

# 13300-13310 VALLEY BOULEVARD

LA PUENTE, CA 91746

RETAIL CENTER FOR LEASE



## KAVITA BHATIA

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TERIYAKI

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## PROPERTY DESCRIPTION

Valley Boulevard accessible retail center available for lease. Strategically located at the corner of Valley Boulevard and Basetdale Avenue in the city of La Puente, it offers prominent signage display on the highly traveled Valley Blvd. utilized daily by over 47,000 vehicles per day. And enjoy easy access from the I-605 Freeway for customer convenience and accessiblity. Offering convenient ingress/egress from Valley Blvd and Basetdale Ave. Parking is readily available. Affordable rent. Contact us for a tour.

## OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (MG)
Available SF:	1,200(+/-) SF
Building Size:	6,000 (+/-) SF

SPACES	LEASE RATE	SPACE SIZE
13302- Suite B & C	\$2.50 SF/month	1,200 SF

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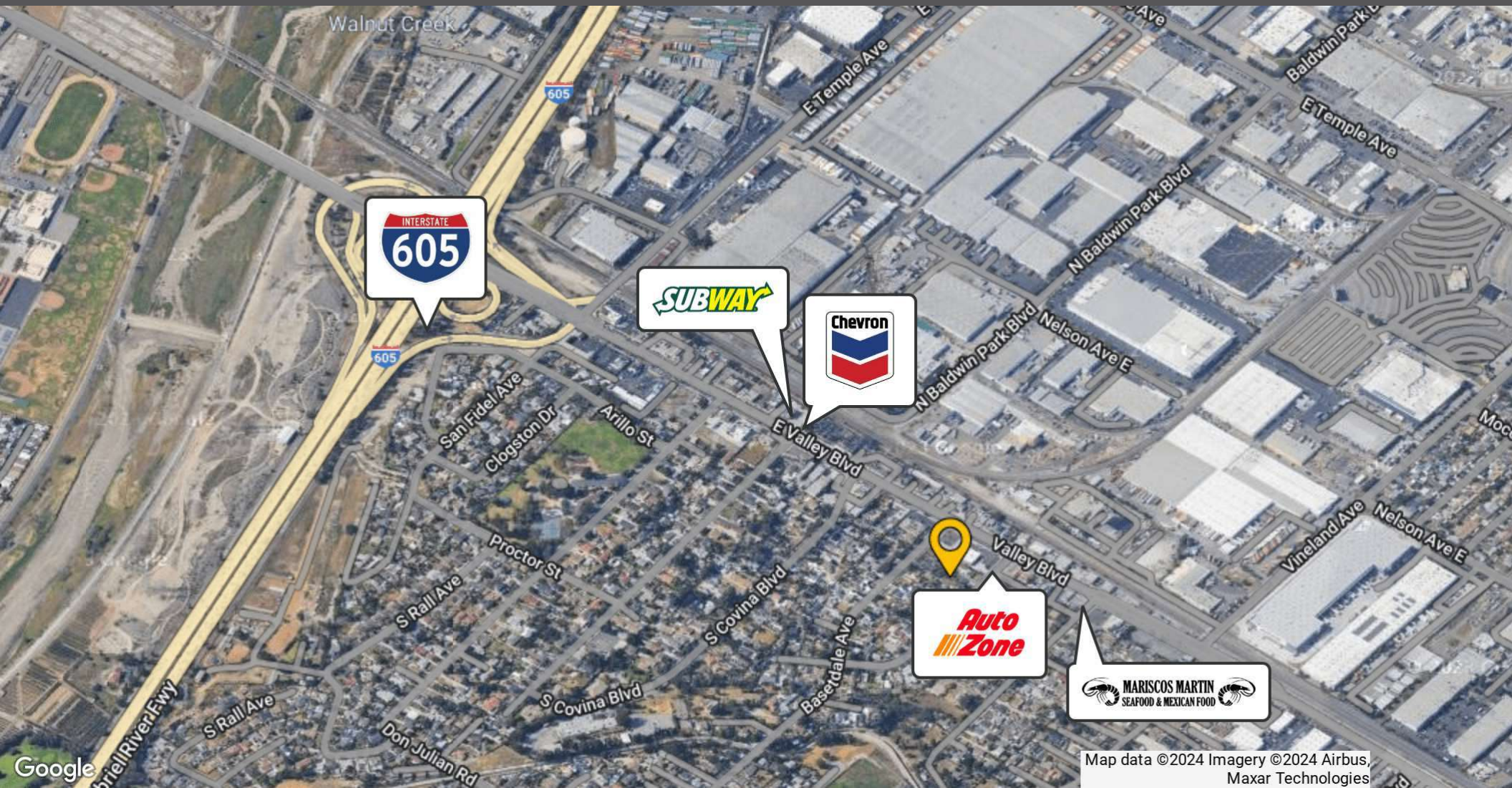


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## RETAIL CENTER FOR LEASE

### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,825	199,206	448,703
Average Age	40	39	40

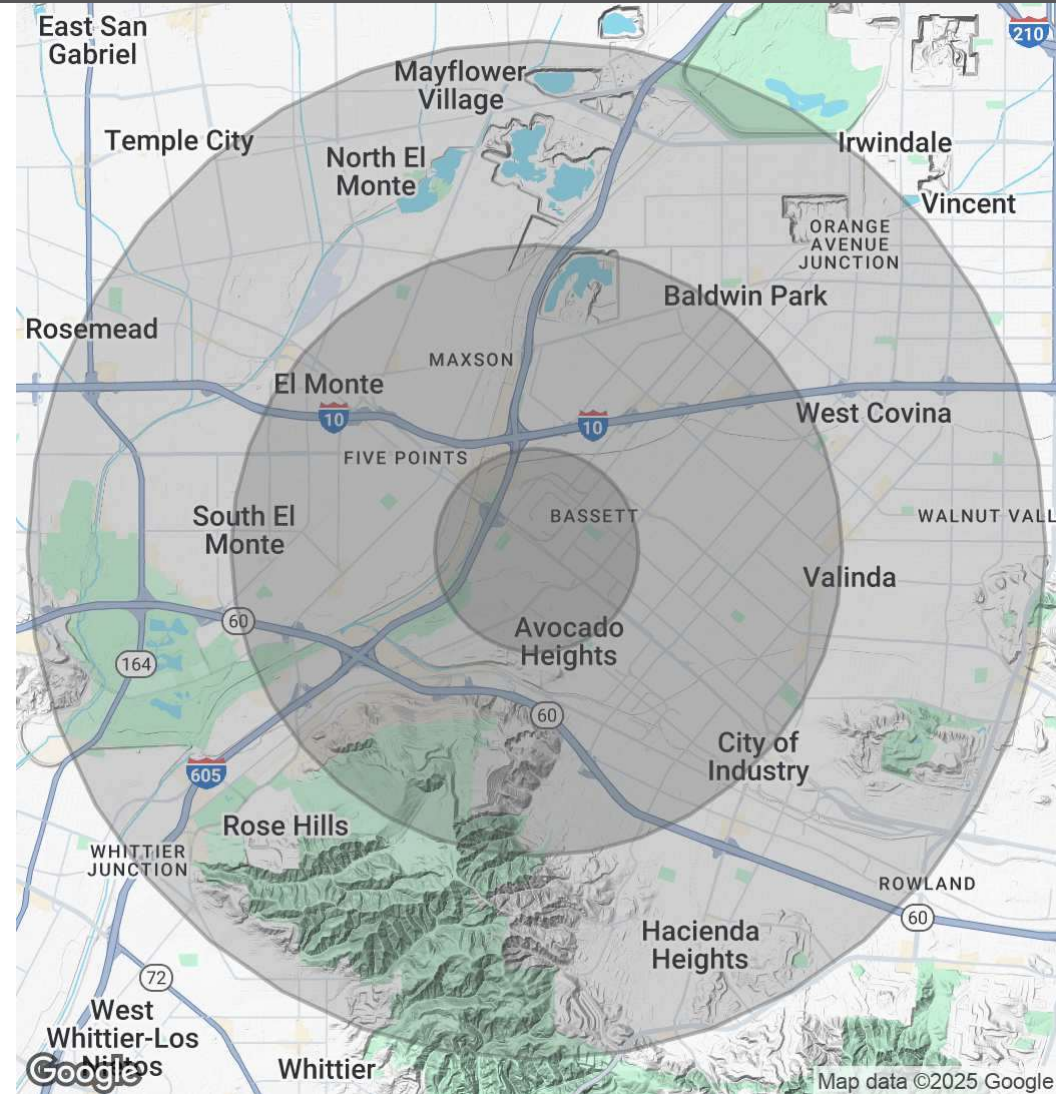
### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,606	51,292	122,717
# of Persons per HH	4.1	3.9	3.7
Average HH Income	\$115,034	\$100,330	\$107,968
Average House Value	\$672,513	\$686,634	\$739,292

### TRAFFIC COUNTS

Valley Blvd is travelled by nearly 47,510 vehicles /day

*Demographics data derived from AlphaMap*



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