

Baldwin Park

Marketplace

NWC I-10 FWY. AND PUENTE AVENUE, BALDWIN PARK, CA



**260,000 SF
WALMART®
Supercenter
Anchored Project
Shop &
Restaurant Space
Available**



PROJECT FEATURES

- Shop and restaurant space available
- Co-tenancy with major tenants including: Panda Express, Farmer Boys, GameStop, Sprint, and Payless Shoesource
- Prime visibility; freeway adjacent
- Puente Avenue is a major interchange with Interstate 10

TRAFFIC COUNT

I-10/Puente Avenue 217,000 cars/day

Source: Caltrans

DEMOGRAPHICS

| | <u>1- mile</u> | <u>3-mile</u> | <u>5 mile</u> |
|-------------------------------|----------------|---------------|---------------|
| 2008 Estimated Population: | 34,950 | 239,445 | 558,910 |
| 2013 Projected Population: | 36,062 | 246,880 | 578,578 |
| 2008 Hispanic Population: | 76.9% | 76.8% | 71.1% |
| 2008 Avg. Household Size: | 4.18 | 4.21 | 3.94 |
| 2008 Estimated Family HH | 6,989 | 48,620 | 116,762 |
| 2008 Estimated Avg. HH Income | \$68,112 | \$68,441 | \$69,615 |

Source: ERSI

Another Premier Development By

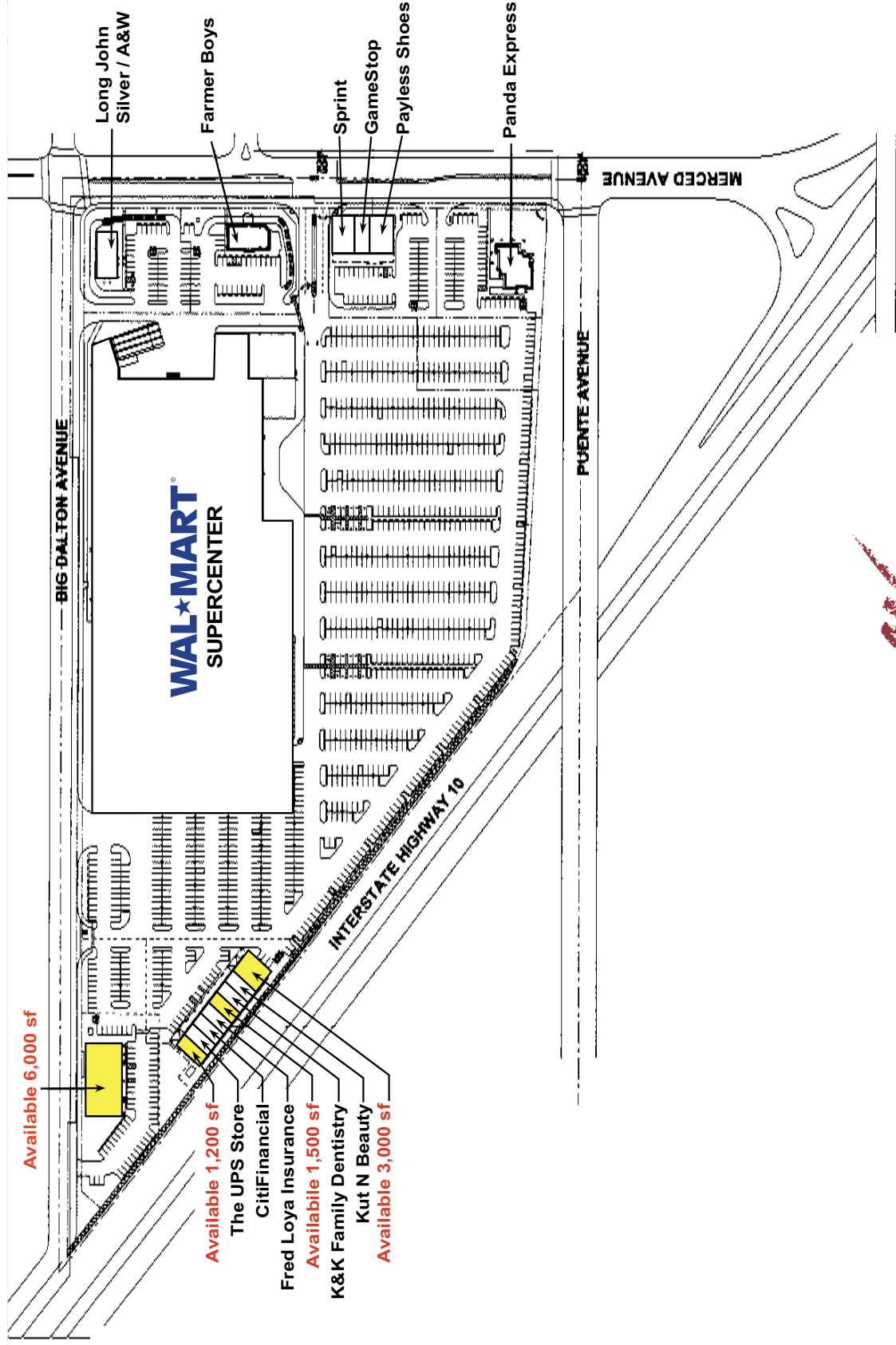
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Baldwin Park Marketplace

N W C I - 1 0 F W Y . A N D P U E N T E A V E N U E • B A L D W I N P A R K , C A



Available 6,000 sf

Available 1,200 sf

The UPS Store
Citifinancial

Fred Loya Insurance

Available 1,500 sf

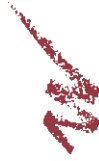
K&K Family Dentistry
Kut N Beauty

Available 3,000 sf

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COMMERCIAL REAL ESTATE

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Note: This site plan shows landlord's plan for configuration of the shopping center as of the date of this plan only, and it shall not be deemed to be a representation by landlord respecting (a) the particular buildings, (b) the configuration, location, or floor area of any particular building or space, or (c) the proposed use or occupancy of any particular building or space.