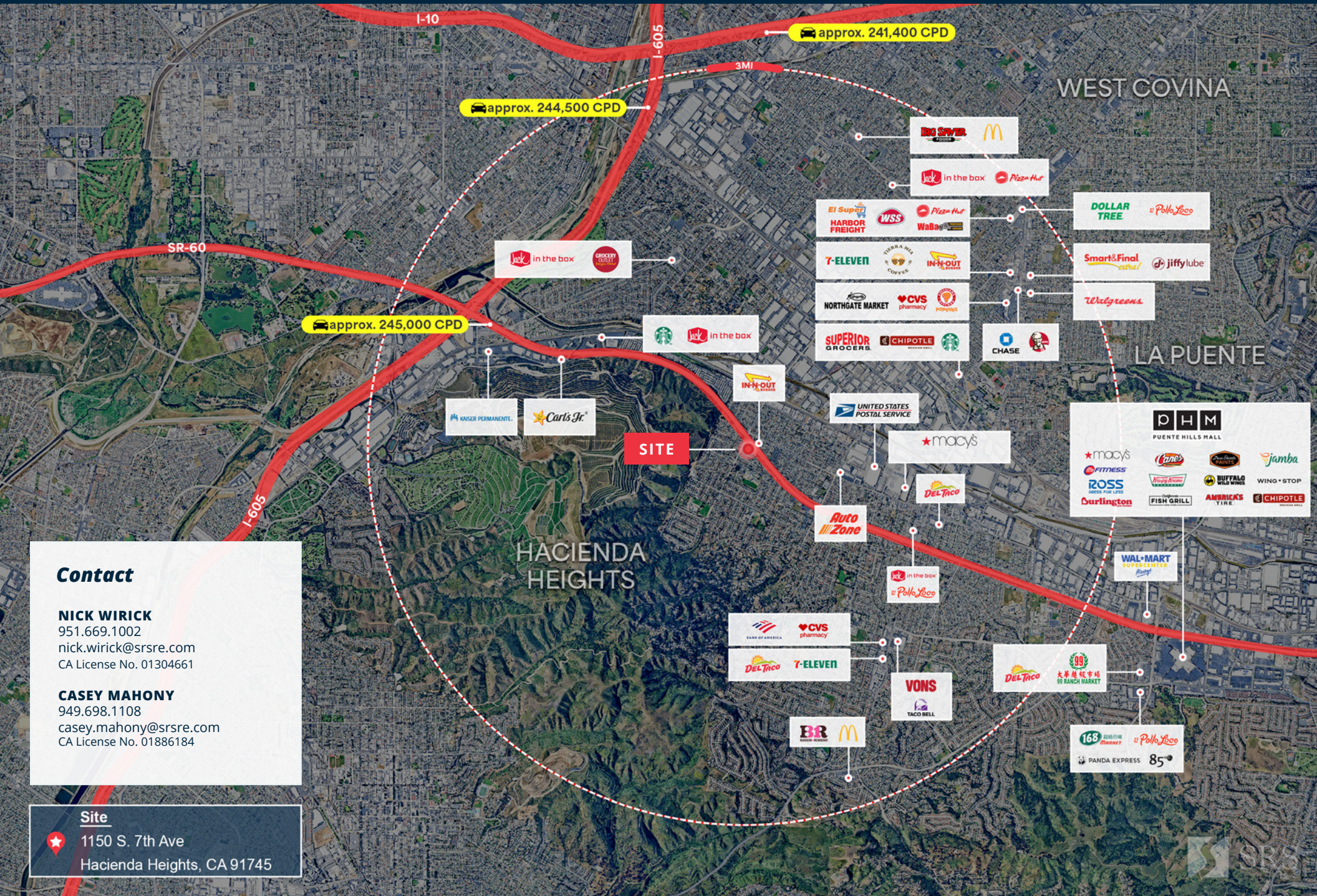
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