

# HACIENDA PLAZA

LA PUENTE, CALIFORNIA



PRIME RETAIL OPPORTUNITY ANCHORED BY  
HIGH PERFORMING NORTHGATE MARKET & BURLINGTON

± 1,000 - 7,800 SF SHOP SPACE AVAILABLE



 755 - 887 N HACIENDA BLVD | LA PUENTE, CALIFORNIA  
VIEW ON MAP

# EXECUTIVE SUMMARY

Hacienda Plaza at 755-887 N. Hacienda Boulevard presents a true daily-needs retail opportunity in the heart of La Puente's most active commercial corridor. This is not an emerging trade area—it is a fully built, high-density, necessity-driven retail ecosystem anchored by Northgate Market and Burlington, with Chase Bank and CVS reinforcing consistent daily trip generation.

The center benefits from immediate visibility, strong ingress/egress at a signalized intersection, and continuous traffic from surrounding national tenants. Available spaces are positioned to capture repeat, high-frequency consumer demand, making this an ideal platform for operators seeking volume-driven sales.

## **THIS IS A TARGETED OPPORTUNITY FOR:**

- High-performing quick-service restaurants (QSR / fast casual) seeking strong daytime + evening demand
- Value retail operators looking to leverage dense, price-sensitive household demographics
- High-frequency service tenants (cellular, beauty, financial services, etc.)

Opportunities in this corridor with this level of co-tenancy, density, and visibility are increasingly limited.



 **macys**  
DISTRIBUTION  
CENTER



± 244,000 VPD

  
WAREHOUSE

  
**HACIENDA  
PLAZA**

 **SCHOOL**  
SPARKS  
MIDDLE SCHOOL



  
**Burlington**

  
**NORTHGATE MARKET**

  
**CVS**

  
**UNITED STATES  
POSTAL SERVICE**

  
**CHASE**

  
**metro**  
by T-Mobile

  
**DOUBLZ**

  
**Western  
Dental**

  
**POPEYES**  
LOUISIANA KITCHEN

  
**boost  
mobile**

**N HACIENDA BLVD - ± 45,000 VPD**

**ELLIOTT AVE**

# SPACE HIGHLIGHTS

Dominant co-tenancy with Northgate Market, CVS and Burlington anchors driving nonstop daily traffic.

Rare endcap availability with strong frontage and direct visibility to both vehicular and pedestrian traffic.

High-performing neighborhood center with proven tenant mix and strong daily necessity-driven visits.

Ample on-site parking supporting high-turnover F&B and service concepts.

Located within a proven retail node generating one of the highest foot traffic counts within a 3-mile radius.

Strong exposure along a  $\pm 45,000$  VPD retail corridor built for high-volume operators.



# 755

N HACIENDA BLVD

AVAILABLE SIZE

SPACE TYPE

BUILD OUT

AVAILABILITY

± 4,800 SF \*  
ENDCAP  
RETAIL  
IMMEDIATE

\* CAN BE COMBINED WITH SPACE 769 FOR A TOTAL OF ± 7,800 SF



SIGNAGE

SIGNAGE

SIGNAGE

DRIVE-THRU

N HACIENDA BLVD - ± 45,000 VPD

# 769

N HACIENDA BLVD

AVAILABLE SIZE

SPACE TYPE

BUILD OUT

AVAILABILITY

± 3,000 SF \*

INLINE

RETAIL

IMMEDIATE

\* CAN BE COMBINED WITH SPACE 755 FOR A TOTAL OF ± 7,800 SF



SIGNAGE

SIGNAGE

SIGNAGE

DRIVE-THRU

N HACIENDA BLVD - ± 45,000 VPD

# 801

N HACIENDA BLVD

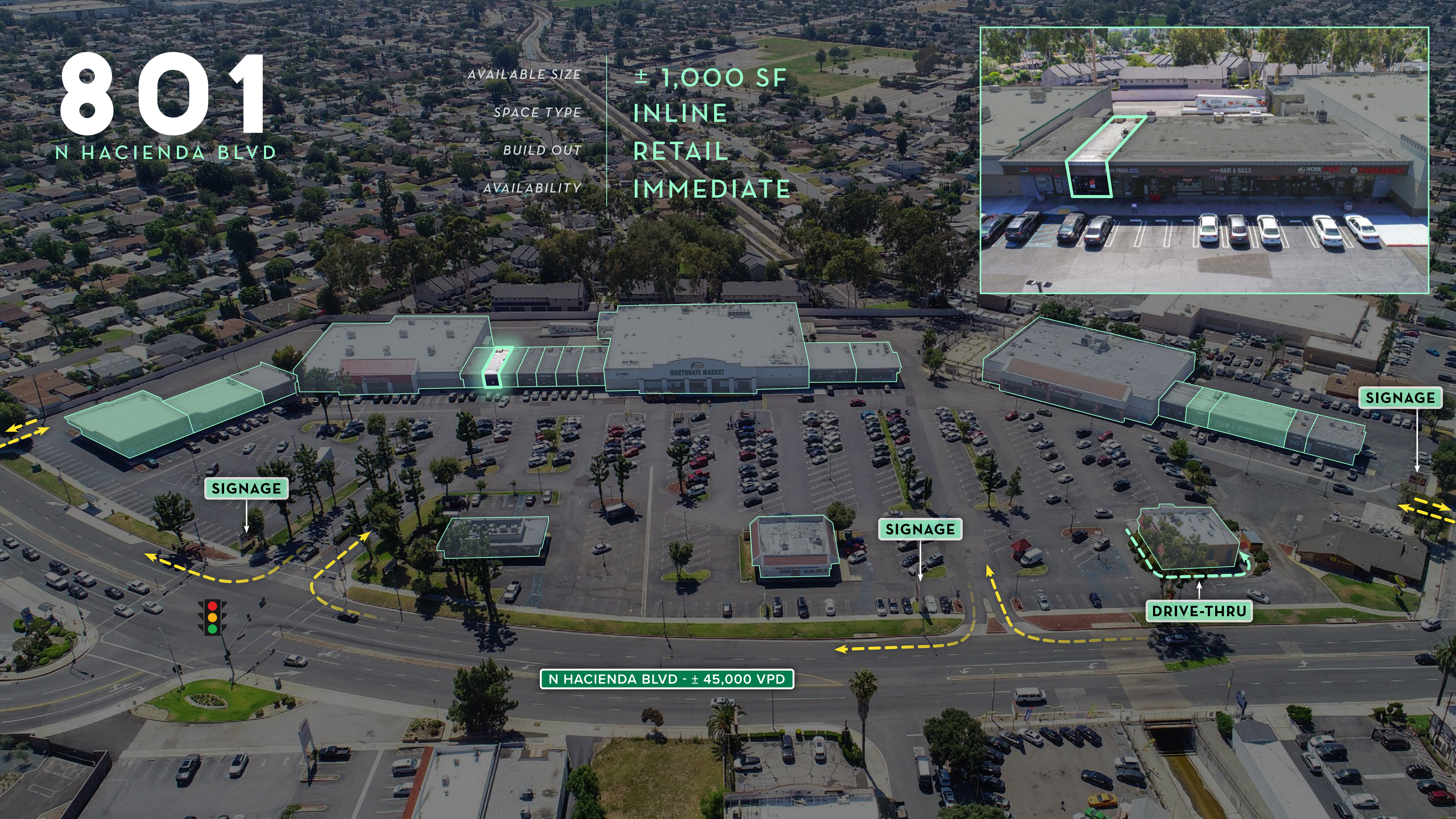
AVAILABLE SIZE

SPACE TYPE

BUILD OUT

AVAILABILITY

± 1,000 SF  
INLINE  
RETAIL  
IMMEDIATE



SIGNAGE

SIGNAGE

SIGNAGE

DRIVE-THRU

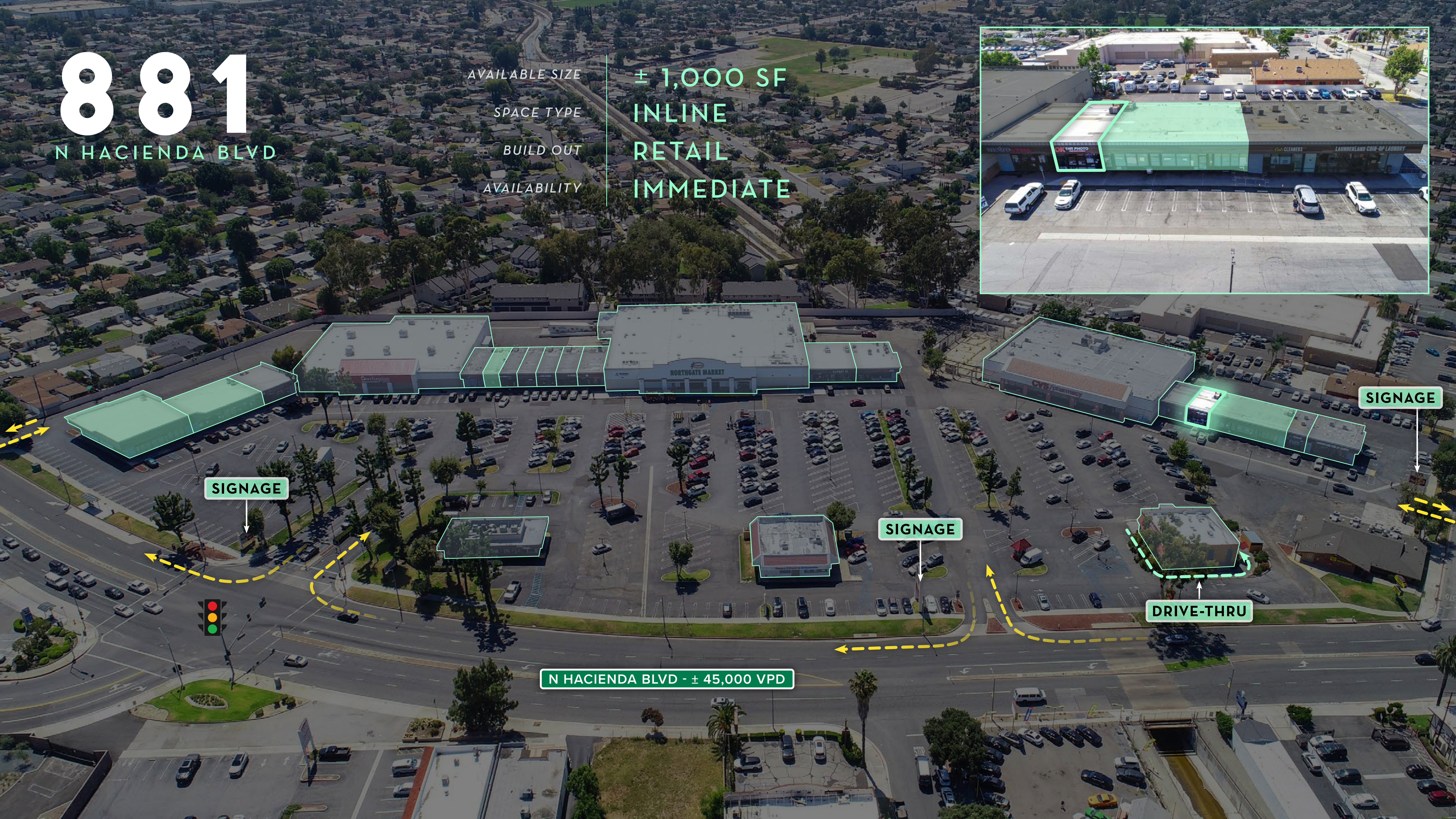
N HACIENDA BLVD - ± 45,000 VPD

# 881

N HACIENDA BLVD

AVAILABLE SIZE  
SPACE TYPE  
BUILD OUT  
AVAILABILITY

± 1,000 SF  
INLINE  
RETAIL  
IMMEDIATE



SIGNAGE

SIGNAGE

SIGNAGE

DRIVE-THRU

N HACIENDA BLVD - ± 45,000 VPD

887

N HACIENDA BLVD

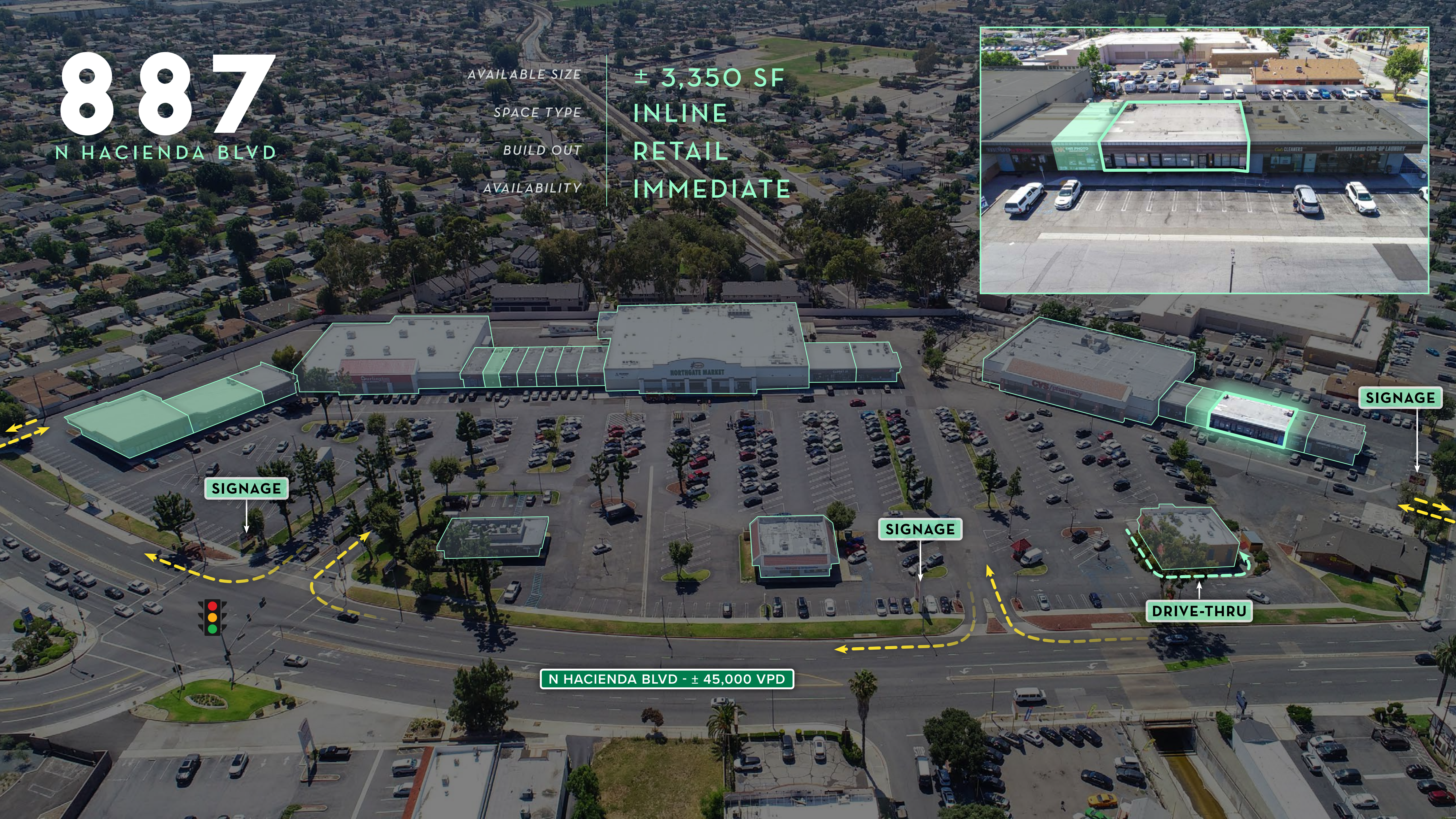
AVAILABLE SIZE

SPACE TYPE

BUILD OUT

AVAILABILITY

± 3,350 SF  
INLINE  
RETAIL  
IMMEDIATE



SIGNAGE

SIGNAGE

SIGNAGE

DRIVE-THRU

N HACIENDA BLVD - ± 45,000 VPD



AVAILABLE

LEASED

# SITE PLAN

UNIT NO.  
AVAILABLE SIZE

**755**  
± 4,800 SF

**769**  
± 3,000 SF

**801**  
± 1,000 SF

**881**  
± 1,000 SF

**887**  
± 3,350 SF

# MARKET OVERVIEW

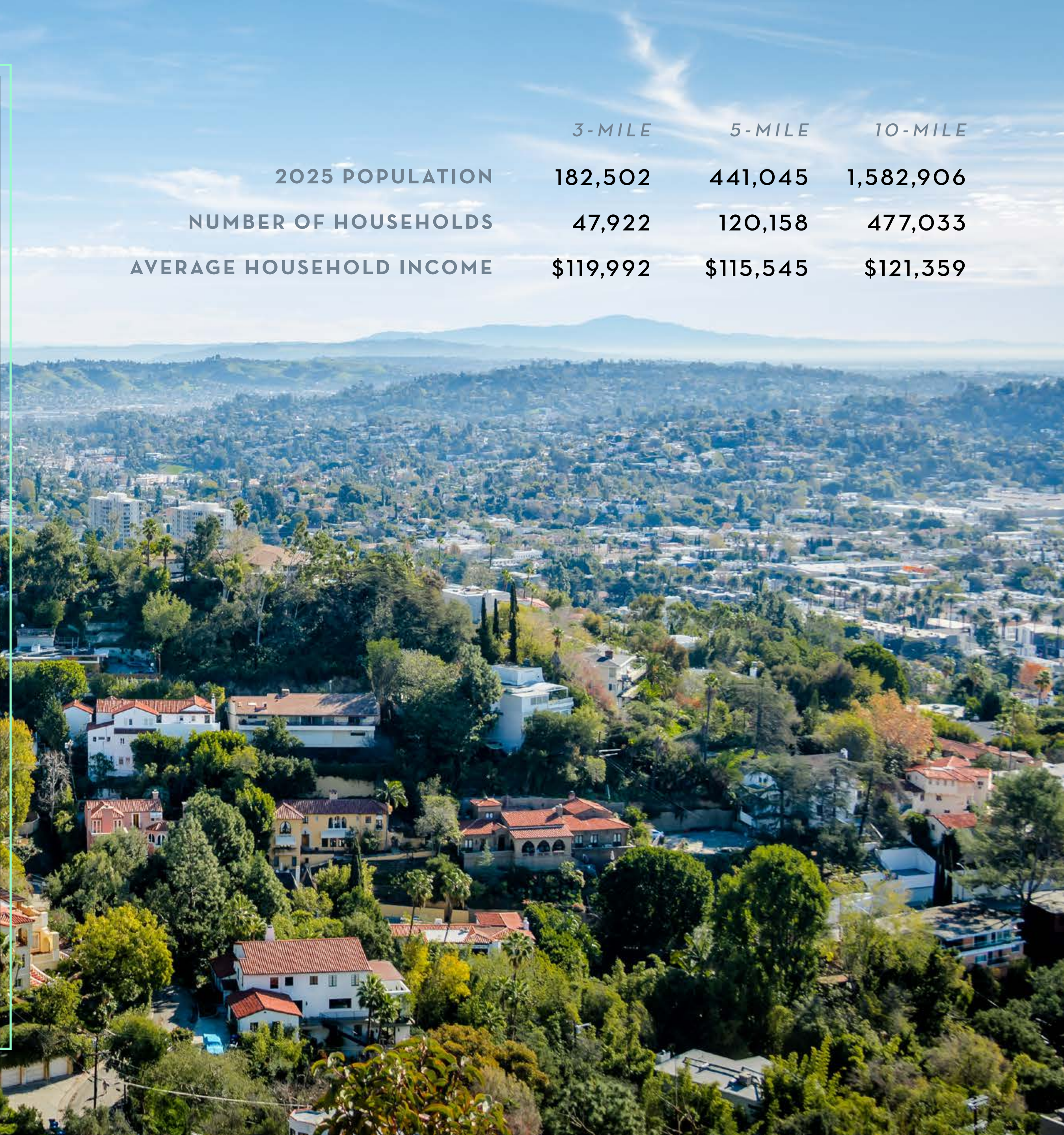
La Puente is one of the most densely populated and retail-active communities in the eastern San Gabriel Valley, located approximately 20 miles east of Downtown Los Angeles with immediate access to the I-10, SR-60, and I-605 freeways. N. Hacienda Boulevard functions as the city’s primary retail spine and is one of the most consistently trafficked neighborhood corridors in the submarket.

The corridor is anchored by high-performing national tenants including Northgate Market, Food 4 Less, In-N-Out Burger, Starbucks, Walgreens, Ross, Burlington, and other daily-needs retailers, driving sustained traffic throughout the day and evening.

The population is approximately 80% Hispanic with a growing Asian presence (~14%), creating a highly responsive consumer base for food, value retail, and service-oriented concepts with strong brand recognition and repeat visitation patterns.

With ±5,000 VPD along N. Hacienda Boulevard at key intersections, Hacienda Plaza sits directly within one of the strongest daily-needs retail corridors in the region—positioning tenants to immediately benefit from established traffic drivers rather than relying on future growth.

|                          | 3-MILE    | 5-MILE    | 10-MILE   |
|--------------------------|-----------|-----------|-----------|
| 2025 POPULATION          | 182,502   | 441,045   | 1,582,906 |
| NUMBER OF HOUSEHOLDS     | 47,922    | 120,158   | 477,033   |
| AVERAGE HOUSEHOLD INCOME | \$119,992 | \$115,545 | \$121,359 |





LA PUENTE, CALIFORNIA



PEGASUS ASSET MANAGEMENT INC.

1901 AVENUE OF THE STARS, SUITE 630, LOS ANGELES, CA 90067  
(310) 691-1350 | WWW.PEGASUSAM.COM | LIC # 02119442 (CA)

CONTACT LEASING:



LEASING@PEGASUSAM.COM



(424) 363-7800

SAYAKA MATSUMOTO

ASSOCIATE, LEASING

SMATSUMOTO@PEGASUSAM.COM

LIC # 02248660 (CA)

ANDREW COHEN

EXECUTIVE VICE PRESIDENT, LEASING

ACOHEN@PEGASUSAM.COM

LIC # 01996379 (CA)

EMMET PIERSON

SENIOR ASSOCIATE, LEASING

EPIERSON@PEGASUSAM.COM

LIC # 02048600 (CA)

#### CONFIDENTIALITY & DISCLAIMER STATEMENT:

The information contained in this Leasing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pegasus Asset Management and should not be made available to any other person or entity without the written consent of Pegasus Asset Management. This Leasing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pegasus Asset Management has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Leasing Package has been obtained from sources we believe to be reliable; however, Pegasus Asset Management has not verified, and will not verify, any of the information contained herein, nor has Pegasus Asset Management conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all of the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all of the information set forth herein.