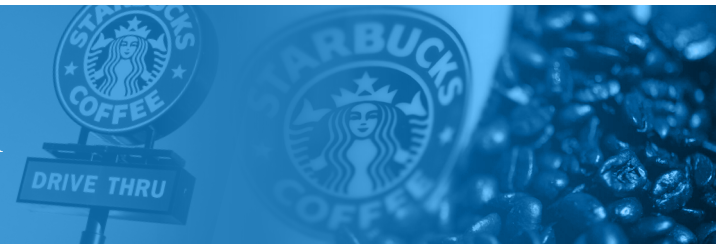


STARBUCKS | OPENING 2019

DRIVE-THRU RESTAURANT REDEVELOPMENT IN MONROVIA

239 Huntington Dr, Monrovia, CA 90045



Site Information

PROJECT SUMMARY

| | |
|----------------|---------------|
| Size of Site | 28,975 SF lot |
| Building Area | 19,148 SF GLA |
| Parking Spaces | spaces |

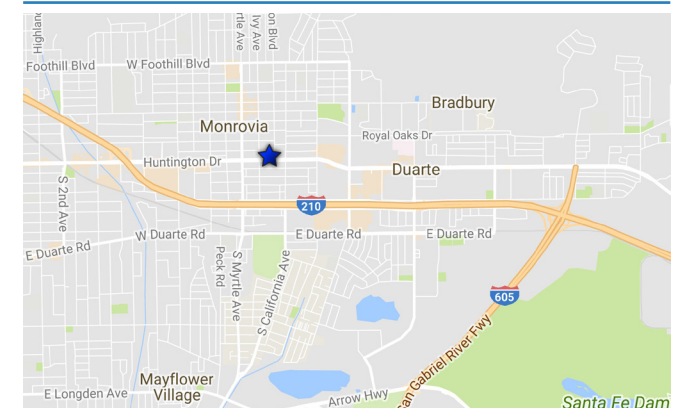
TRAFFIC COUNTS

| | |
|------------------|--------------|
| Huntington Drive | 26,000 CPD |
| 210 Freeway | 242,500 AADT |

Demographics

| | Radius | 1 Mile | 2 Mile | 3 Mile |
|-------------|--------|----------|----------|----------|
| POPULATION: | | 13,196 | 133,098 | 330,219 |
| HOUSEHOLDS: | | 7,138 | 58,922 | 136,824 |
| HH INCOME | | | | |
| Average: | | \$75,201 | \$70,729 | \$69,487 |
| Med: | | \$51,303 | \$44,142 | \$42,094 |

Regional Map



Project Developer

www.CalBayCorp.com
Manhattan Beach, CA

RYAN SHEA

(310) 545-8350 – Office
(310) 963-6614 – Cell
Ryan@CalBayCorp.com

PERRY MANN

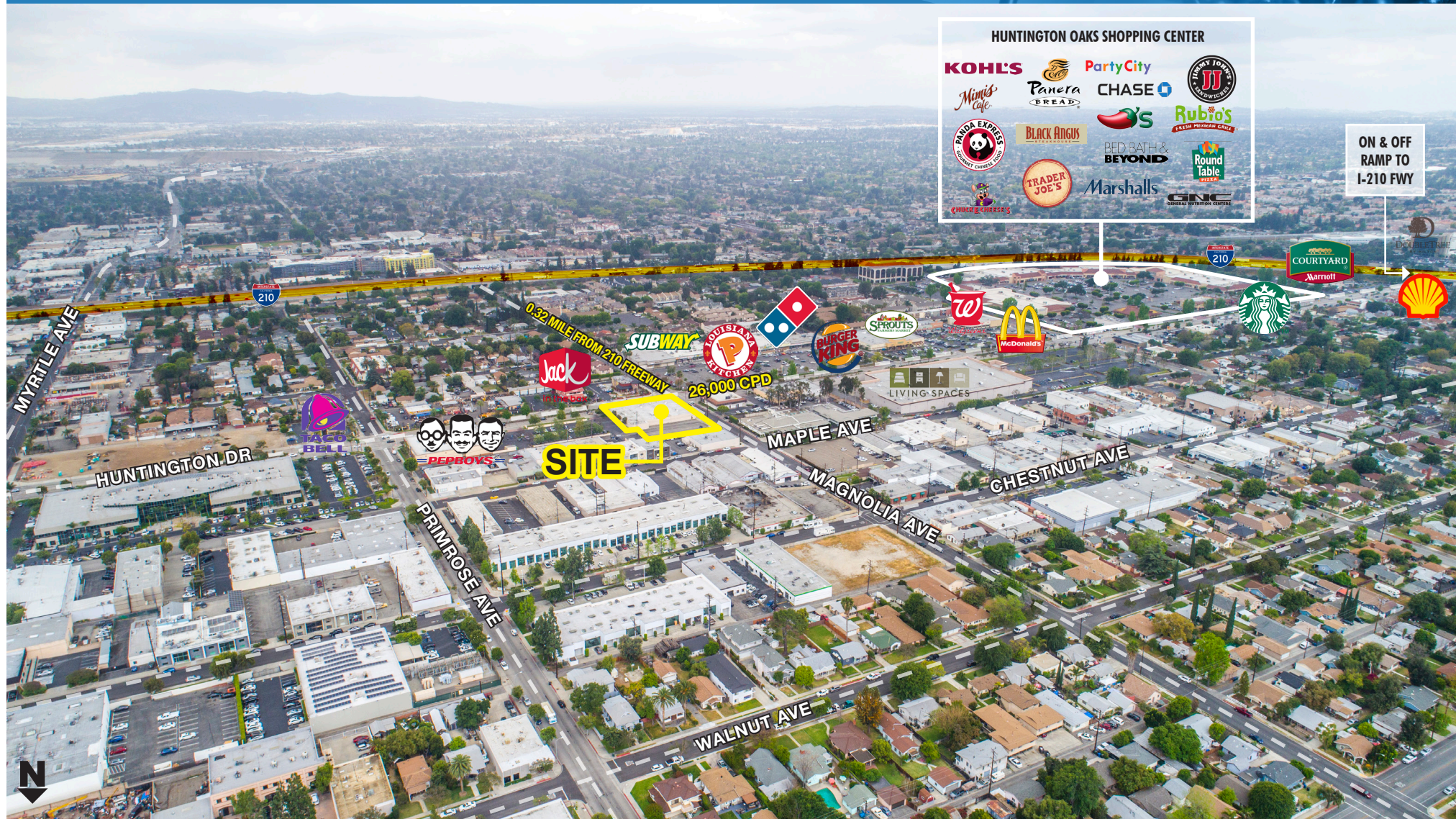
(310) 545-8350 – Office
(480) 229-4411 – Cell
Perry@CalBayCorp.com

STARBUCKS | OPENING 2019

DRIVE-THRU RESTAURANT REDEVELOPMENT IN MONROVIA

239 Huntington Dr, Monrovia, CA 90045

TRADE AREA MAP



Project Developer

www.CalBayCorp.com
Manhattan Beach, CA

RYAN SHEA

(310) 545-8350 – Office
(310) 963-6614 – Cell
Ryan@CalBayCorp.com

PERRY MANN

(310) 545-8350 – Office
(480) 229-4411 – Cell
Perry@CalBayCorp.com

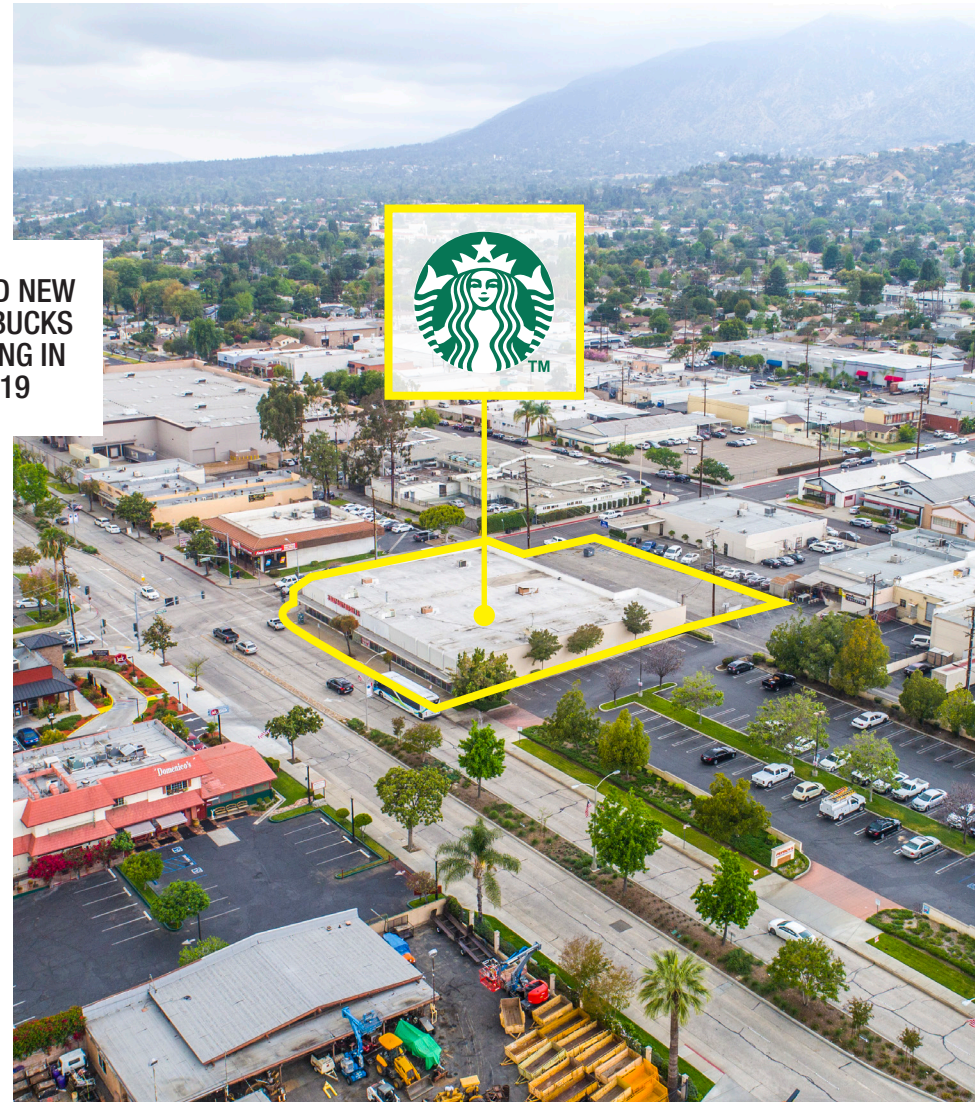
STARBUCKS | OPENING 2019

DRIVE-THRU RESTAURANT REDEVELOPMENT IN MONROVIA

239 Huntington Dr, Monrovia, CA 90045



BRAND NEW
STARBUCKS
COMING IN
2019



Project Developer

www.CalBayCorp.com
Manhattan Beach, CA

RYAN SHEA

(310) 545-8350 – Office
(310) 963-6614 – Cell
Ryan@CalBayCorp.com

PERRY MANN

(310) 545-8350 – Office
(480) 229-4411 – Cell
Perry@CalBayCorp.com