



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

**AVAILABLE
±655 SF**



RARE SMALL RETAIL UNIT FOR LEASE ON HIGH TRAFFIC INTERSECTION

8994 Huntington Drive, San Gabriel, CA 91775



JASON BRIGGS
(818) 697-9365 | jason@illicre.com
DRE#02204046

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



RETAIL SPACE
SAN GABRIEL, CA

EXCLUSIVELY LISTED BY

JASON BRIGGS
ASSOCIATE

(818) 697-9365 | jason@illicre.com
DRE#02204046

TODD NATHANSON
PRESIDENT

(818) 514-2204 | todd@illicre.com
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACE
SAN GABRIEL, CA

PROPERTY FEATURES

8994 Huntington Drive, San Gabriel, CA 91775



APPROX. 655 SF

RETAIL SPACE AVAILABLE

- ✓ Pylon signage available
- ✓ On-site parking
- ✓ High visibility

AREA AMENITIES

- ✓ Strong demographics
- ✓ High traffic intersection
- ✓ Close proximity to San Marino, San Gabriel, Pasadena, Temple City, and Arcadia



— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	28,023	172,252	524,229
Avg. HH Income	\$117,116	\$126,320	\$111,251
Daytime Pop	21,741	144,729	435,083
Traffic Count	± 75,058 CPD AT INTERSECTION		



AVAILABLE

- ups
- FLOOR & DECOR
- SANTA ANITA PARK
- 鼎泰豐 (DIN TAI PUNG)
- AMC THEATRES
- NORDSTROM
- ALDI
- Starbucks
- GROCERY OUTLET Bargain Market
- MART
- The Arboretum
- The Cheesecake Factory
- AVE BUSTER'S
- 7 ELEVEN
- CVS pharmacy
- CHASE
- IHOP
- Burlington
- SANTA ANITA GOLF COURSE
- THE SHOPS SANTA ANITA
- Jack in the box

AERIAL MAP



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