



FOUNDRY  
COMMERCIAL

# BALDWIN I & II

4750 - 4776 NEW BROAD ST.

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±1,593 - 1,634 RSF AVAILABLE FOR LEASE



## CLASS-A BUILDING IN BALDWIN PARK



### DESCRIPTION

Located in Baldwin Park Village, Baldwin I & II offers a wide selection of restaurants, retail shops, parks, and businesses offering a live-work-play environment.

SUITE	RSF
150	1,593
215	1,634

### PROPERTY FEATURES

- Free surface parking
- Upscale planned community
- Direct suite access from New Broad Street

FOR MORE INFORMATION, PLEASE CONTACT:

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Partner

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## BALDWIN PARK

Baldwin I & II is located ideally in Baldwin Park Village with numerous dining and retail options to enjoy nearby. Walk to lunch, grab a coffee, or enjoy happy hour drinks at The Osprey. Our location is unbeatable in the heart of Baldwin Park.

## WALKABLE DINING

- » Five Guys
- » Tutto Caffè
- » Subway
- » Provisions & Buzz Co.
- » Gators Dockside
- » Tactical Brewing Co.
- » La Bella Luna
- » Osprey Tavern
- » Seito Sushi
- » Meza Mediterranean Grill

## DEMOGRAPHICS

1 MI. RADIUS



14,334

ESTIMATED POPULATION 2020



32.9

AVERAGE AGE



\$339,884

MEDIAN HOME VALUE 2020



6,741

TOTAL EMPLOYEES



\$101,265

AVG HOUSEHOLD INCOME

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## PHOTOS



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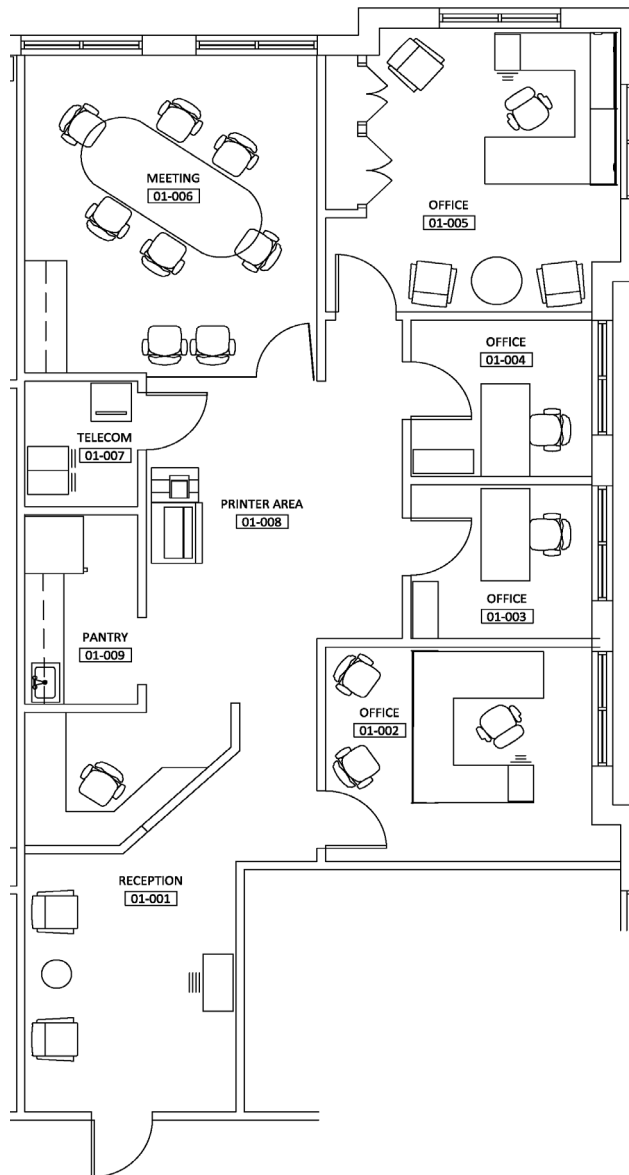
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## FLOOR PLAN

BALDWIN I - SUITE 150

1,593 SF AVAILABLE IN 60 DAYS



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## SUITE 150 PHOTOS



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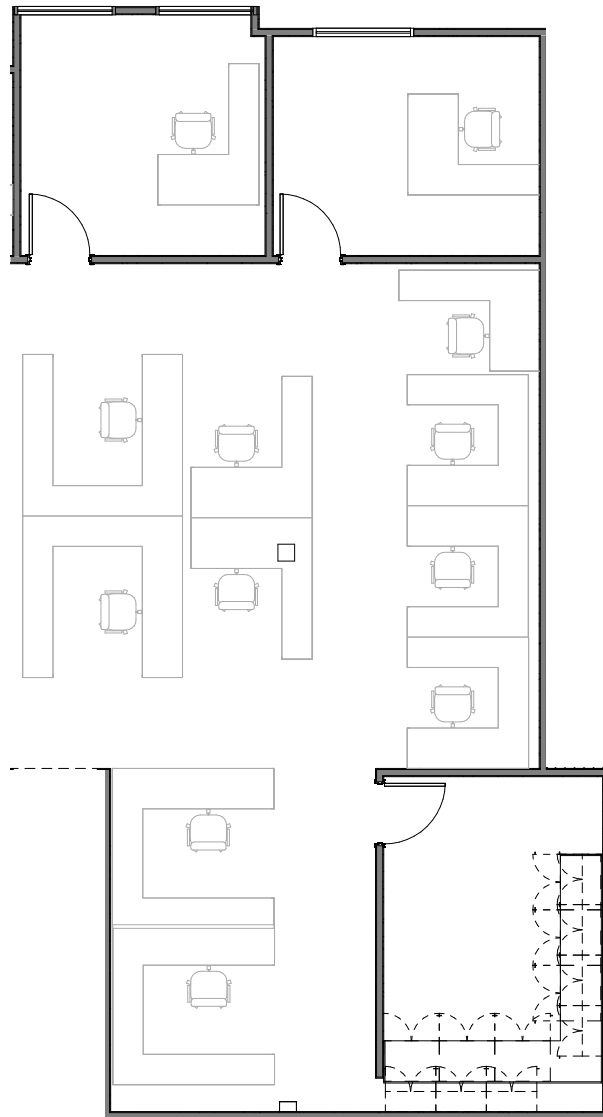
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## FLOOR PLAN

BALDWIN II - SUITE 215

1,634 SF AVAILABLE

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