

OFFERING MEMORANDUM



**FOR LEASE**

**2065 & 2095 HUNTINGTON DRIVE**

SAN MARINO, CA 91108



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

*This Brochure is owned by Team Ukropina*

# SHORT-TERM OFFICE SPACE OPPORTUNITY FOR LEASE

2065 & 2095 HUNTINGTON DR  
Huntington Dr, San Marino, CA 91108

ADDRESS:	2065 & 2095 Huntington Drive, San Marino, CA 91108
AVAILABLE SIZES:	+/- 500 to 10,084 Square Feet
LEASE RATES:	\$1.50 per square foot on a Modified Gross Basis
LEASE TERM:	Short-term leases available, up to 24 months
LAND USE:	Office Space
PARKING:	25 Parking Spaces

## PROPERTY DESCRIPTION

A rare short-term office leasing opportunity is available at 2065 and 2095 Huntington Drive in the prestigious city of San Marino, California. These professional office buildings offer immediate occupancy with flexible suite configurations designed to accommodate a range of business requirements.

**Location & Visibility:** Prominently positioned along Huntington Drive, a primary arterial corridor with a daily traffic count of 35,000 vehicles, the property provides outstanding exposure and convenient access for staff, clients, and business associates throughout the greater San Gabriel Valley.

## PROPERTY HIGHLIGHTS:

- **Available Space:** 500 – 10,084 square feet
- **Lease Term:** Short-term leases available, up to 24 months
- **Parking:** 25 on-site parking spaces
- **Lease Options:** No lease options will be granted

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## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,699	231,199	585,243

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$248,505	\$147,050	\$143,313

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,791	93,558	217,083

**Ideal Use:** This property is well-suited for businesses requiring professional office accommodations on a short-term basis, including firms undergoing relocation or renovation, project-based operations, satellite offices, and professional services practices seeking a distinguished business address.

Suite sizes can be tailored to meet your specific space requirements, offering the operational flexibility of a short-term commitment without sacrificing a professional environment.



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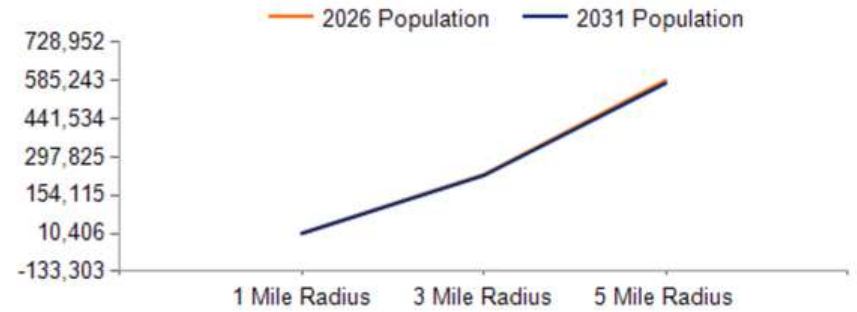
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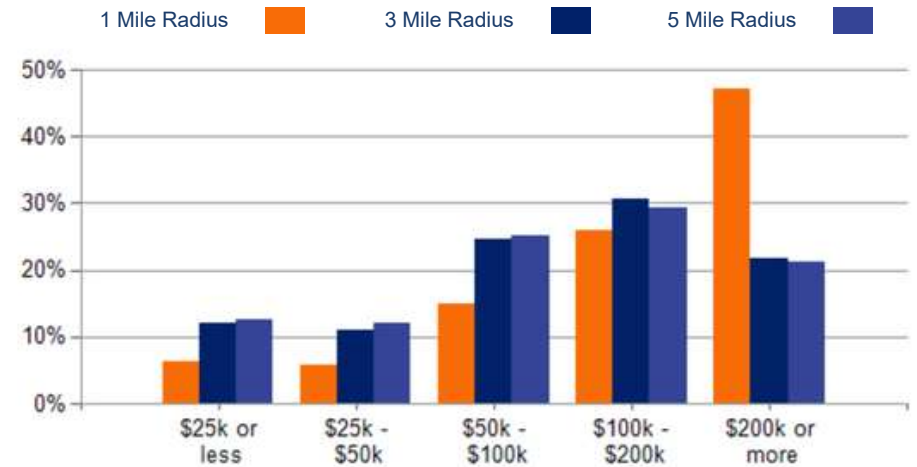


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,355	225,583	607,717
2010 Population	11,646	233,410	615,463
2026 Population	10,699	231,199	585,243
2031 Population	10,406	228,176	574,666
2026 African American	47	6,948	18,280
2026 American Indian	22	2,147	7,123
2026 Asian	6,299	104,439	248,264
2026 Hispanic	1,262	60,440	193,179
2026 Other Race	343	28,055	98,081
2026 White	2,909	61,133	137,826
2026 Multiracial	1,071	28,246	75,109
2026-2031: Population: Growth Rate	-2.75%	-1.30%	-1.80%

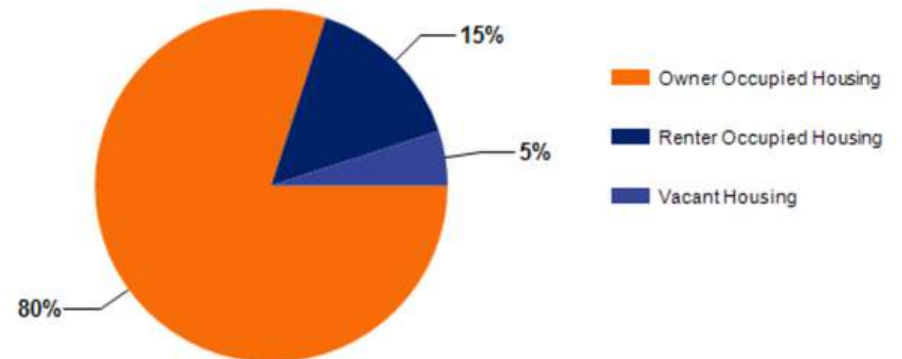
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	151	7,097	16,359
\$15,000-\$24,999	90	4,113	10,964
\$25,000-\$34,999	64	4,313	10,817
\$35,000-\$49,999	150	6,053	15,274
\$50,000-\$74,999	322	12,105	29,121
\$75,000-\$99,999	242	10,965	25,260
\$100,000-\$149,999	450	16,432	37,510
\$150,000-\$199,999	536	12,127	26,026
\$200,000 or greater	1,785	20,352	45,752
Median HH Income	\$187,208	\$104,454	\$100,667
Average HH Income	\$248,505	\$147,050	\$143,313



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius



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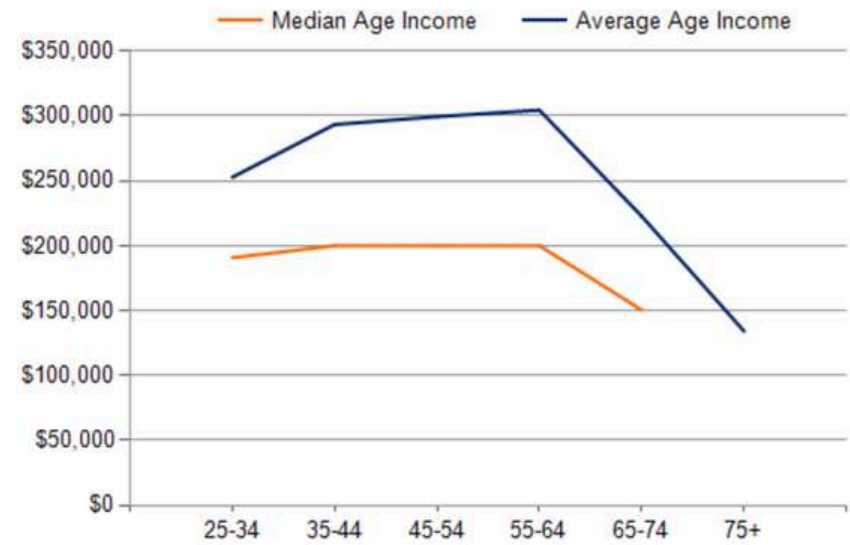
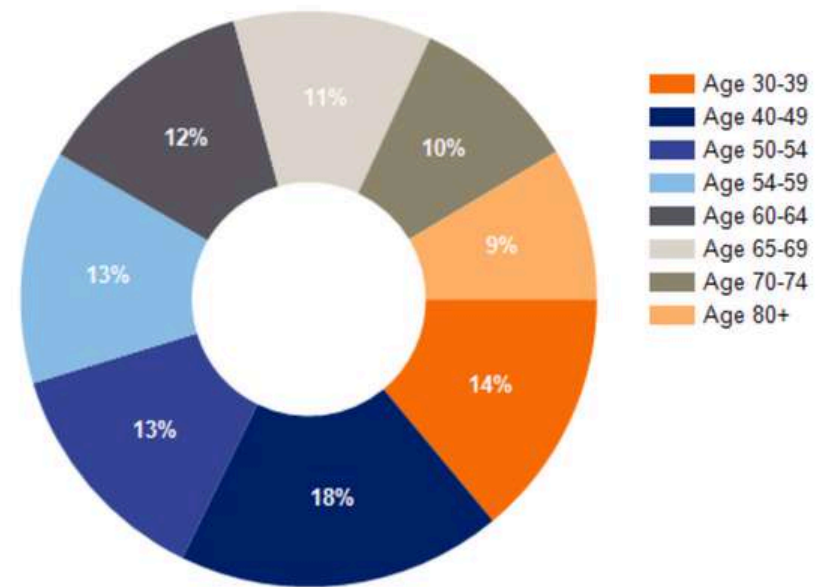
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Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	472	19,096	45,459
2026 Population Age 35-39	452	18,400	43,493
2026 Population Age 40-44	563	16,406	40,260
2026 Population Age 45-49	644	14,888	37,606
2026 Population Age 50-54	863	16,191	41,190
2026 Population Age 55-59	867	14,912	38,379
2026 Population Age 60-64	820	14,397	37,118
2026 Population Age 65-69	736	12,789	32,906
2026 Population Age 70-74	629	11,087	29,196
2026 Population Age 75-79	566	8,938	22,949
2026 Population Age 80-84	345	5,794	14,615
2026 Population Age 85+	368	6,366	15,489
2026 Population Age 18+	8,768	193,573	485,493
2026 Median Age	49	42	42
2031 Median Age	49	43	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$190,741	\$99,926	\$96,643
Average Household Income 25-34	\$252,819	\$132,733	\$130,758
Median Household Income 35-44	\$200,001	\$122,949	\$120,947
Average Household Income 35-44	\$293,478	\$163,890	\$163,190
Median Household Income 45-54	\$200,001	\$138,935	\$131,001
Average Household Income 45-54	\$299,475	\$180,962	\$176,013
Median Household Income 55-64	\$200,001	\$129,778	\$119,724
Average Household Income 55-64	\$304,522	\$174,039	\$165,723
Median Household Income 65-74	\$150,415	\$86,395	\$81,734
Average Household Income 65-74	\$222,724	\$130,094	\$124,413
Average Household Income 75+	\$134,134	\$88,925	\$87,290

Population By Age



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## **Exclusively Marketed by:**

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