

9601-9605 LAS TUNAS DR.  
TEMPLE CITY, CA



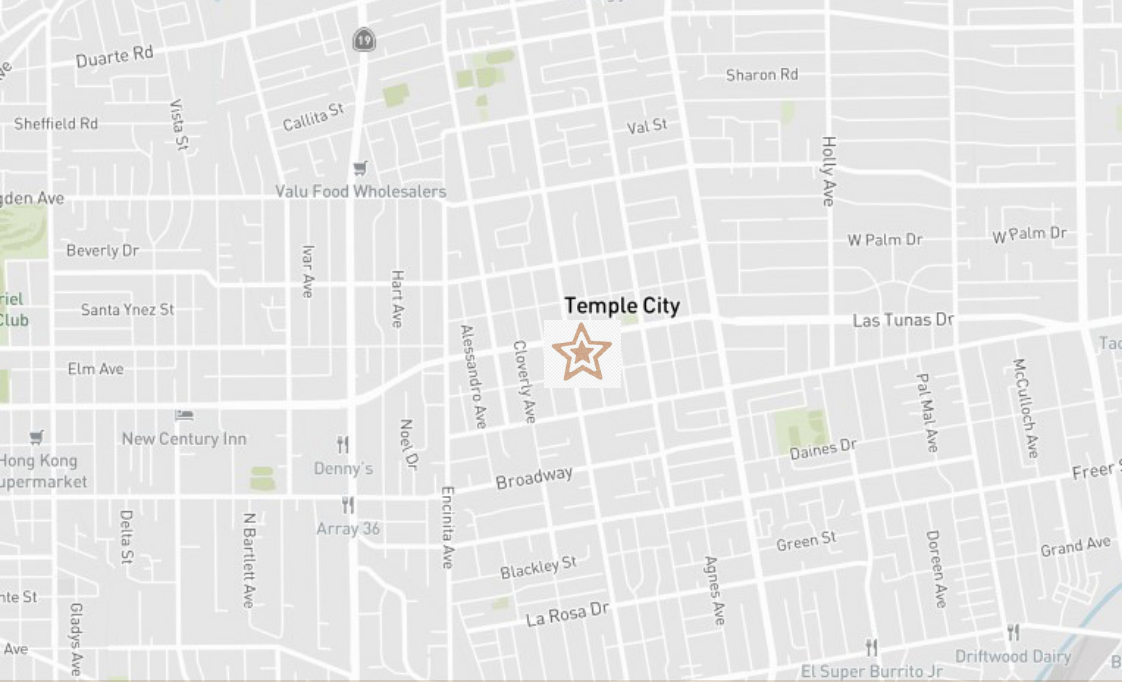
±4,500SF FREESTANDING RETAIL/OFFICE BUILDING  
AVAILABLE FOR LEASE



WELLS  
FARGO

TEMPLE CITY BLVD - ±19,000 CPD

E LAS TUNAS DR - ±22,400 CPD

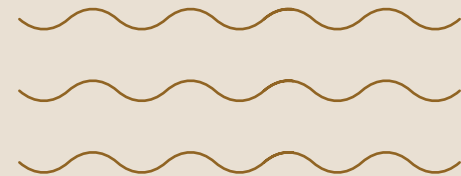


## TRAFFIC COUNTS

LAS TUNAS DR. -  $\pm 22,400$  CPD  
TEMPLE CITY BLVD. -  $\pm 19,000$  CPD

## PROPERTY HIGHLIGHTS

- 3,500 SF second generation Bank and 1,000 SF shop space available (spaces can be combined for  $\pm 4,500$  SF) in the heart of the Temple City Business District
- High-profile end-cap unit on hard corner of Las Tunas Dr. and Temple City Blvd.
- Immaculate branding opportunities with extensive wrap around frontage on primary thoroughfare within the market
- Highly visible single tenant dedicated rooftop pylon signage
- Ample parking directly behind building with direct access to both units
- First time entire space has been on the market in decades
- 3rd highest traffic intersection in Temple City





# DEMOGRAPHICS

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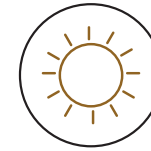
Avg HH Income



Median Home Value



Population



Daytime Population  
(over 16 yrs old)

1 mile

**\$144,995**

**\$998,176**

**25,175**

**14,779**

3 miles

**\$133,390**

**\$1.02M**

**211,543**

**140,345**

5 miles

**\$133,541**

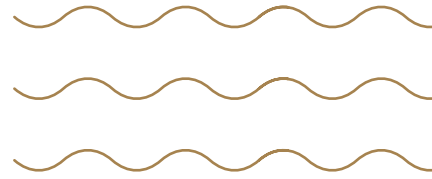
**\$978,201**

**571,500**

**389,684**



# NEIGHBORS





# INTERIOR IMAGES





# AERIAL







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