

SUPER WALMART CENTER

BLDG FOR LEASE / SALE

3000 Big Dalton Ave, Baldwin Park, CA 91706

6,210 sf bldg / 42,922 sf lot



PROPERTY FEATURES

- ◆ CF zone / 2004 built / 54 parking spaces
- ◆ 5 mile radius: 540,000 population
- ◆ Maximum exposure to Fwy 10 - east/west
- ◆ Exit on Puente Ave or Francisquito Ave
- ◆ Ideal use for retail, medical, office, and service uses
- ◆ Low down payment for owner/user SBA loan
- ◆ The center occupied by a regional 24-hour super Wal-Mart, Panda Express, Wells Fargo Bank, UPS Store, Farmer Boys, Pepe's Mexican Food...

ESTIMATED 2018 POPULATION			
1 MILE RADIUS	3 MILE RADIUS		
34,187	231,602		
DAYTIME EMPLOYMENT			
1 MILE RADIUS	3 MILE RADIUS		
5,702	70,091		
AVG. 2018 HOUSEHOLD INCOME			
1 MILE RADIUS	3 MILE RADIUS		
\$69,397	\$76,182		
2017: COLLECTION ST.	CROSS ST.	CROSS DIST/DIR	TRAFFIC VOLUME
1-10	BIG DALTON AVE	0.06 E	191,000
MERCED AVE	GARVEY AVE	0.02 SE	15,281

* Data sourced from CoStar



556 Las Tunas Drive #101,
Arcadia, California 91007

Jason Lee
agent.jason.lee@gmail.com
626.319.7960
BRE# 01884967

Jim Wang
jimwang8@pacbell.net
818.679.4722
BRE# 01768892

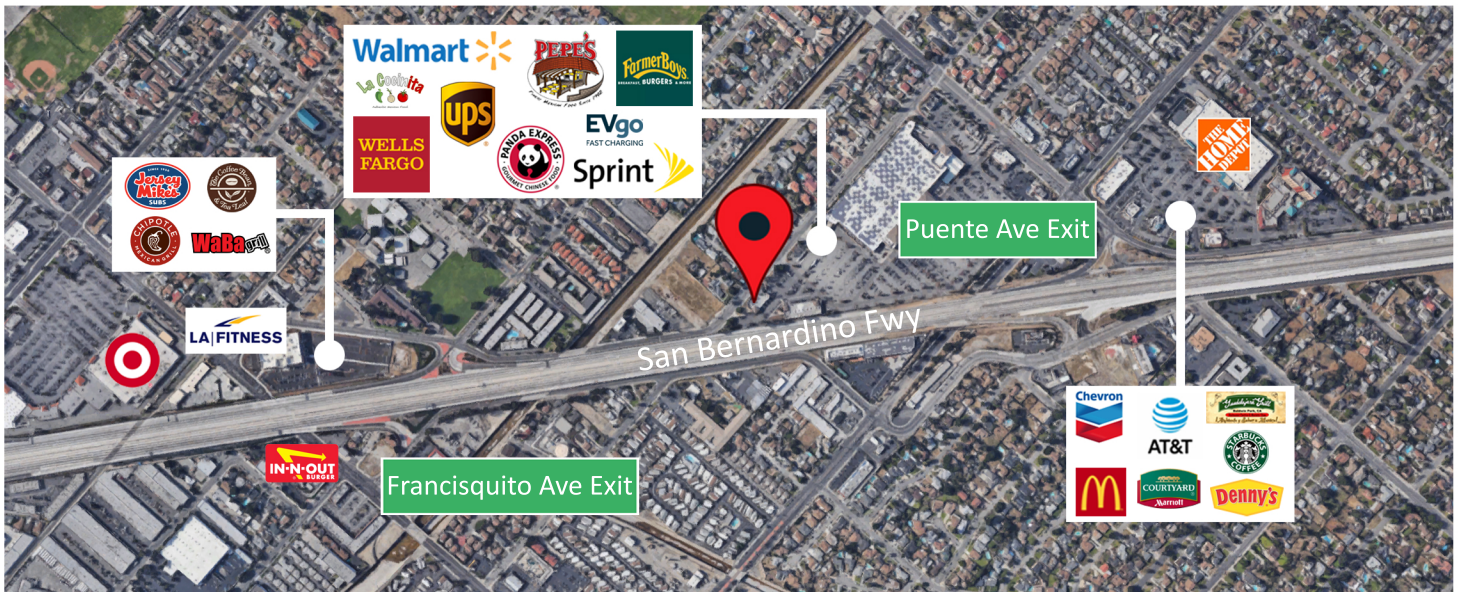


15320 Central Avenue,
Chino, California 91710

SUPER WALMART CENTER

BLDG FOR LEASE / SALE

3000 Big Dalton Ave, Baldwin Park, CA 91706



556 Las Tunas Drive #101,
Arcadia, California 91007

Jason Lee
agent.jason.lee@gmail.com
626.319.7960
BRE# 01884967

Jim Wang
jimwang8@pacbell.net
818.679.4722
BRE# 01768892

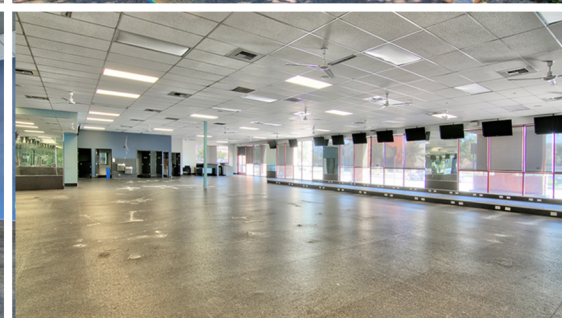
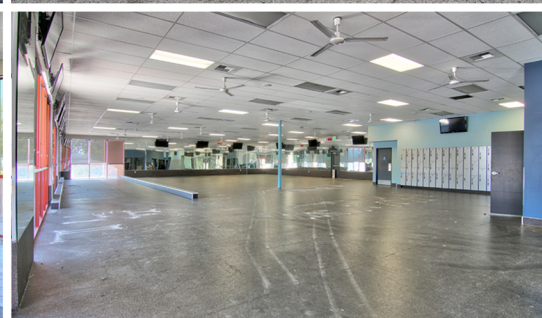


15320 Central Avenue,
Chino, California 91710

SUPER WALMART CENTER

BLDG FOR LEASE / SALE

3000 Big Dalton Ave, Baldwin Park, CA 91706



556 Las Tunas Drive #101,
Arcadia, California 91007

Jason Lee
agent.jason.lee@gmail.com
626.319.7960
BRE# 01884967

Jim Wang
jimwang8@pacbell.net
818.679.4722
BRE# 01768892



15320 Central Avenue,
Chino, California 91710