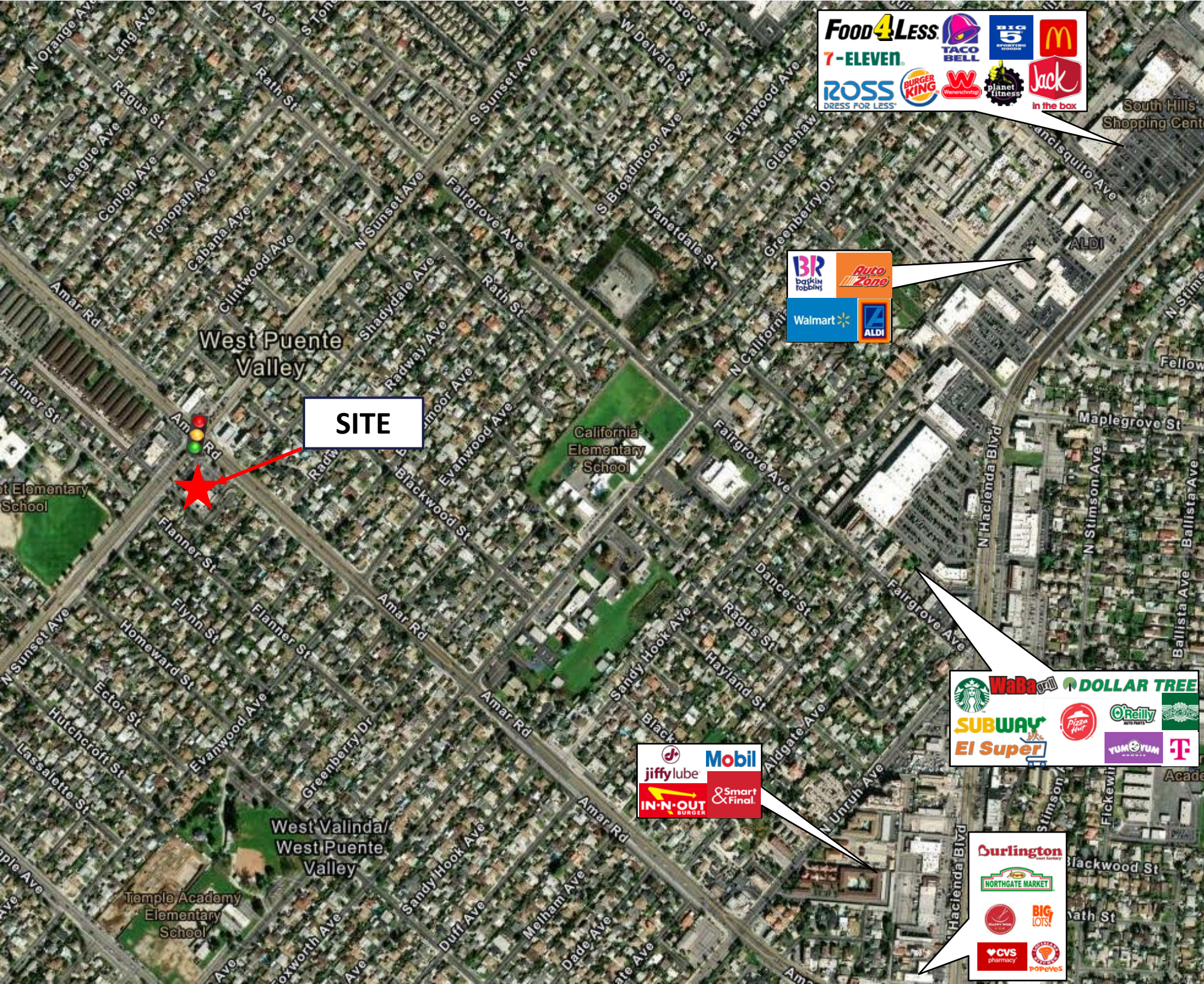

FOR LEASE

858 N Sunset Ave, La Puente

SEC N Sunset Ave & Amar Rd

858 N Sunset Ave, La Puente

- Offering a 11,987 SF building on a 1.64-acre lot in a highly dense residential area with impressive visibility and access.
- The property is located near major shopping centers and plazas, which include major retailers such as: McDonalds, Starbucks, El Super, Smart & Final, Walmart, In-N-Out, Burlington, and many others.
- Positioned at the intersection of SEC N Sunset Ave & Amar Rd with high visibility and nearly 55,000 cars per day combined.
- Surrounded by a dense residential population of nearly 198,000 people within a 3-mile radius, alongside a significant daytime workforce, providing strong market potential for various businesses.



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Building: 11,987 SF
Lot Size: 1.64 Acres
APN: 8472-009-010

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N SUNSET AVE – 23,084 CPD

AMAR RD – 32,191 CPD



EXPANDED DEMOGRAPHIC PROFILE

Estimated 2025

858 N SUNSET AVE | LA PUENTE, CA

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	31,562	197,394	463,783
Estimated Population (2030)	30,736	192,594	452,964
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	8,165	53,742	131,329
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	\$110,265	\$119,692	\$118,518
Estimated Average HH Income (2030)	\$125,370	\$136,462	\$134,568
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	\$88,402	\$95,477	\$92,244
Estimated Median HH Income (2030)	\$105,395	\$111,484	\$106,500
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	\$28,797	\$32,613	\$33,631
Estimated Per Capita Income (2030)	\$33,434	\$38,093	\$39,120

LEASING:



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