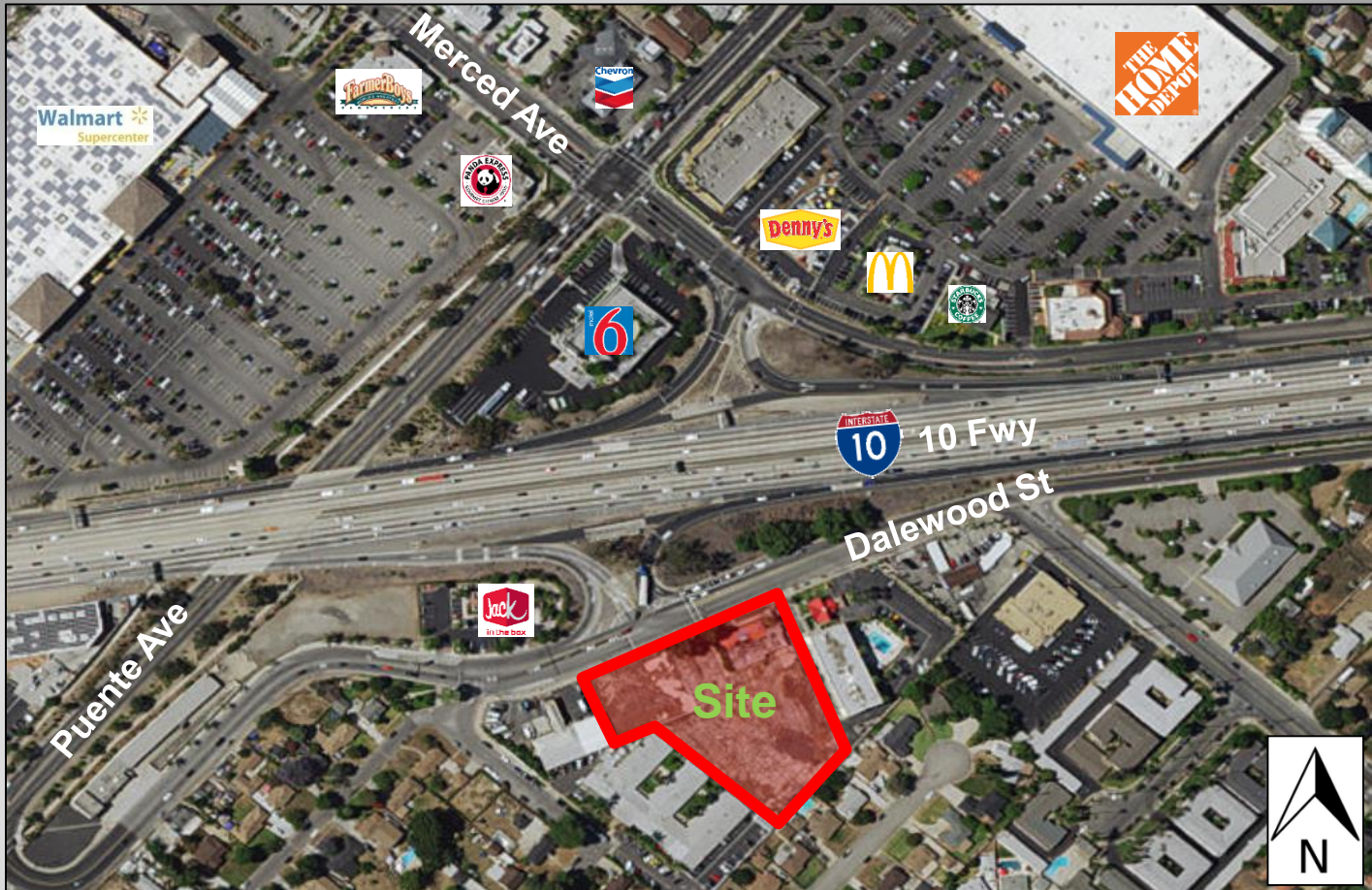




# Redevelopment Opportunity

Dalewood St at I-10 Fwy off-ramp (Puente Ave)  
 City of Baldwin Park



### SITE FEATURES:

- 1.95 Acre Redevelopment opportunity suited for retail / commercial uses. Adjacent parcels for potential assemblage.
- Zoned Freeway Commercial (FC)
- Visibility and proximity to I-10 Fwy off-ramp (Puente Ave)
- Traffic Counts (2015): 197,000 I-10 Fwy at Puente Ave

### DEMOGRAPHICS (ESRI):

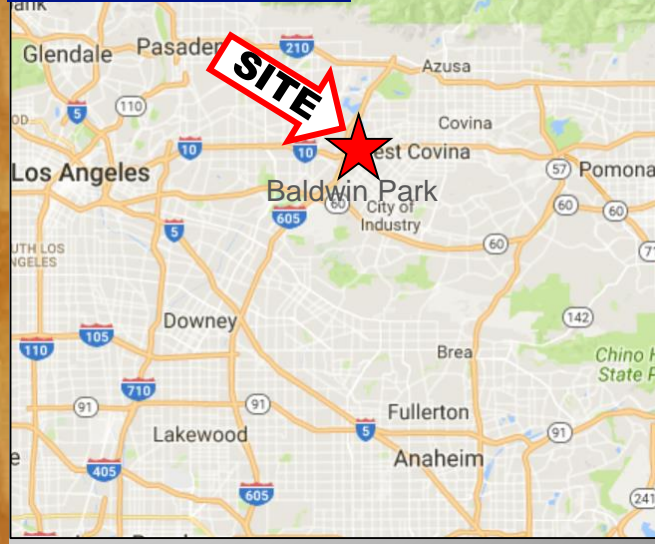
2016	City	1 Mile	3 Miles	5 Miles
Population	76,056	32,171	234,843	547,129
Households	17,325	7,886	56,602	140,507
Avg. HH Income	\$62,329	\$69,739	\$70,846	\$72,217

### CONTACT US FOR A TRADE AREA TOUR:

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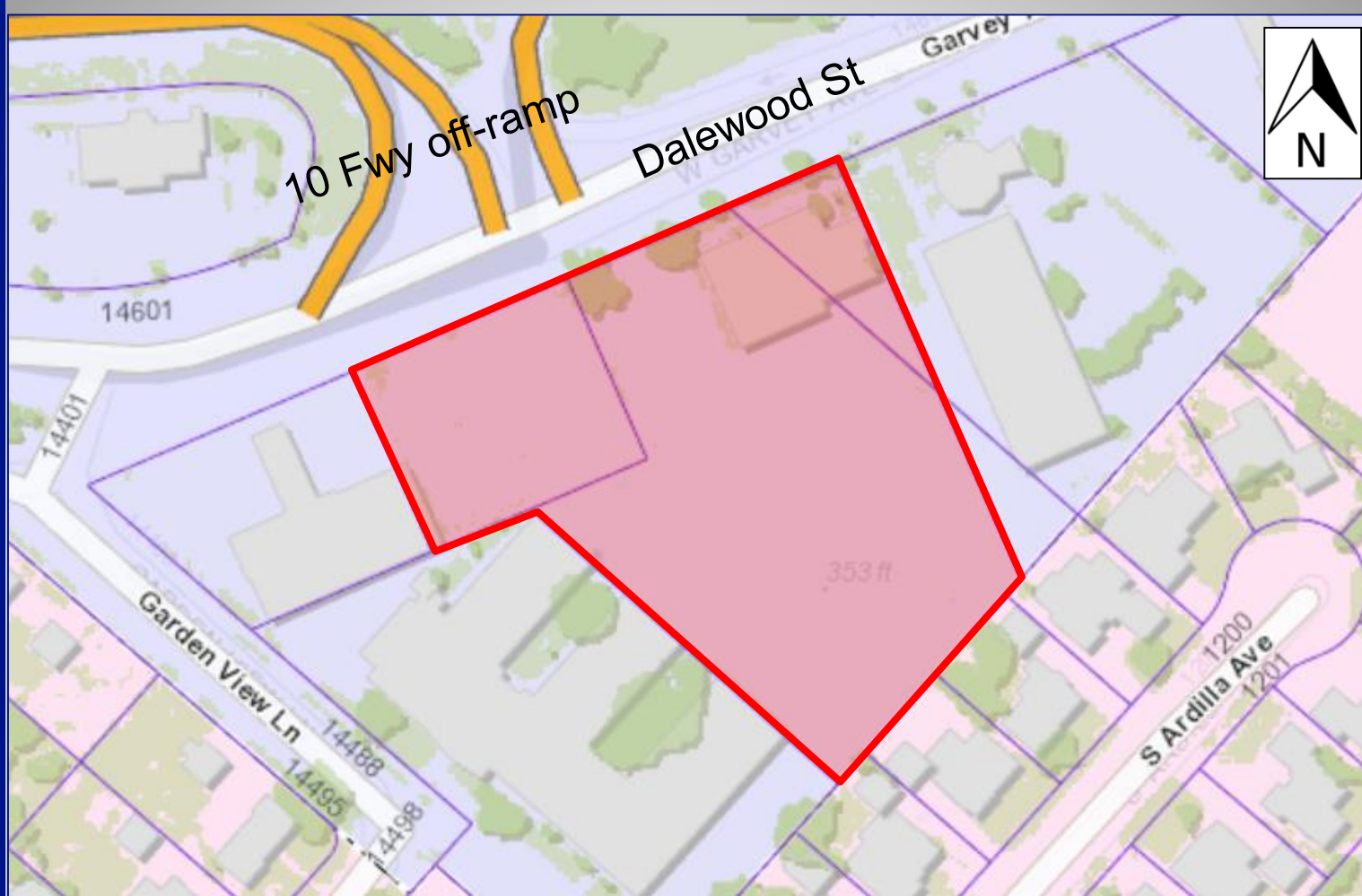
### REGIONAL MAP



# Redevelopment Opportunity

Dalewood St at I-10 Fwy off-ramp (Puente Ave)

## Parcel Boundaries



**Owned by Stetson Group Llc**



Acreage	APN	Zoning
1.95 Acre (85,000 SF) parcel	8463-001-012, 8463-001-007, 8463-001-013	(FC) Freeway Commercial

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Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Development entitlements subject to City approval.