

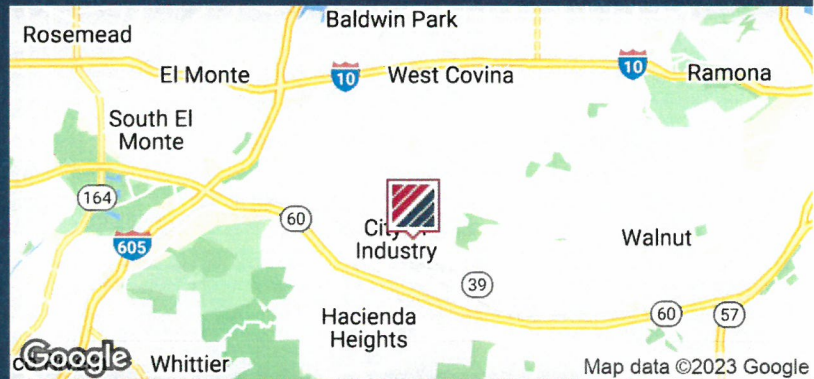


LAND  
**FOR SALE**

**120 S. 1ST. STREET**  
LA PUENTE | CA, 91744

**PROPERTY FEATURES:**

- Development Opportunity
- Downtown Business District
- Light Industrial, Manufacturing uses
- Office Uses
- Mixed uses - Residential on 2nd. floor



FOR MORE INFORMATION PLEASE CONTACT:

**BOB DIPRE**  
EXECUTIVE VICE PRESIDENT  
P: 562.576.1422 | M: 714.814.1329  
rdipre@daumcre.com  
CADRE #00526068

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



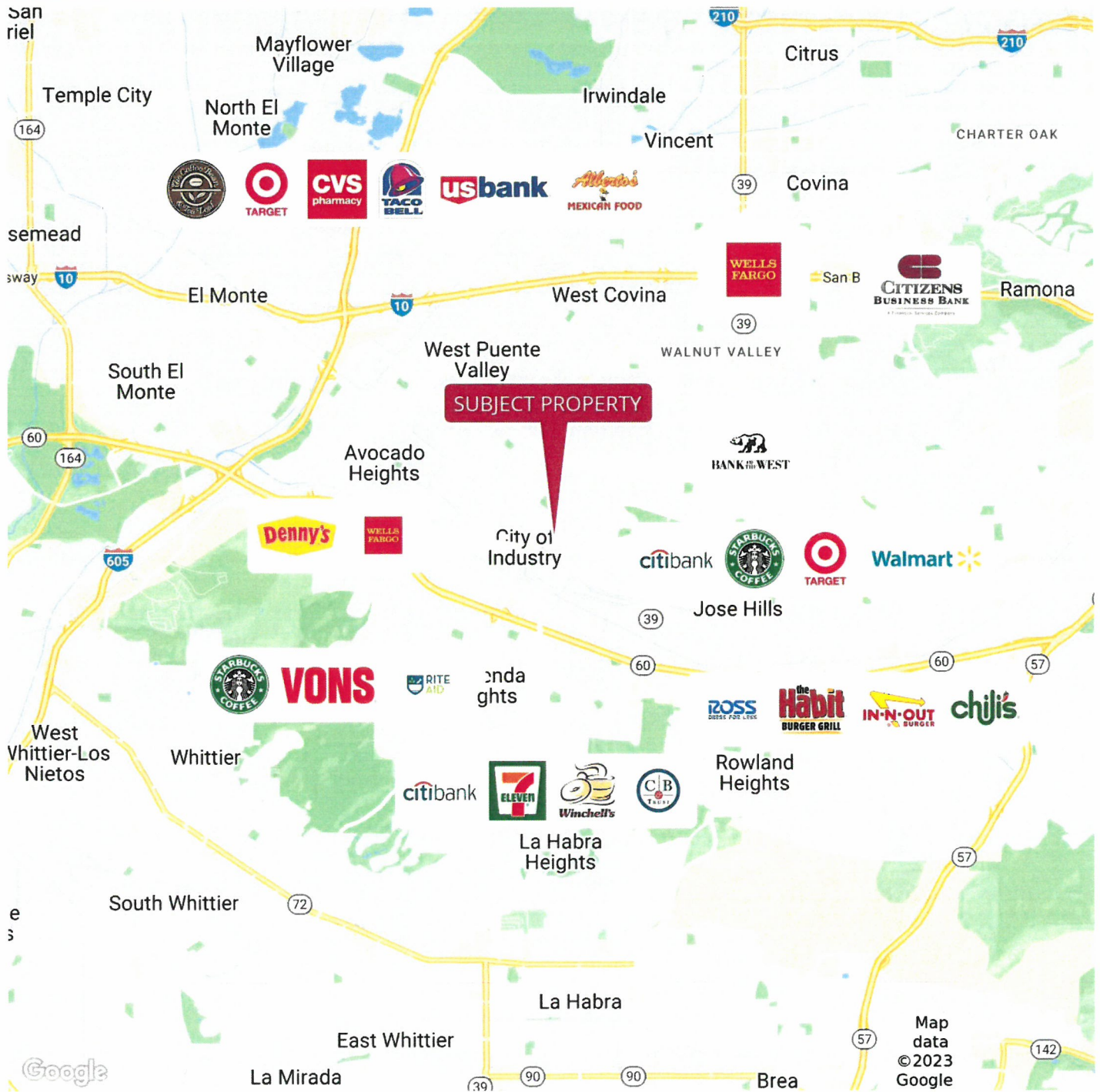


# 120

S. 1ST. STREET  
LA PUENTE | CA

# FOR SALE

LAND



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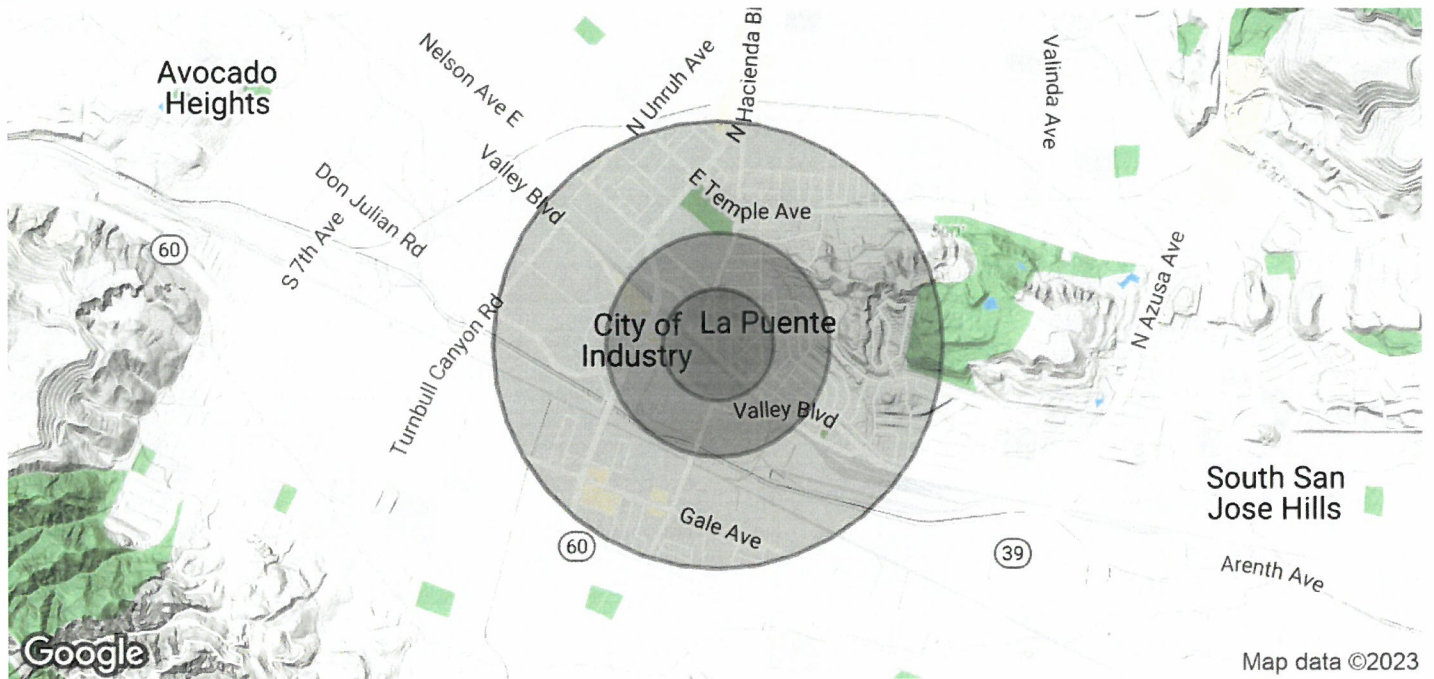


# 120

S. 1ST. STREET  
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# FOR SALE

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## DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	963	3,399	15,618
Median age	37.0	37.4	37.4
Median age (Male)	31.5	33.1	36.1
Median age (Female)	39.1	39.1	38.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	245	891	3,892
# of persons per HH	3.9	3.8	4.0
Average HH income	\$77,397	\$81,305	\$84,296
Average house value	\$396,678	\$402,279	\$435,535

\* Demographic data derived from 2020 ACS - US Census

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