

BALDWIN PARK TOWNE CENTER

14510 Baldwin Park Towne Center | Baldwin Park, CA | 91706



FOR LEASE | RETAIL

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NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY SUMMARY



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Discover the unparalleled leasing opportunity at Baldwin Park Towne Center. Anchored by Home Depot, this prime property offers direct access to the 10 Freeway and boasts a powerful mix of tenants including AT&T, Verizon, Starbucks, McDonalds, and Denny's. Catering to both service and retail businesses, the center provides a strategic location for reaching a wide customer base. With its coveted positioning and an array of established brands, this property presents an exceptional chance for businesses to thrive in a high-traffic, high-visibility location. Don't miss the chance to join this dynamic commercial community at Baldwin Park Towne Center.



OFFERING SUMMARY

LEASE RATE:	\$1.75 SF/month (NNN - Estimated at \$1.30/SF)
AVAILABLE SF:	3,100 SF
LOT SIZE:	1.14 Acres
BUILDING SIZE:	24,262 SF

SPACES	LEASE RATE	SPACE SIZE
UNIT E	\$1.75 SF/month	3,100 SF

ON CAMPUS NEIGHBORS | YOU'LL BE IN GREAT COMPANY



Starbucks



The Home Depot

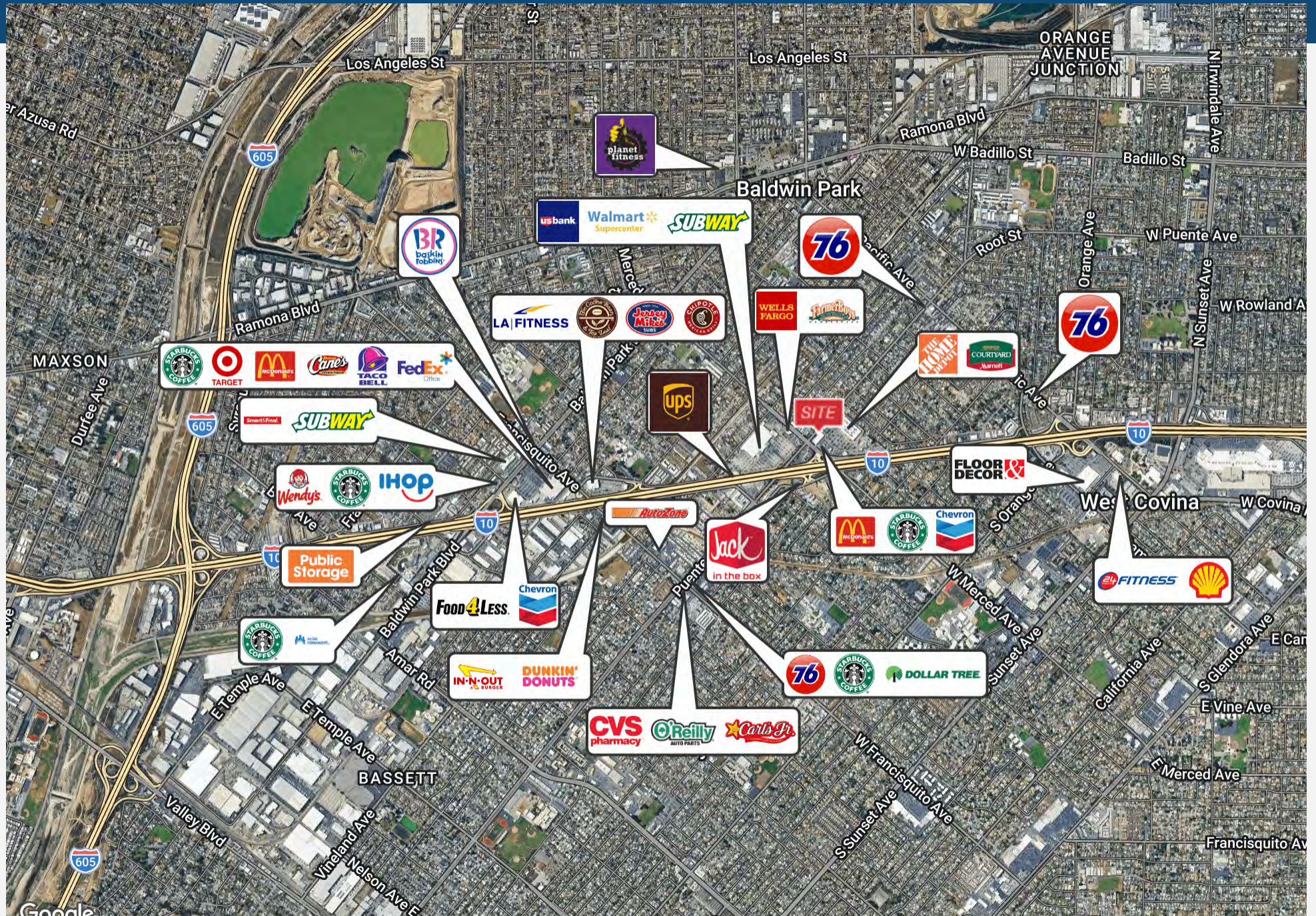


McDonald's



Denny's

RETAILER MAP



DETAILS



Population
30K



Avg Household Income
\$99K



Daytime Employment
7K

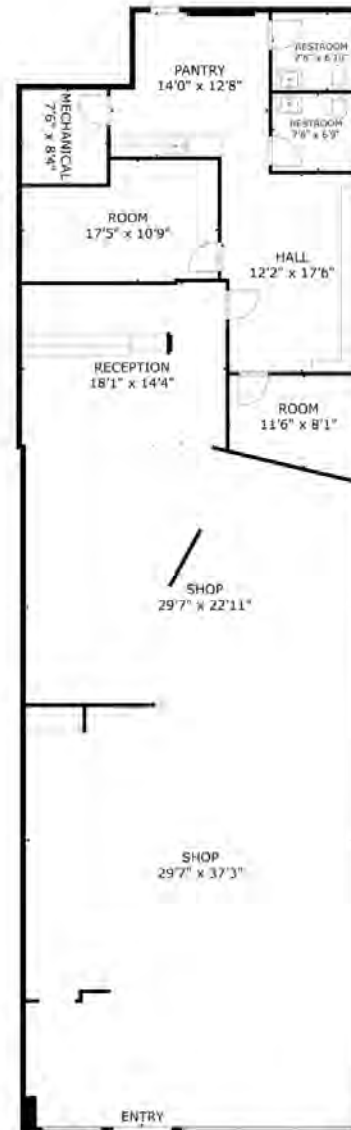


Merced Ave/Garvey Ave SE
2022 - 15,765



A1-10/Puente Ave
2022 - 223,232

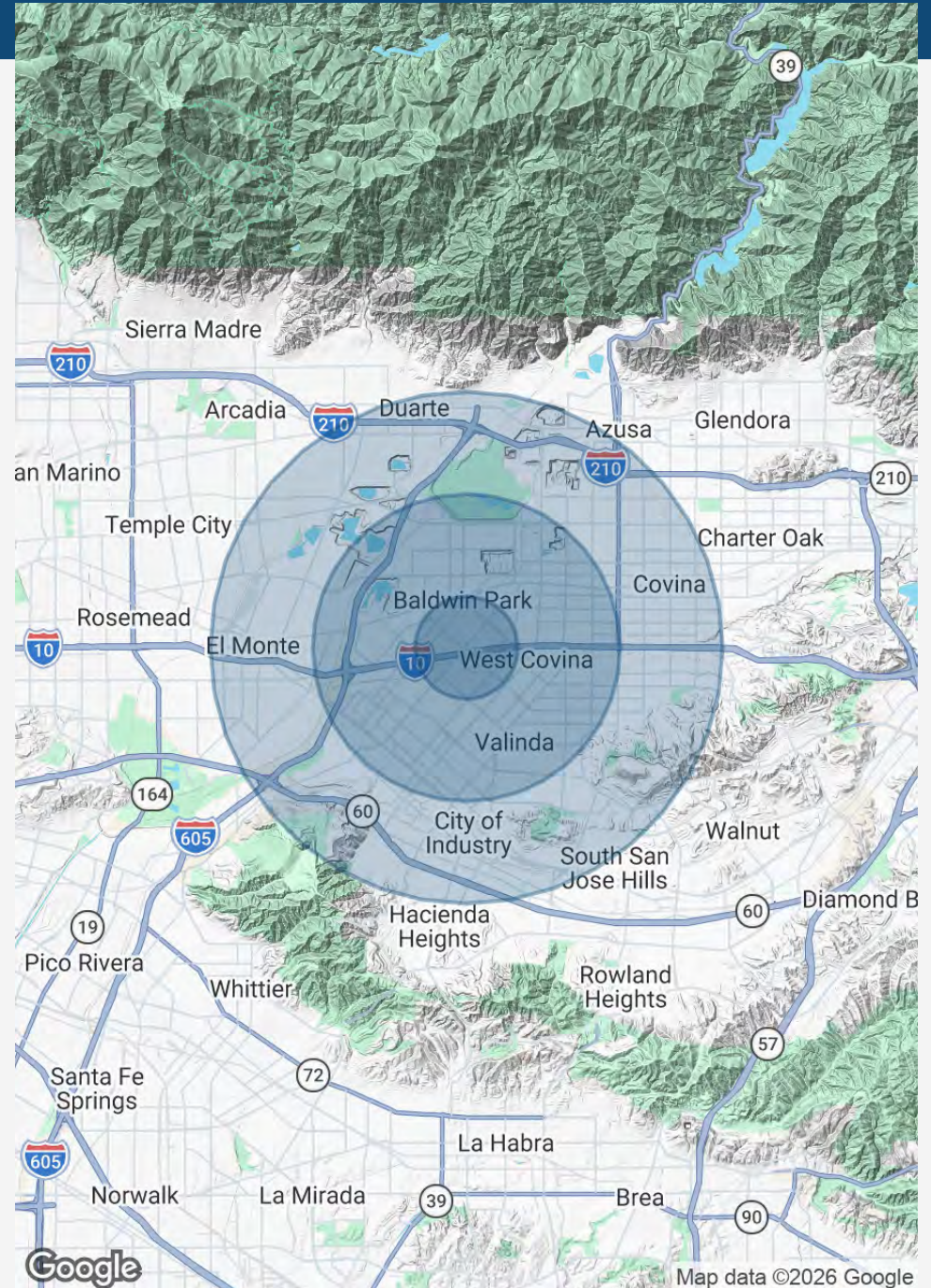




POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	29,632	215,336	515,848
AVERAGE AGE	36.4	38.1	38.8
AVERAGE AGE (MALE)	35.4	36.6	37.6
AVERAGE AGE (FEMALE)	38.7	40.1	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,759	55,983	142,606
# OF PERSONS PER HH	3.8	3.8	3.6
AVERAGE HH INCOME	\$98,537	\$107,165	\$107,767
AVERAGE HOUSE VALUE	\$655,444	\$631,186	\$665,470

2023 American Community Survey (ACS)



CITY INFORMATION



ABOUT BALDWIN PARK

Baldwin Park is located in the San Gabriel Valley, near the intersection of Interstates 605 and 10. The 2020 United States Census reported that Baldwin Park had a population of 72,176 people. Top employers in the City include Baldwin Park Unified School District, Baldwin Park City Hall, Walmart, and Durhan School Services.

The City of Baldwin Park is in a period of progressive growth with a business-friendly attitude toward attracting and retaining quality businesses that will solidify its economic base.

<https://www.baldwinpark.com/35/Business>

https://en.wikipedia.org/wiki/Baldwin_Park._California

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An aerial photograph of the Baldwin Park Towne Center, a large commercial shopping center with a flat roof and numerous storefronts. The center is surrounded by a parking lot with several cars parked. In the background, there are residential houses and trees. The image is overlaid with a blue tint.

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