

82,000 SF GROCERY REPLACEMENT OPPORTUNITY

PLAZA DE HACIENDA



1821 N Hacienda Blvd, La Puente, CA 91744



PROPERTY OVERVIEW

Your Access to a Premier Retail Opportunity on Hacienda Avenue

Tap into the powerful and diverse consumer base of the Hacienda Avenue corridor, a dynamic retail artery that captures two distinct, high-value shopper profiles.

To the south, benefit from the affluent West Covina market, where median household incomes approach \$100,000 and residents demonstrate significant spending power, particularly in discretionary categories. This retail node is anchored by Plaza West Covina, a top-tier regional mall that attracts over 8.9 million visitors annually from a trade area with an average household income of \$121,880, fueling a robust and upscale retail environment.

Supported along Hacienda Avenue in La Puente, customers will engage a dense, necessity-driven consumer market. The area's strength lies in its high-density residential communities and a consistent, daily demand for goods and services, creating a resilient retail ecosystem.

By positioning your business on Hacienda Avenue, you gain unparalleled access to both a high-spending regional draw and a stable, high-frequency local customer base, ensuring a steady stream of traffic and a diverse revenue opportunity.



About the Property



AVAILABLE SQUARE FOOTAGE
81,736 SF



ANNUAL VISITS
940K (Placer.ai, 2026)



PARKING
625 Surface Level



INTERSECTION
Hacienda Blvd. and Francisquito Ave



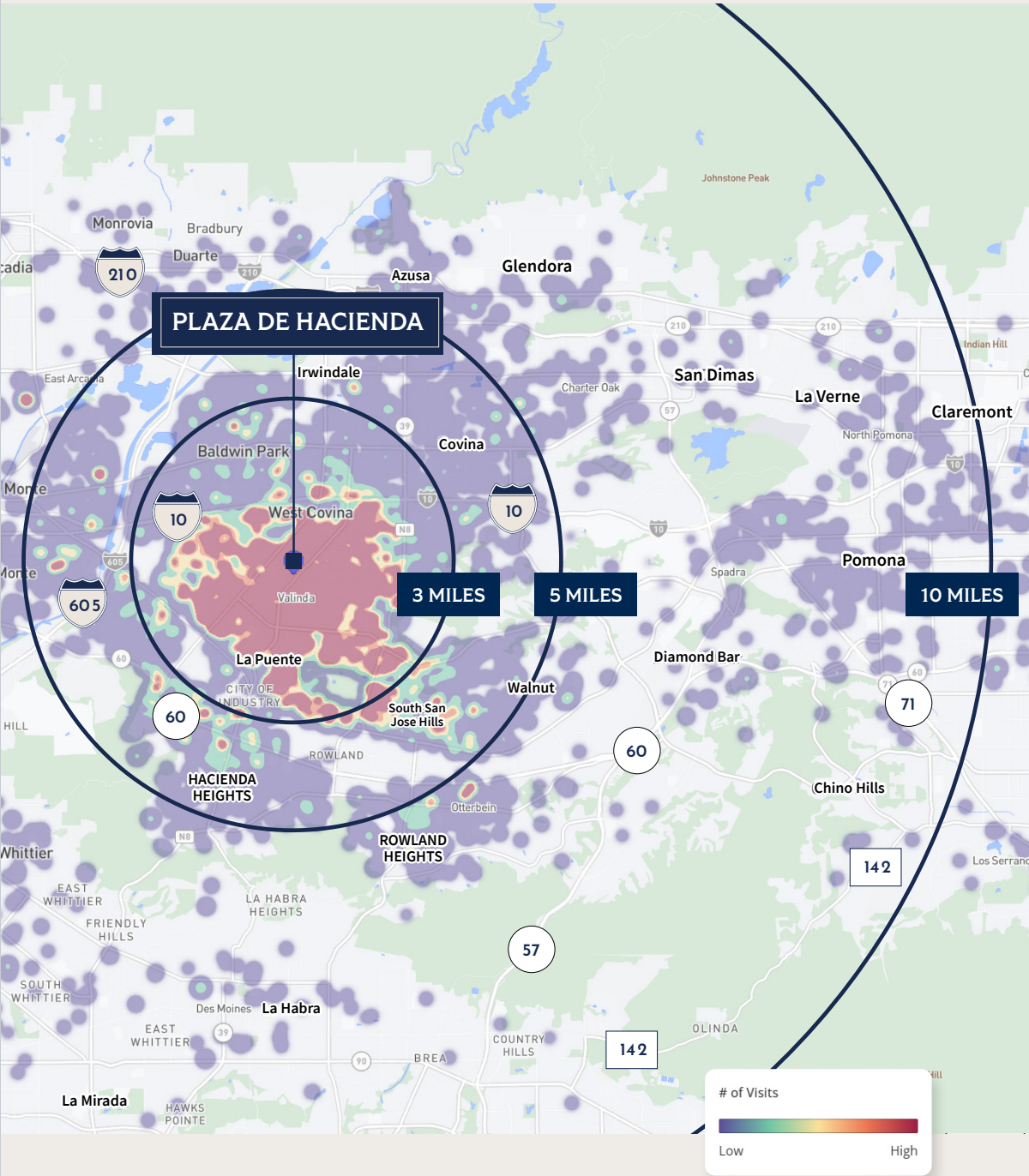
RENT
Available Upon Request

IDEAL RETAIL DEMOGRAPHICS WITHIN 10 MILES

Demographics

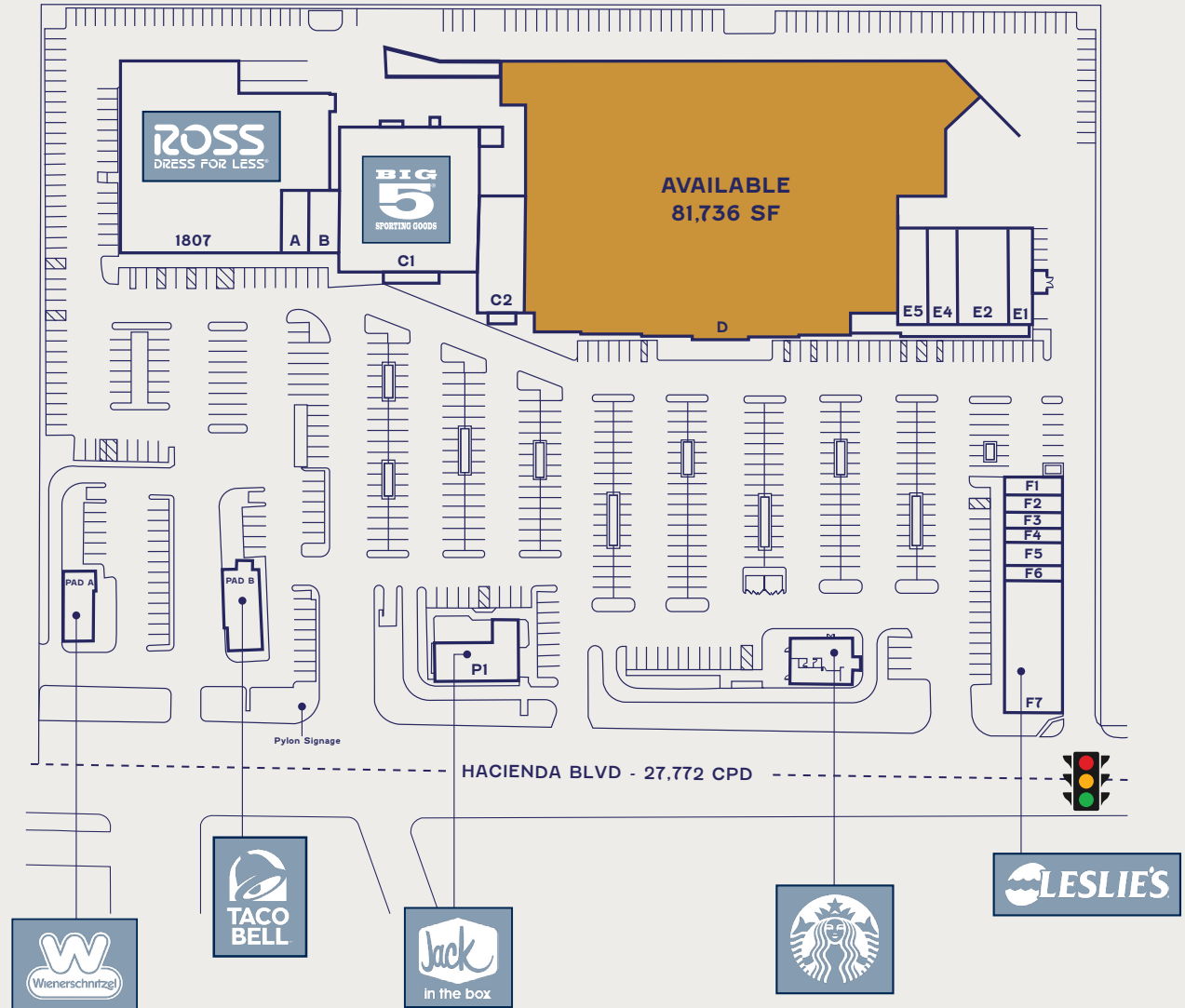
	3 MILES	5 MILES	10 MILES
POPULATION	216,457	483,382	1.51 M
PROJECTED POPULATION (2031)	213,542	477,264	1.50 M
AVERAGE HOUSEHOLD INCOME	\$124,288	\$125,058	\$135,647
PROJECTED AVERAGE HOUSEHOLD INCOME (2031)	\$123,368	\$125,259	\$134,874
RETAIL SPENDING	\$3.28 B	\$7.55 B	\$26.15 B
MEDIAN AGE	38.0	38.6	40.1
MEDIAN HOME VALUE	\$685,672	\$717,592	\$817,406

(Source: Placer.ai, 2026)



Overall Site Plan

UNIT	TENANT
1807	ROSS
A	Springleaf Financial
B	Kaya Threading
C1	Big 5 Sporting Goods
C2	Kaiser Permanente
D	AVAILABLE
E5	Sally's Beauty Supply
E4	Save Plus
E2	Rent-A-Center
E1	Jackie's Party Supply
F1	Check 'N Go
F2	Adriana's Insurance
F3	Nail Passion
F4	Ro's Pure Water
F5	Victory Management Group
F6	Cigarettes Etc.
F7	Leslie's Pool Supply
Pad A	Wienerschnitzel
Pad B	Taco Bell
P1	Jack In the Box Starbucks



Shopping



PLAZA DE HACIENDA

CONTACT US

FRANCESCA HOWARD

Vice President

francesca.howard@jll.com

310 536 6334

CA Lic. 02125832

LIAM BREDBERG

Senior Associate

liam.bredberg@jll.com

424 294 3450

CA Lic. 02174288



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.