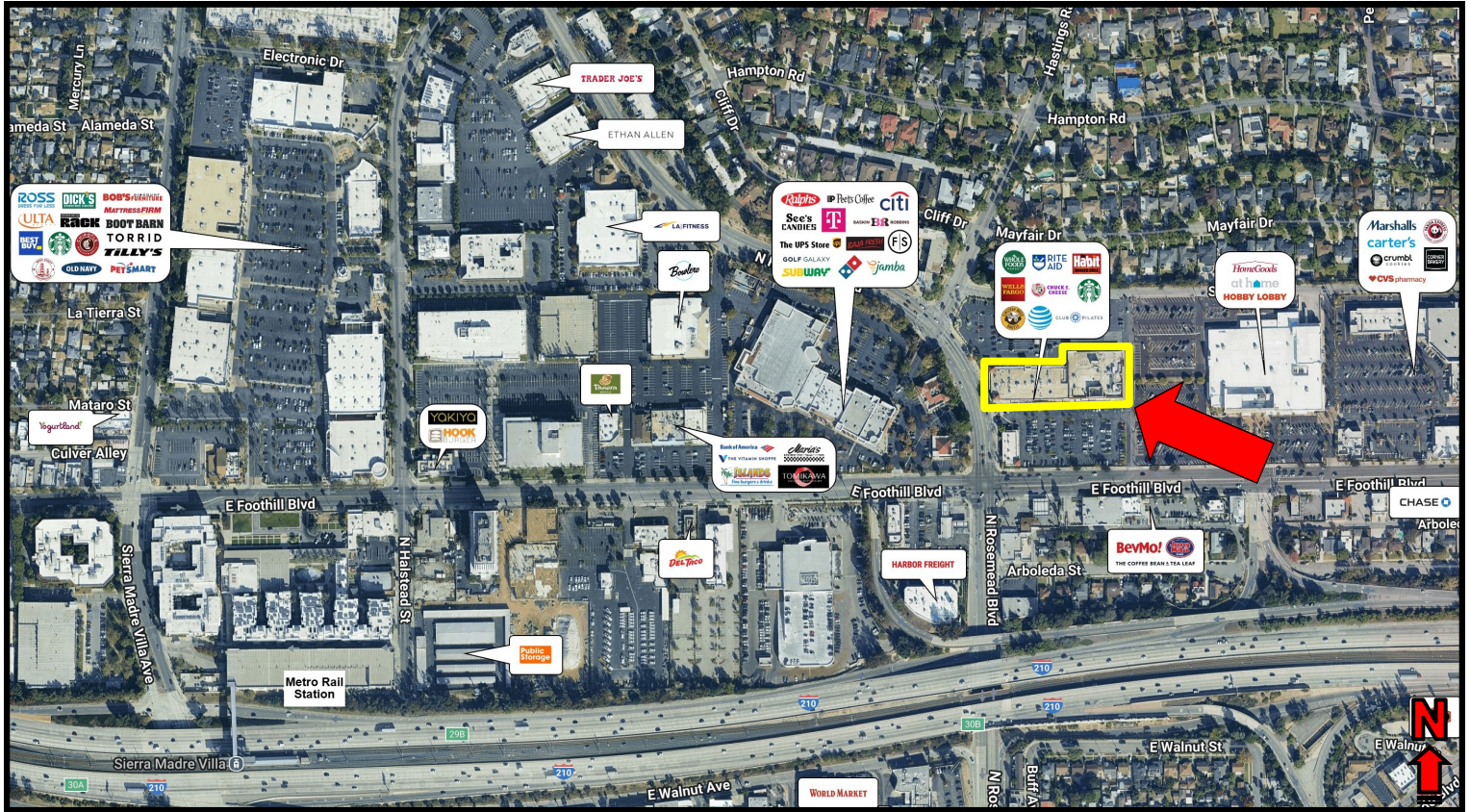


HASTINGS RANCH SHOPPING CENTER

East Pasadena, CA

NEC Foothill Blvd & Rosemead Blvd

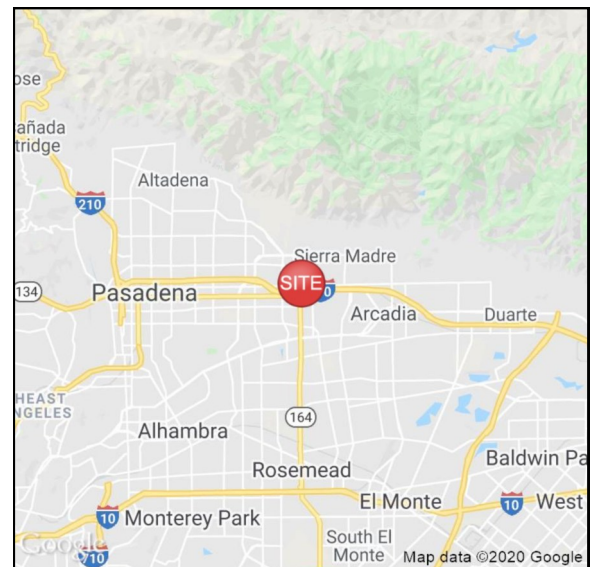


Project Features

- ◆ 20,420 SF available in newly-refreshed 130,000 SF center anchored by Whole Foods Market
- ◆ Pylon signage opportunity on Foothill & Rosemead
- ◆ Asking Rents: \$36.00 + \$11.11 NNN (estimated)
- ◆ Traffic Counts: Foothill Blvd - 22,209 CPD
Rosemead Blvd - 17,359 CPD

Demographics

(2025 Estimates)	1 Mile	3 Mile	5 Mile
Population	13,727	135,929	407,517
Avg. HH Income	\$177,523	\$181,953	\$161,372
Daytime Population	8,975	57,197	178,956



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The ARBA Group, Inc.

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements and other facts shown are approximate, and should be independently verified by you and may not be relied upon as a precise representation by this office.

FIRST LEVEL



SECOND LEVEL



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