

Grand American Travels

OFFERING MEMORANDUM

Turnkey Office Space Available in San Marino

2366 Huntington Drive,
San Marino CA 91108



COLDWELL BANKER
COMMERCIAL
REALTY

THE SPACE

| | |
|--------------------|---|
| Location | 2366 Huntington Drive., San Marino, CA, 91108 |
| Square Feet | 5,100 |
| Rent PSF (Monthly) | \$2.50 |
| Lease Type | Modified Gross |



POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 12,485 | 230,456 | 596,870 |



AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$234,913 | \$135,996 | \$130,007 |



NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 4,251 | 89,475 | 214,470 |



Property Details

- Turnkey Office Space Ready to Move-In"
- Size: 5,100 rentable square feet
- Floor Plan: 4,450 square feet on the first floor, 650 square feet on the second floor
- First Floor Amenities:
 - Two conference rooms
 - Kitchen
 - Three bathrooms
 - Ample storage space
- Second Floor Features:
 - Additional offices
 - Two bathrooms

Ideal for Various Businesses

This versatile space is perfect for a variety of businesses such as:

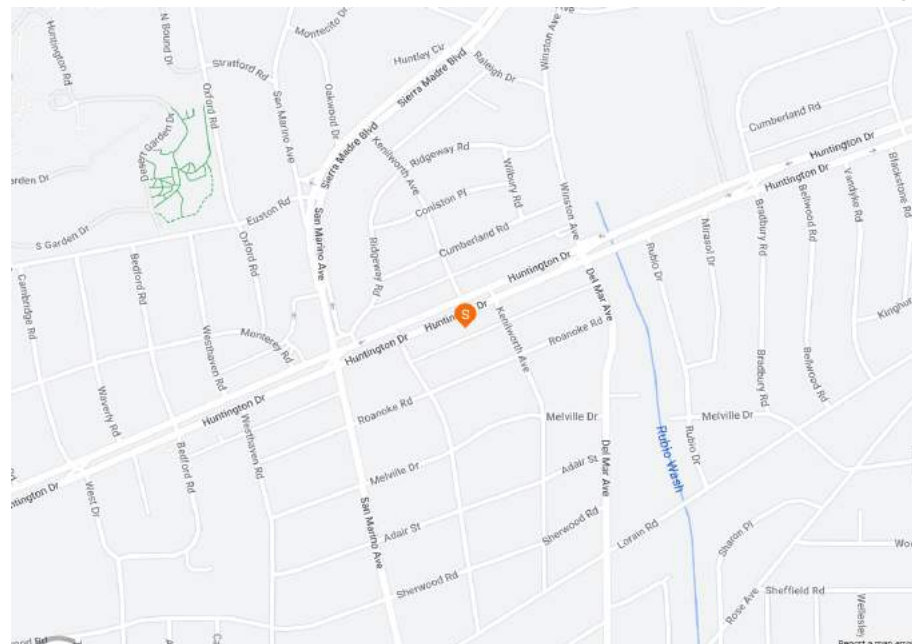
- Travel Agency
- Accounting Firm
- Law Firm
- Real Estate Office
- Tutoring Service
- * Check attachment for all allowed uses

Strategic Location

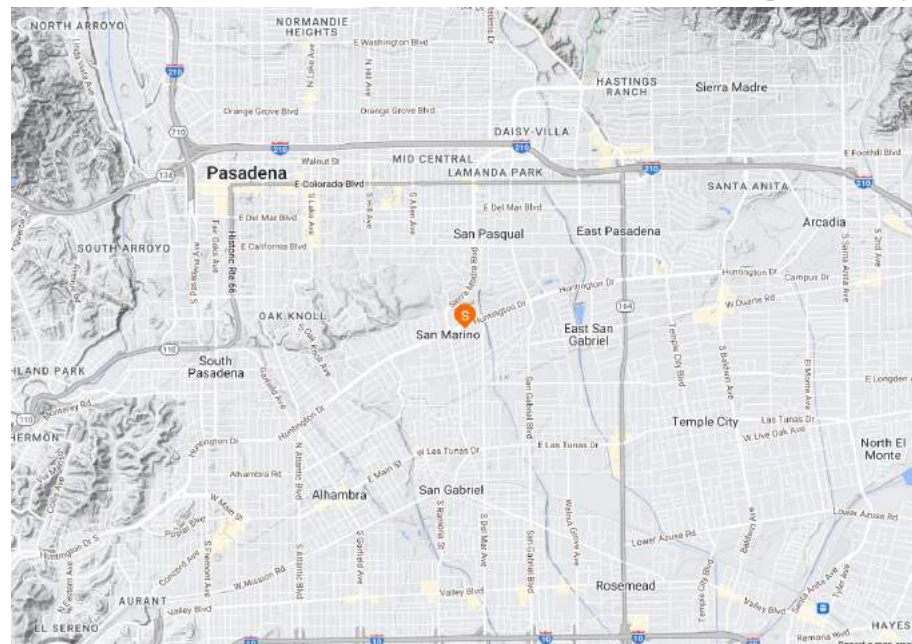
This prime location on Huntington Drive in San Marino offers excellent exposure with high daily traffic counts. Situated at the heart of the San Gabriel Valley, this property provides central access to key areas, making it convenient for clients and customers from neighboring communities. Whether you're targeting local residents or drawing clients from across the valley, this strategic location ensures maximum visibility and accessibility for your business.

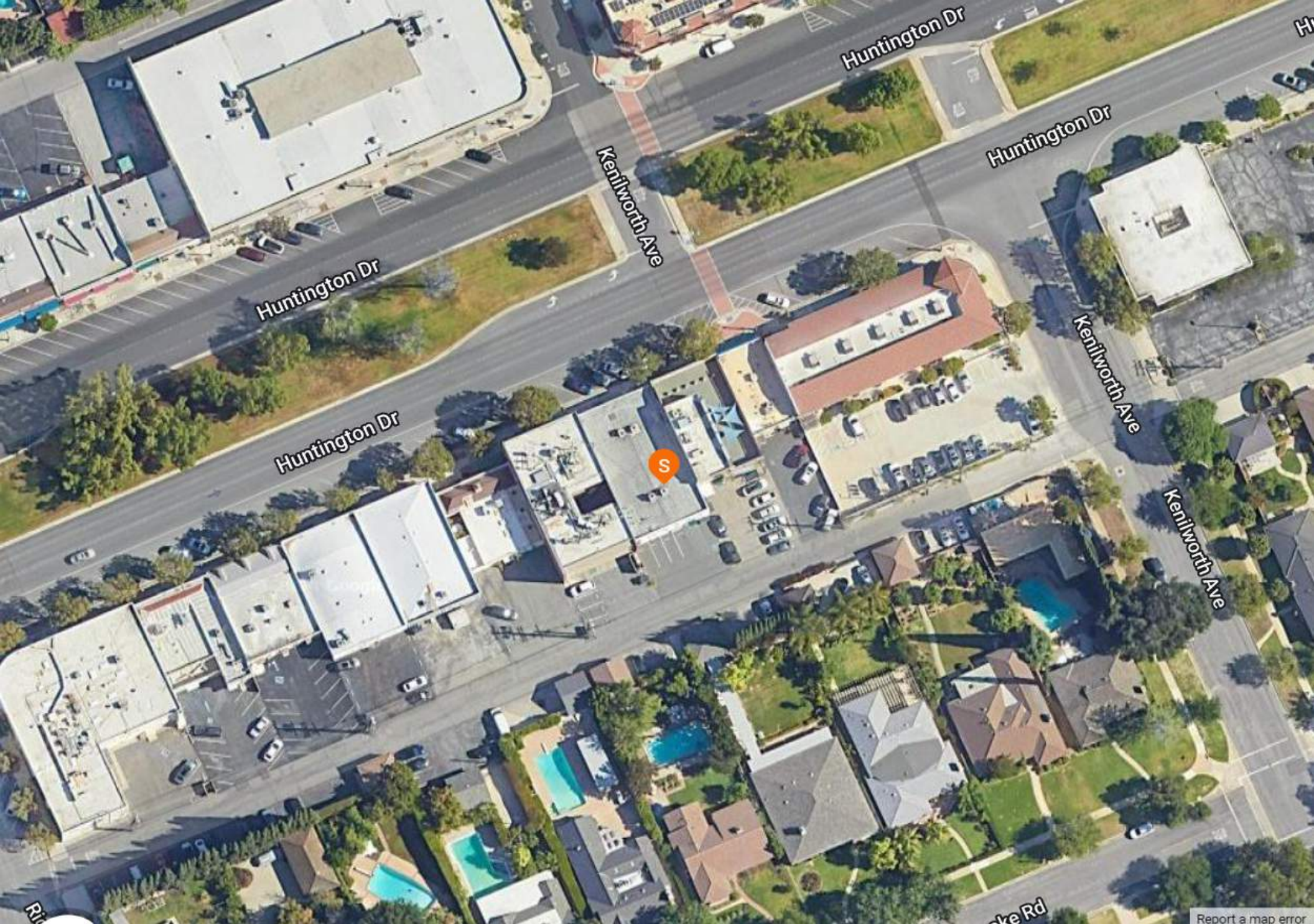
Special Benefit

As per San Marino Unified School District Interdistrict Transfer Guidelines, business owners and employees with business premises in San Marino may be eligible for their children to attend San Marino Unified School District schools, subject to availability and approval by the SMUSD.



Regional Map

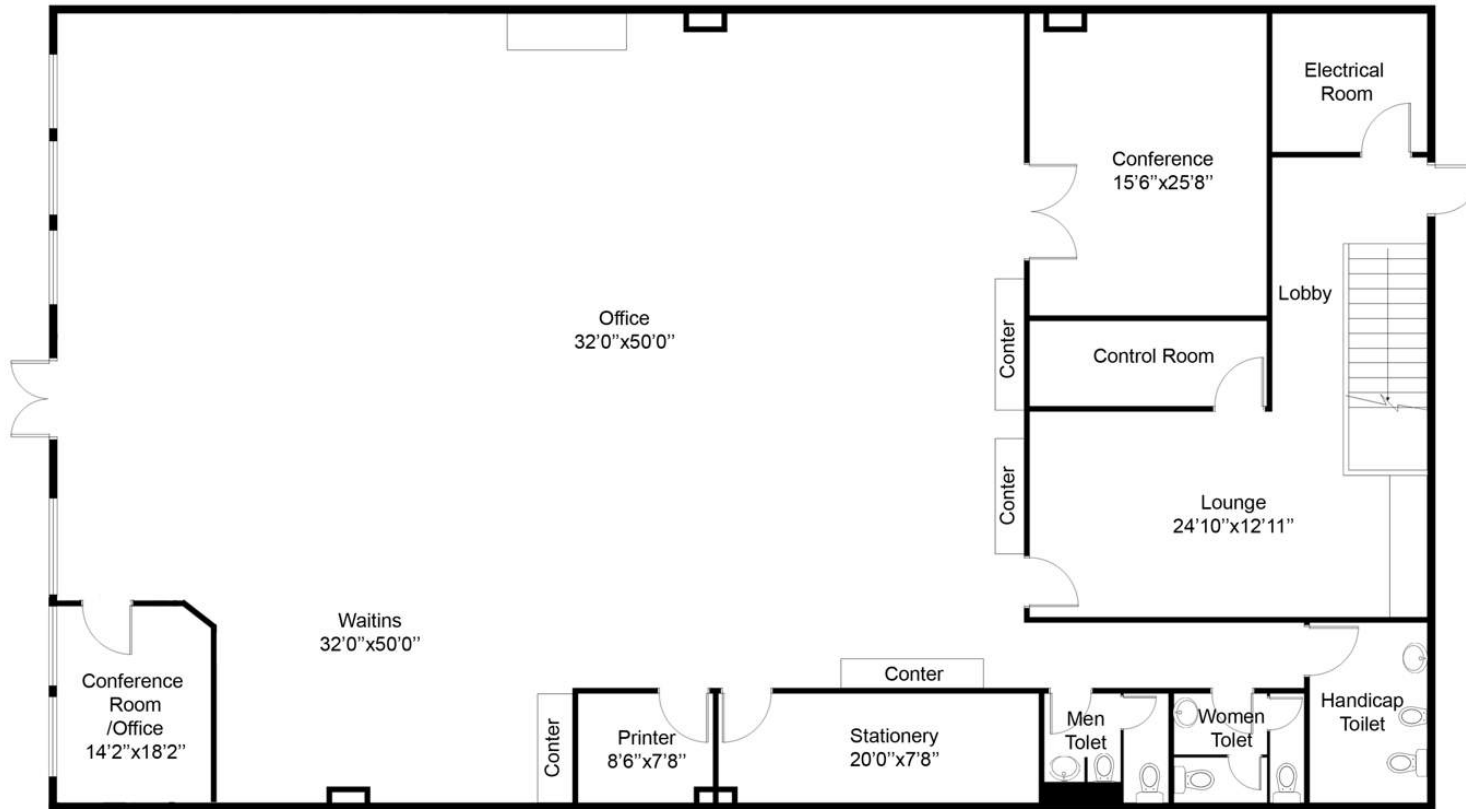




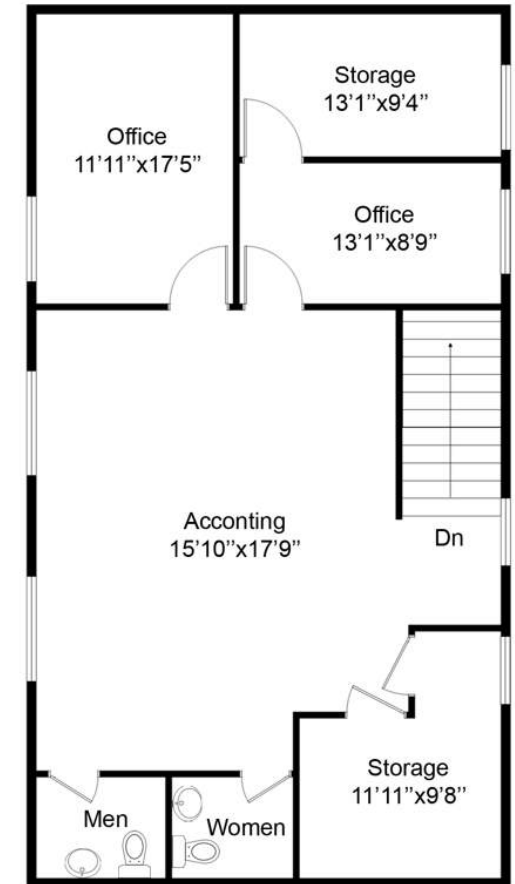
[Report a map error](#)



FIRST FLOOR PLAN



SECOND FLOOR PLAN



*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|-----------|-----------|-----------|
| 2000 Population | 12,507 | 220,131 | 595,737 |
| 2010 Population | 12,946 | 227,945 | 604,435 |
| 2023 Population | 12,485 | 230,456 | 596,870 |
| 2028 Population | 12,290 | 228,812 | 591,377 |
| 2023 African American | 65 | 6,685 | 18,888 |
| 2023 American Indian | 32 | 2,022 | 6,847 |
| 2023 Asian | 7,598 | 108,110 | 259,601 |
| 2023 Hispanic | 1,541 | 58,198 | 190,621 |
| 2023 Other Race | 464 | 26,714 | 95,639 |
| 2023 White | 3,107 | 59,686 | 140,796 |
| 2023 Multiracial | 1,212 | 27,032 | 74,557 |
| 2023-2028: Population: Growth Rate | -1.55 % | -0.70 % | -0.90 % |
| 2023 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
| less than \$15,000 | 209 | 8,130 | 20,050 |
| \$15,000-\$24,999 | 104 | 4,449 | 12,612 |
| \$25,000-\$34,999 | 125 | 4,838 | 12,088 |
| \$35,000-\$49,999 | 178 | 6,510 | 16,715 |
| \$50,000-\$74,999 | 378 | 12,051 | 29,557 |
| \$75,000-\$99,999 | 368 | 11,486 | 26,684 |
| \$100,000-\$149,999 | 647 | 16,173 | 38,216 |
| \$150,000-\$199,999 | 607 | 10,429 | 23,963 |
| \$200,000 or greater | 1,635 | 15,409 | 34,585 |
| Median HH Income | \$157,473 | \$92,789 | \$88,571 |
| Average HH Income | \$234,913 | \$135,996 | \$130,007 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|---------|--------|---------|
| 2000 Total Housing | 4,443 | 88,048 | 211,247 |
| 2010 Total Households | 4,417 | 87,993 | 209,667 |
| 2023 Total Households | 4,251 | 89,475 | 214,470 |
| 2028 Total Households | 4,223 | 89,654 | 214,454 |
| 2023 Average Household Size | 2.93 | 2.53 | 2.74 |
| 2000 Owner Occupied Housing | 3,868 | 39,126 | 100,432 |
| 2000 Renter Occupied Housing | 421 | 45,781 | 103,136 |
| 2023 Owner Occupied Housing | 3,603 | 40,509 | 103,094 |
| 2023 Renter Occupied Housing | 648 | 48,966 | 111,376 |
| 2023 Vacant Housing | 219 | 5,503 | 11,584 |
| 2023 Total Housing | 4,470 | 94,978 | 226,054 |
| 2028 Owner Occupied Housing | 3,602 | 41,010 | 104,472 |
| 2028 Renter Occupied Housing | 621 | 48,644 | 109,982 |
| 2028 Vacant Housing | 257 | 5,999 | 13,140 |
| 2028 Total Housing | 4,480 | 95,653 | 227,594 |
| 2023-2028: Households: Growth Rate | -0.65 % | 0.20 % | 0.00 % |

Source: esri

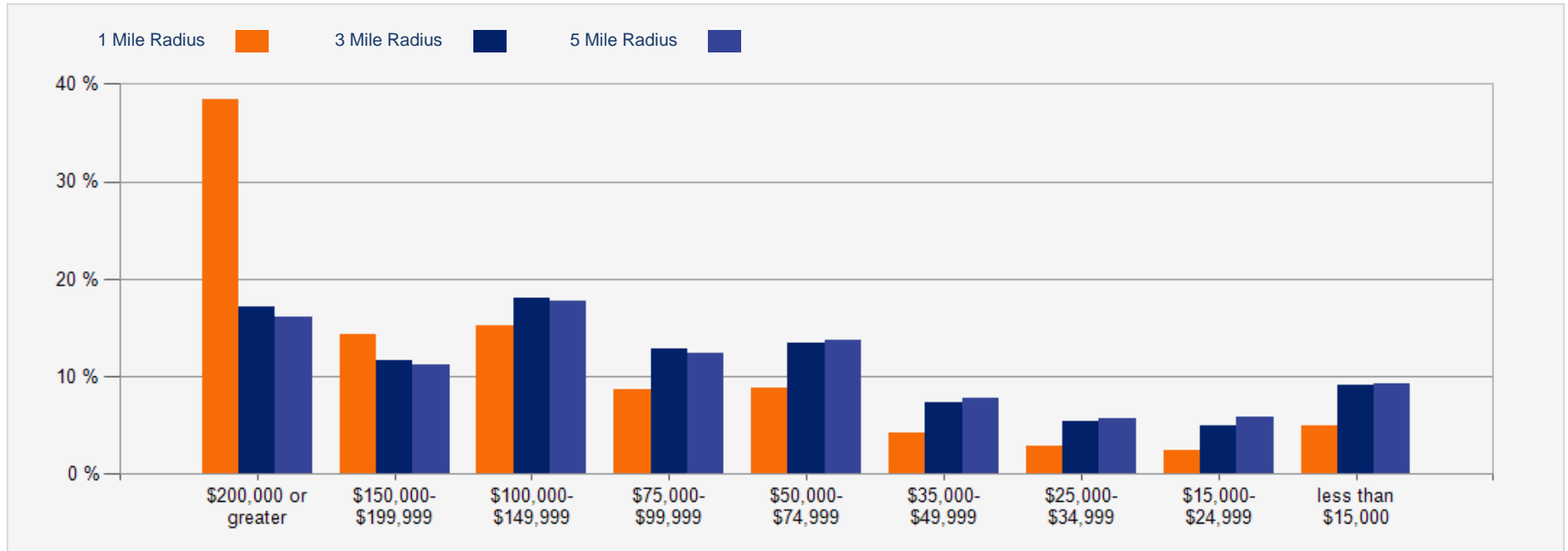
| 2023 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2023 Population Age 30-34 | 545 | 17,660 | 44,044 |
| 2023 Population Age 35-39 | 741 | 17,366 | 42,414 |
| 2023 Population Age 40-44 | 769 | 16,252 | 40,068 |
| 2023 Population Age 45-49 | 801 | 15,010 | 37,848 |
| 2023 Population Age 50-54 | 905 | 15,575 | 39,989 |
| 2023 Population Age 55-59 | 945 | 15,218 | 38,987 |
| 2023 Population Age 60-64 | 969 | 15,014 | 38,468 |
| 2023 Population Age 65-69 | 873 | 13,293 | 34,648 |
| 2023 Population Age 70-74 | 809 | 11,112 | 28,913 |
| 2023 Population Age 75-79 | 622 | 8,137 | 20,908 |
| 2023 Population Age 80-84 | 420 | 5,313 | 13,602 |
| 2023 Population Age 85+ | 384 | 5,851 | 14,306 |
| 2023 Population Age 18+ | 9,906 | 190,619 | 485,361 |
| 2023 Median Age | 48 | 42 | 41 |

| 2023 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$163,684 | \$88,800 | \$84,799 |
| Average Household Income 25-34 | \$244,068 | \$119,814 | \$114,668 |
| Median Household Income 35-44 | \$195,103 | \$108,041 | \$103,857 |
| Average Household Income 35-44 | \$282,321 | \$152,103 | \$144,747 |
| Median Household Income 45-54 | \$200,001 | \$120,618 | \$113,781 |
| Average Household Income 45-54 | \$289,734 | \$168,211 | \$158,647 |
| Median Household Income 55-64 | \$200,001 | \$110,356 | \$105,587 |
| Average Household Income 55-64 | \$287,839 | \$158,817 | \$150,872 |
| Median Household Income 65-74 | \$116,549 | \$79,104 | \$75,963 |
| Average Household Income 65-74 | \$196,365 | \$121,868 | \$115,253 |
| Average Household Income 75+ | \$120,643 | \$82,878 | \$82,646 |

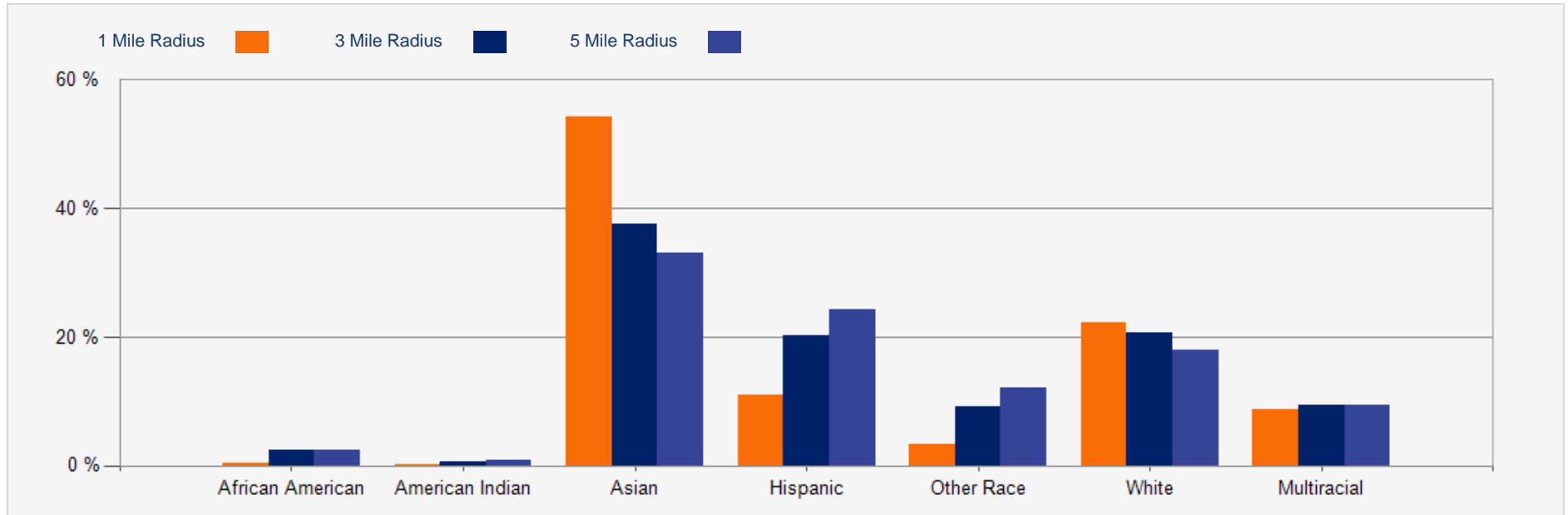
| 2028 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2028 Population Age 30-34 | 438 | 16,790 | 42,009 |
| 2028 Population Age 35-39 | 792 | 17,028 | 43,418 |
| 2028 Population Age 40-44 | 1,016 | 16,840 | 41,596 |
| 2028 Population Age 45-49 | 815 | 15,603 | 39,058 |
| 2028 Population Age 50-54 | 811 | 14,462 | 36,921 |
| 2028 Population Age 55-59 | 872 | 14,766 | 38,079 |
| 2028 Population Age 60-64 | 837 | 14,041 | 35,988 |
| 2028 Population Age 65-69 | 887 | 13,323 | 34,177 |
| 2028 Population Age 70-74 | 797 | 11,766 | 30,541 |
| 2028 Population Age 75-79 | 666 | 9,402 | 24,215 |
| 2028 Population Age 80-84 | 523 | 6,698 | 16,936 |
| 2028 Population Age 85+ | 440 | 6,650 | 16,476 |
| 2028 Population Age 18+ | 9,891 | 191,670 | 486,979 |
| 2028 Median Age | 48 | 43 | 42 |

| 2028 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$173,716 | \$101,592 | \$98,497 |
| Average Household Income 25-34 | \$265,284 | \$140,266 | \$135,367 |
| Median Household Income 35-44 | \$200,001 | \$125,797 | \$119,187 |
| Average Household Income 35-44 | \$313,552 | \$177,354 | \$167,704 |
| Median Household Income 45-54 | \$200,001 | \$138,975 | \$129,528 |
| Average Household Income 45-54 | \$324,409 | \$192,179 | \$181,341 |
| Median Household Income 55-64 | \$200,001 | \$128,135 | \$121,064 |
| Average Household Income 55-64 | \$319,087 | \$182,261 | \$173,084 |
| Median Household Income 65-74 | \$144,716 | \$94,933 | \$90,514 |
| Average Household Income 65-74 | \$235,918 | \$145,539 | \$137,311 |
| Average Household Income 75+ | \$150,834 | \$103,664 | \$103,109 |

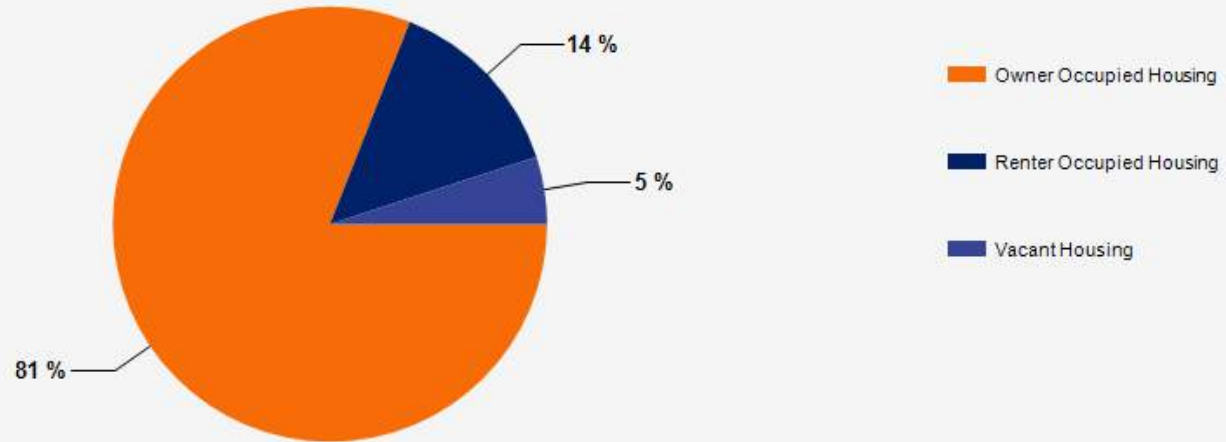
2023 Household Income



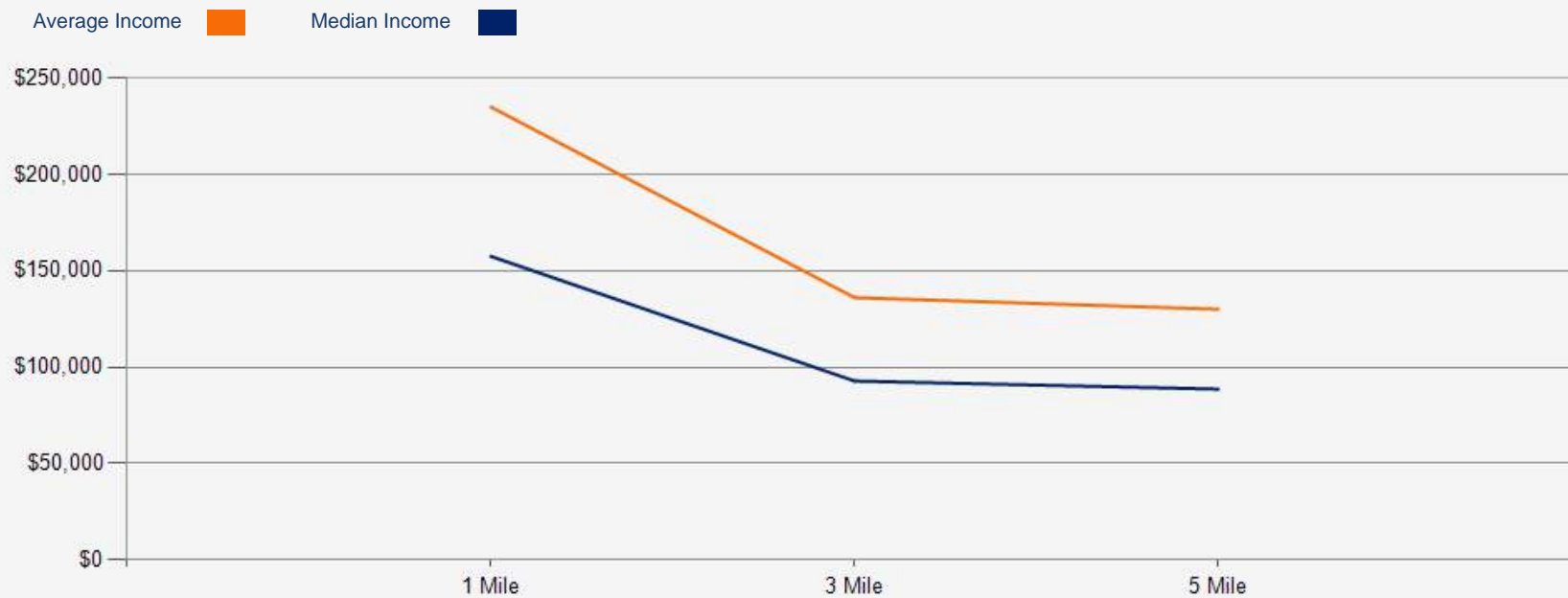
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



Turnkey Office Space Available in San Marino

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