

13905 FRANCISQUITO AVE

Baldwin Park, CA 91706 | **Leasing Brochure**



MATTHEWS™

LEASING HIGHLIGHTS

- Direct access to the I-10 Freeway, offering strong regional connectivity
- Minutes from Sierra Center and In-N-Out University
- Anchored by Dunkin', a recognized national tenant
- Blocks from Sierra Vista High School, driving local traffic
- Building and monument signage for enhanced visibility
- Positioned within an established retail corridor with consistent consumer traffic

ANCHORED BY ONE OF THE STRONGEST
MORNING TRAFFIC GENERATORS IN
RETAIL REAL ESTATE



UNIT B

ASKING RENT
\$3.00 PSF

NNN CHARGES
\$0.65 PSF

UNIT SIZE
±983 SF



UNIT C

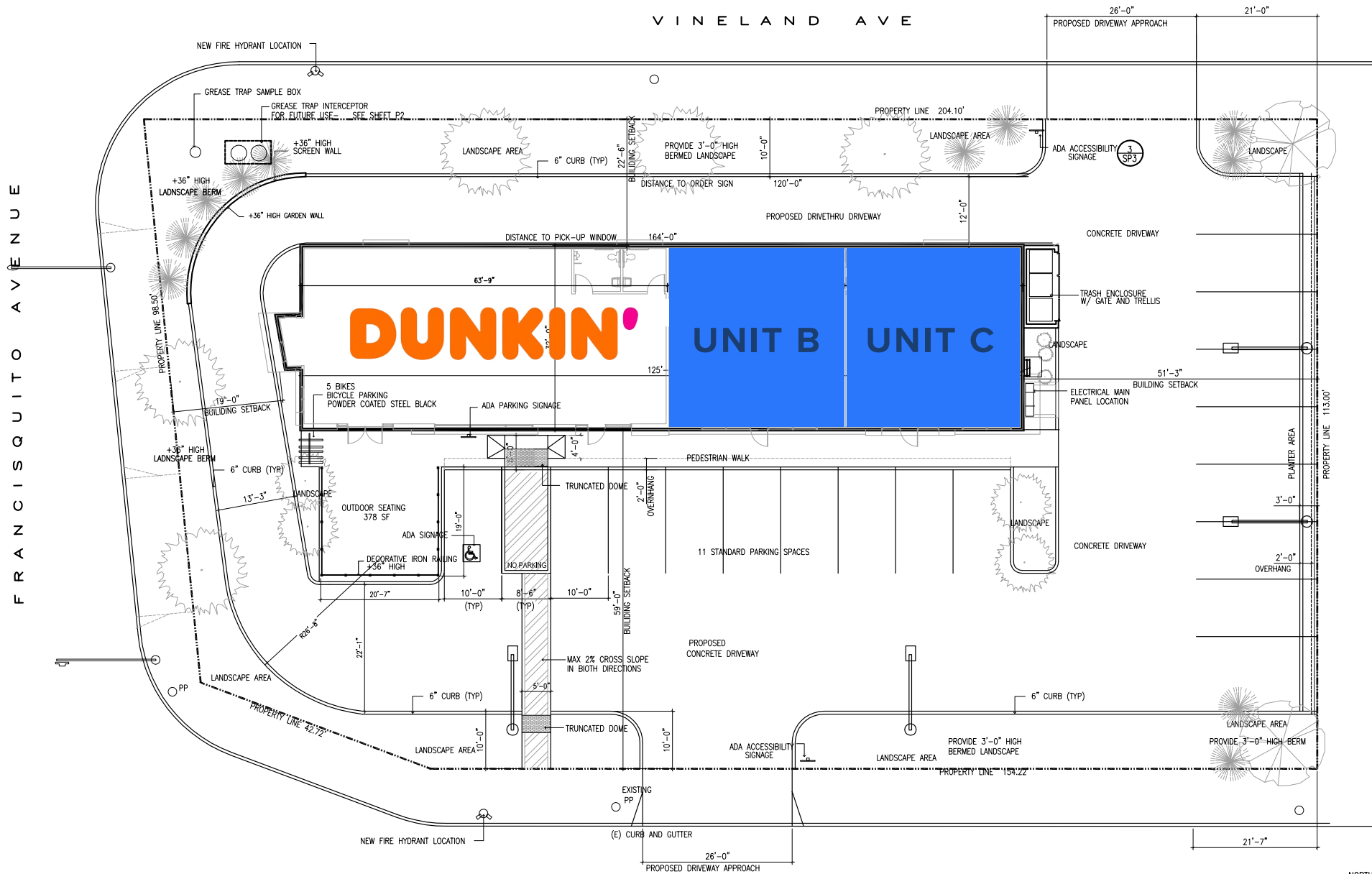
ASKING RENT
\$3.00 PSF

NNN CHARGES
\$0.65 PSF

UNIT SIZE
±993 SF



SITE PLAN



FRANCISQUITO AVENUE

VINELAND AVE

DALEWOOD STREET

1 site plan
SCALE: 1"=10'-0"





 **Sierra Vista Middle School**
±734 Students

 **Sierra Vista High School**
±1,752 Students

 **Jones Jr High School**
±468 Students

WELLS FARGO AT&T

PANDA EXPRESS CHINESE KITCHEN

FarmerBoys
BREAKFAST, BURGERS & MORE

Walmart Supercenter

THE HOME DEPOT

McDonald's

Denny's

COURTYARD BY MARRIOTT

 **Tracy Elementary**
±556 Students

WING STOP

Starbucks

WSS IHOP

Shoes, Style, Selection

Smart & Final

 **Foster Elementary**
±574 Students

Jersey Mike's SUBS

COFFEE BEAN TEA LIQUOR

LA FITNESS

INTERSTATE 10
±171,000 VPD

Sierra Center

TACO BELL

Raising Cane's CHICKEN FINGERES

McDonald's

target

Jack in the box

FOOD 4 LESS

IN-N-OUT BURGER

& University

Subject Property

MOTOR HARLEY-DAVIDSON CYCLES

IN-N-OUT BURGER

Distribution Center

Starbucks

76

DOLLAR TREE

 **Edgewood High School**
±1,409 Students

Auto Zone

Wienerschnitzel

CALIFORNIA HIGHWAY PATROL

Francisquito Ave ±34,000 VPD

 **Kaiser Permanente Medical Center**
±271 Beds

CVS pharmacy

O'Reilly AUTO PARTS

Kindred Hospitals

 **Orangewood Elementary**
±623 Students

 **Van Wig Elementary**
±656 Students

Puente Ave ±14,800 VPD

 **San Jose Charter Academy**
±1,253 Students



FedEx
Ground

SUPERIOR GROCERS
Dutch Bros **CVS** pharmacy

THE HOME DEPOT
Distribution Center

THE HOME DEPOT **McDonald's**
Denny's **Starbucks**
COURTYARD BY MARRIOTT

BEST BUY **macys**
JCPenney
NORDSTROM **SEPHORA**
rack EXPRESS
petco **H&M** **76**

El Monte



Chevron **planet fitness** **Target**
Smart & Final. **target**

Sierra Center
TACO BELL **McDonald's** **target**
Jack in the box **FOOD 4 LESS**

Subject Property

±171,000 VPD



South El Monte

FOOD 4 LESS
Pollo Loco **CVS pharmacy**

IN-N-OUT BURGER
Distribution Center

WELLS FARGO **AT&T**
PANDA EXPRESS **FarmerBoys**
Walmart Supercenter

VONS
CVS pharmacy

FOOD 4 LESS
ALDI **TACO BELL** **McDonald's**
planet fitness **ROSS DRESS FOR LESS**

Kaiser Permanente Medical Center
±271 Beds

Avocado Heights



SUPERIOR GROCERS
Marshalls
Starbucks **WING-STOP**

Walmart Neighborhood Market **HARBOR FREIGHT**
Pizza Hut **ACE Hardware** **DOLLAR TREE**

±257,000 VPD

City of Industry

Burlington
Smart & Final.
IN-N-OUT BURGER **CVS pharmacy**

GROCERY OUTLET **bargain market**
DOLLAR TREE **Jack in the box**

THE HOME DEPOT **target**



Google Earth

BALDWIN PARK, CA

Baldwin Park, located in the San Gabriel Valley of Los Angeles County, benefits from its strategic position within one of the most densely populated and economically active regions in Southern California. The surrounding area has experienced steady population stability with moderate household growth, supported by a diverse workforce and strong regional connectivity. Median household incomes reflect a working-class community with increasing upward mobility, driven by access to employment centers in downtown Los Angeles, Pasadena, and the Inland Empire. The area's accessibility via Interstate 10 and proximity to major transit corridors enhances its appeal for residents and businesses alike.

The local economy is anchored by logistics, healthcare, education, and retail sectors, all of which contribute to consistent demand for commercial and residential space. Baldwin Park's urban infill characteristics and limited land availability create a constrained supply environment, supporting long-term property fundamentals. Continued public and private investment in infrastructure and housing has reinforced the area's role as a stable submarket within Greater Los Angeles, appealing to tenants seeking affordability relative to neighboring cities while maintaining access to major employment hubs.



\$106,700 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

55,576 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

217,782 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$2.1B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



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EXCLUSIVELY LISTED BY



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