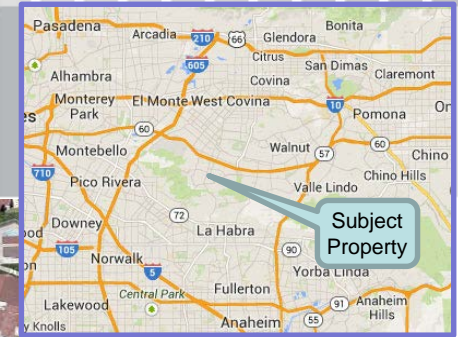


FOR LEASE

HACIENDA HEIGHTS SHOPPING CENTER anchored by CVS Pharmacy & Bank of America 2101 - 2143B S. Hacienda Blvd, Hacienda Heights, CA



For more information, please contact

Allan M. Lee, Broker
626.600.5125 ♦ alee@persf.com
License No. 01390418

HIGHLIGHTS

CONTIGUOUS SPACES AVAILABLE:

**20,141 SF (CVS Pharmacy) +
8,939 SF (6,500 SF + 2,439 SF endcap)**

- 29,000+ SF of corner anchor space (20,141+6,500+2,439 SF endcap) right up against the extremely busy Hacienda Blvd: RENT NEGOTIABLE
- Two loading docks behind current CVS Pharmacy
- Long façade (202' facing parking, 155' facing street)
- High visibility!
- Net charges: \$0.29 per SF per month (estimated; excluding trash)
- Highly visible, accessible center currently anchored by CVS Pharmacy and Bank of America. Other tenants include Pizza Hut, Sushi Land, Hao Jing Seafood Restaurant, etc.
- Excellent location with high household income and about 90,000 population within a 3-mile radius.
- Area (City of Industry & surrounding cities) is home to one of the greatest economic engines in Southern California
- Quick access to 60 freeway (closest freeway onramp for La Habra Heights)
- Approximately 187 parking spaces

PERSQUAREFOOT
commercial real estate services

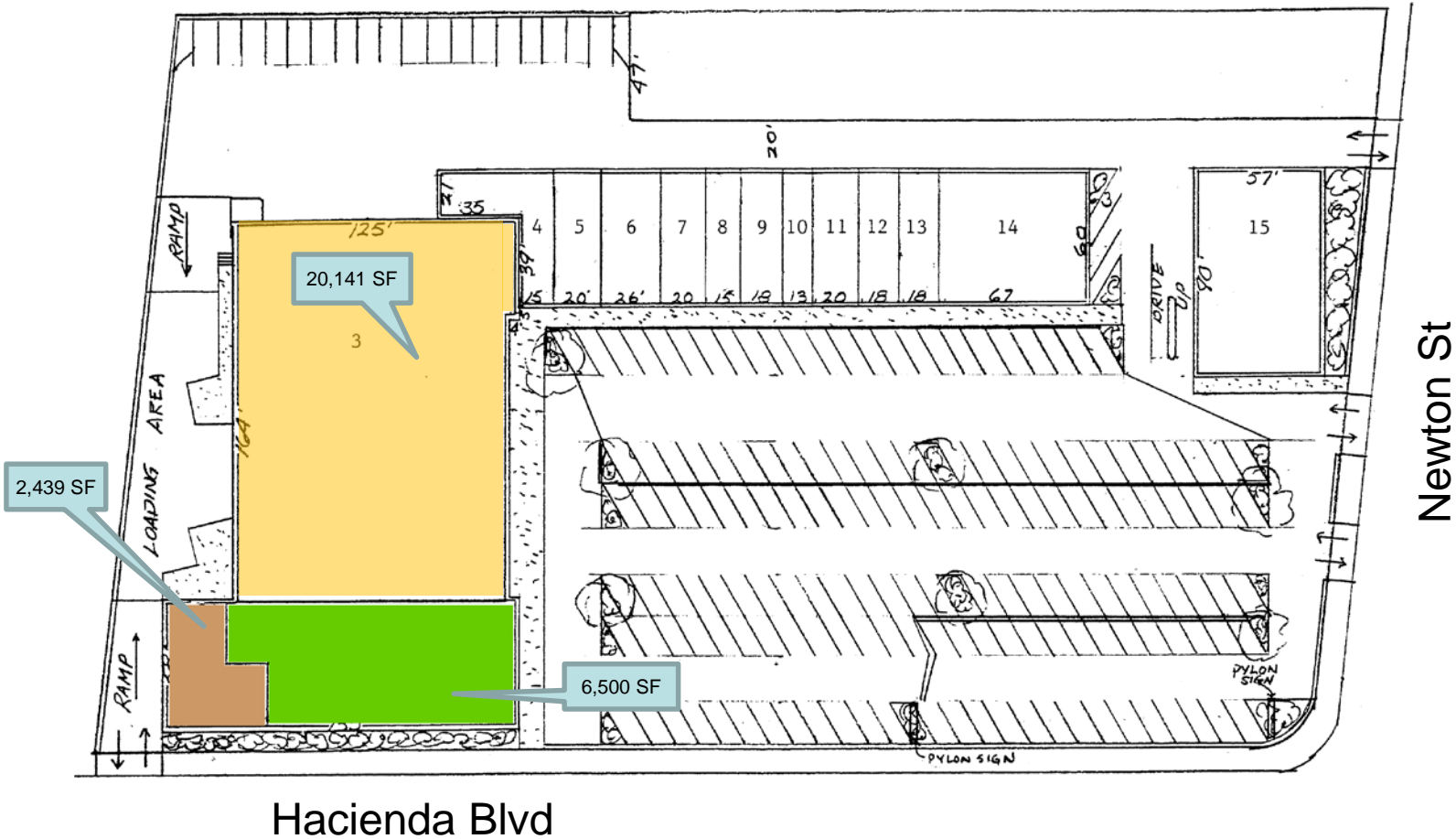
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