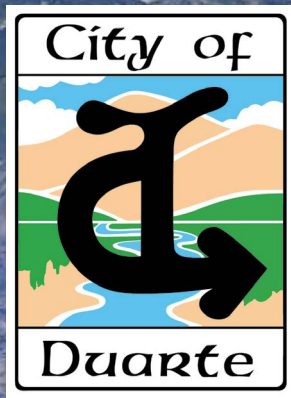


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- **Strong Healthcare Sector** - Duarte is home to **City of Hope**, a world-renowned cancer research and treatment center with more than 10,000 employees, providing high-paying jobs and attracting biotech and medical professionals to the city.
- **Business-Friendly Environment** - Duarte is a recipient of the LAEDC's "Eddy Award" as Most Business-Friendly City. The city supports small businesses and has a mix of retail, industrial, and corporate developments, fostering local entrepreneurship.
- **Strategic Location** - Situated along major transportation routes like the **210 Freeway** and **Metro A Line**, Duarte provides easy access to Los Angeles and surrounding areas, making it attractive for commuters and businesses.



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Monrovia

Bradbury

Duarte

TARGET
CHASE
SONIC **BUFFALO WILD WINGS** **GO** **Denny's**

Smart&Final **Starbucks** **Habit BURGER GRILL**
SUBWAY **CENTINELA FEED & PET SUPPLIES**
Jamba Juice **WELLS FARGO** **DOLLAR TREE**

Town Center North

The Huntington (161 unit apartment)



California School of the Arts San Gabriel Valley
Ranked #1 Charter School in California

Walmart **ihop** **SUBWAY** **PANDA EXPRESS** **CHINESE KITCHEN**



McDonald's **El Pollo Loco** **KFC**
Carib's Jr. **Jersey Mike's SUBS** **Dominos Pizza**

Huntington Drive (26,530 Cars per Day)

Town Center South

Duarte High School

GROCERY OUTLET
bargain market

City of Hope

Esperanza (344 unit apartment)

Solana (292 unit apartment)
Opening early 2025



THE CITY OF DUARTE has seen significant residential growth since 2020 and is one of the fastest growing communities in the region. In this period the growth rate has exceeded 10% with the majority of the growth coming from three large luxury apartment developments. The growth is anticipated to continue with over 600 units currently in the entitlement process.

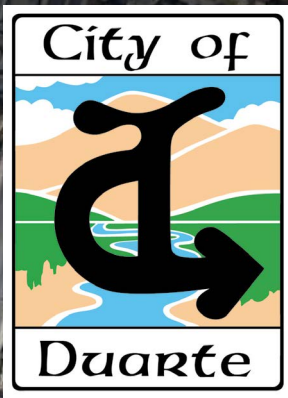
Buena Vista Street (18,860 Cars per Day)



DRIVE TIME

11 Minutes To Santa Anita Mall & Race Track

22 Minutes To Rose Bowl Stadium



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Smart & Final

planet fitness

Jamba Juice

WELLS FARGO

Starbucks

the Habit BURGER GRILL

CENTINELA FEED & PET SUPPLIES

DOLLAR TREE

North Town Center

Leasing by:

AXIOM REAL ESTATE

Land for Development
CITY OF DUARTE

The Huntington
(161 unit apartment)



Huntington Drive (26,530 Cars per Day)

TARGET

CHASE

SONIC

BUFFALO WILD WINGS GO

Denny's

Duarte High School

South Town Center

Domino's Pizza

Carls Jr.

GROCERY OUTLET
bargain market

Buena Vista Street (18,860 Cars per Day)

Development Opportunity

CARmax

the old spaghetti factory

CSArts

San Gabriel Valley

California School of the Arts San Gabriel Valley
Ranked #1 Charter School in California

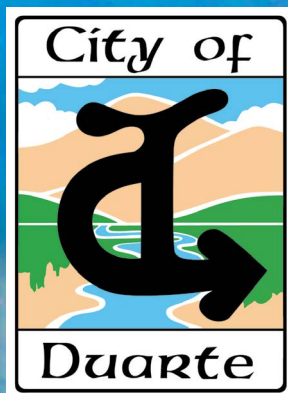


Walmart

IHOP

SUBWAY

PANDA EXPRESS CHINESE KITCHEN



Commercial Development Update | March 2025

Active Development Projects and Opportunities in the City of Duarte

- **City of Hope** - Over the past few years, the City of Hope has been building out a major campus expansion. This includes: Hope Plaza, an 8-story, 350,000 s.f, outpatient treatment building; a 1,000 space parking structure; Hope Village, a 147 room hotel with restaurant (1913 Restaurant); an extensive utility infrastructure upgrade and much more. Link to City of Hope expansion info: <https://www.cityofhope.org/about-city-of-hope/expanding-hope>
- **1414 - 1434 Huntington Drive** - Opportunity Site - This 6.1 Acre property is in the early design process. The plans are for a mixed-use development that extends the implementation of the City's Town Center Area. Contact City for more information.
- **Town Center North** - NEC Huntington & Buena Vista - City-owned corner lot available for new retail building. Key vacancies leased by Axiom Retail Advisors.
- **Town Center South** - SEC Huntington & Buena Vista - Project site for future renovations and common area improvements.
- **The Huntington**, 1413 Huntington Dr - 161-unit mixed-use residential built in 2022 - Two (2), 800 SF retail spaces available. Join Jersey Mikes and Dominoes! Leased by Commercial West Brokerage.
- **The Golden Rock Shopping Center**, 2215 Huntington Drive - 15,036 SF retail box available. Join Anytime Fitness, Subway, Mobil Gas Station. Leased by NAI Capital.
- **Buena Vista Marketplace** - NWC Huntington & Buena Vista - Key vacancies available. Leased by Matthews Real Estate.
- **Duarte Shopping Center**, 1470 Mountain Ave. - 45,648 SF former Best Buy. Leased by Hodgdon Group.