



NEW CONSTRUCTION

FAST FOOD, RETAIL & OFFICE SPACE FOR LEASE

550 W. Garvey Avenue, Monterey Park, CA 91754
1,200–5,500 +/- Sq. Ft.



FEATURES:

- New Construction;
- Projected completion date - Summer 2018
- GLA: 5,600 +/- Sq. Ft. / 50 on grade parking spaces
- Located along the major retail corridor Garvey Avenue;
- Great street visibility on Garvey Avenue;
- Convenient access to the 10 FWY from Atlantic Boulevard to the west and Garfield Avenue to the east;

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Source : CoStar (2018)			
Population	37,404	288,608	729,435
Average HH Income	\$74,620	\$74,345	\$73,535

For more information, please contact
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The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.



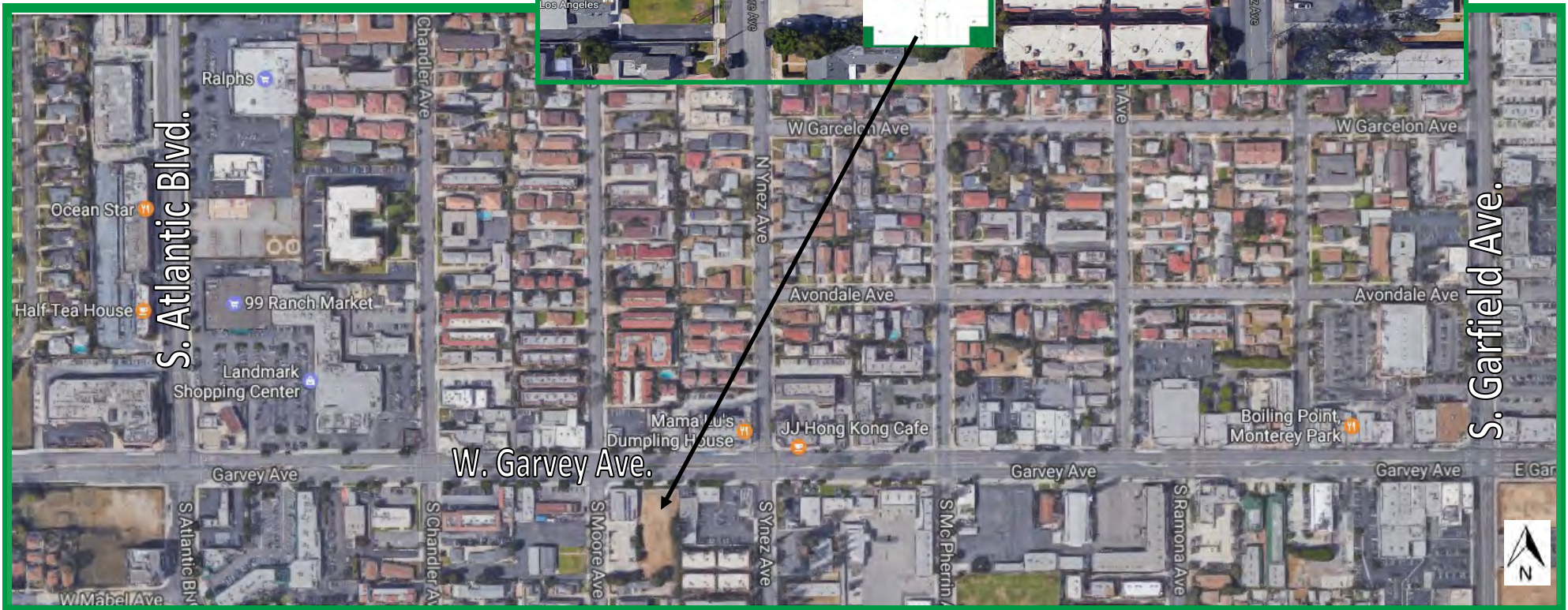
International, Inc.
BUSINESS
PROPERTIES

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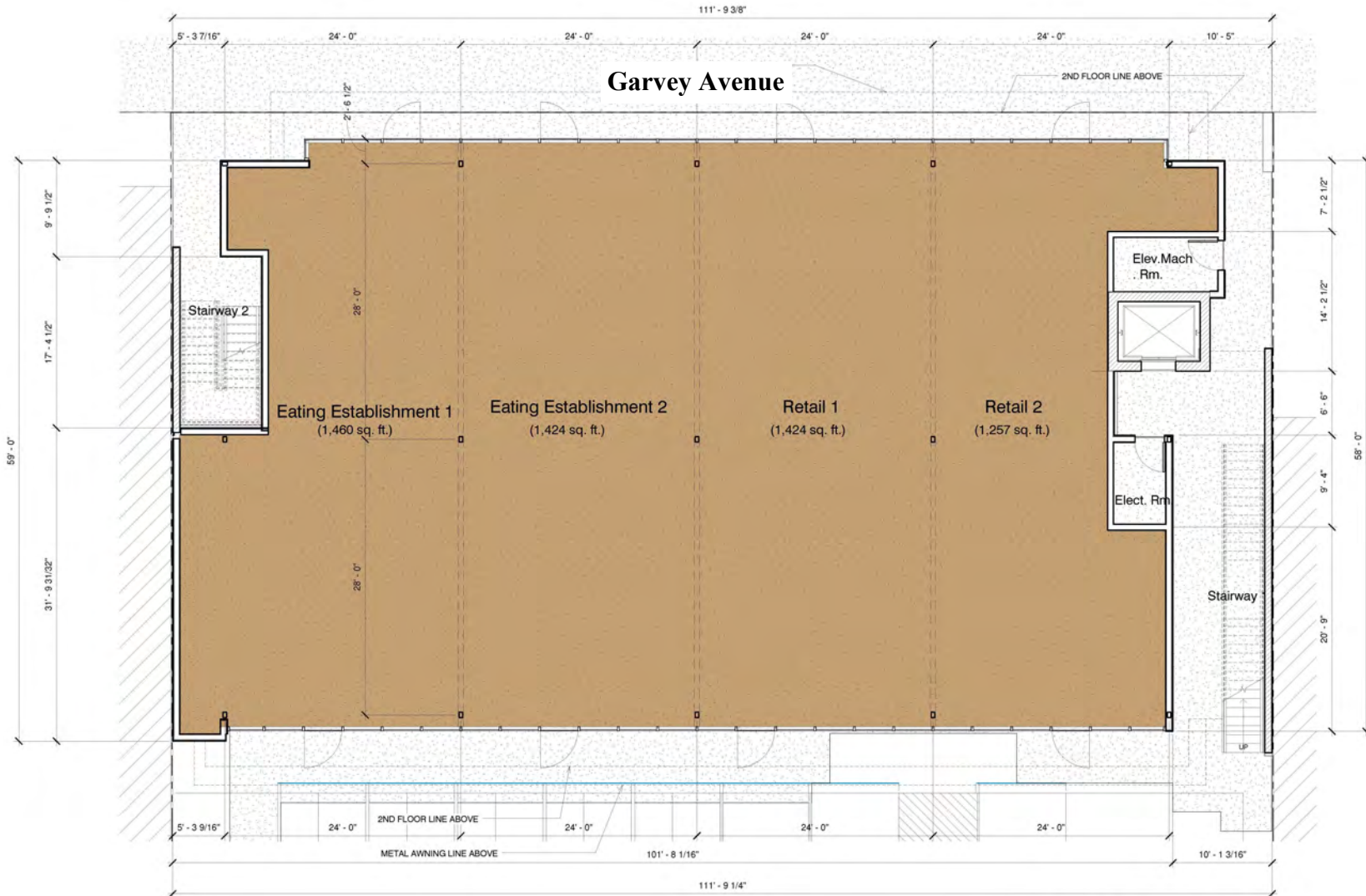
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1 Ground Floor Plan
3/16" = 1'-0"

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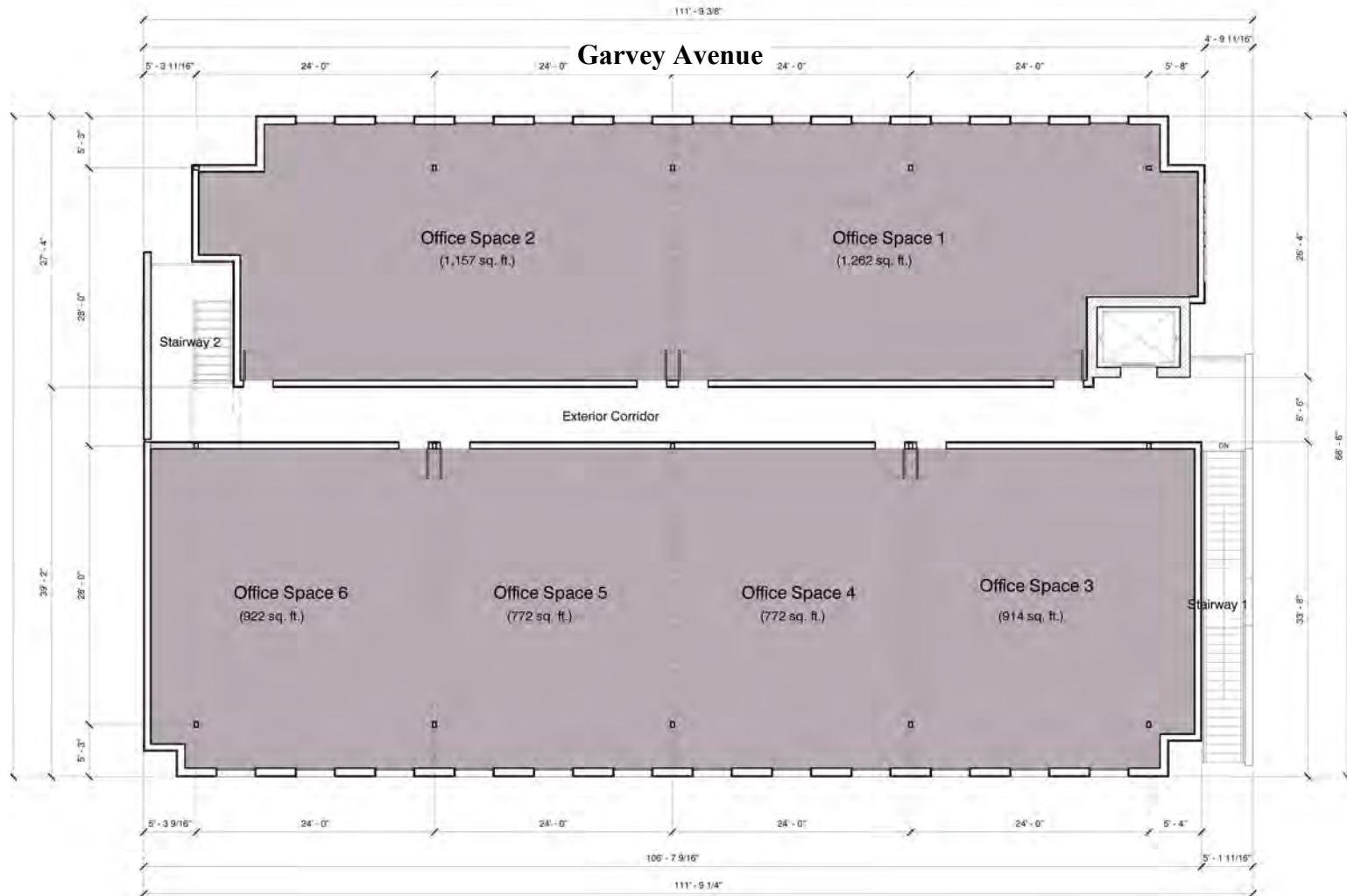


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1 Second Floor Plan



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Demographic Detail Report

550 W Garvey Ave, Monterey Park, CA 91754

Building Type: **General Retail**
 Secondary: -
 GLA: **11,081 SF**
 Year Built: **2018**

Total Available: **3,500 SF**
 % Leased: **68.41%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	37,856		292,957		738,660	
2017 Estimate	37,404		288,608		729,435	
2010 Census	37,258		282,854		724,293	
Growth 2017 - 2022	1.21%		1.51%		1.26%	
Growth 2010 - 2017	0.39%		2.03%		0.71%	
2017 Population by Age						
	37,404		288,608		729,435	
Age 0 - 4	2,075	5.55%	17,874	6.19%	47,391	6.50%
Age 5 - 9	1,827	4.88%	16,173	5.60%	44,823	6.14%
Age 10 - 14	1,713	4.58%	15,549	5.39%	44,751	6.14%
Age 15 - 19	1,796	4.80%	16,462	5.70%	47,320	6.49%
Age 20 - 24	2,118	5.66%	18,861	6.54%	52,094	7.14%
Age 25 - 29	2,479	6.63%	21,305	7.38%	56,154	7.70%
Age 30 - 34	2,471	6.61%	20,803	7.21%	53,512	7.34%
Age 35 - 39	2,340	6.26%	19,450	6.74%	49,602	6.80%
Age 40 - 44	2,391	6.39%	19,154	6.64%	48,476	6.65%
Age 45 - 49	2,588	6.92%	19,597	6.79%	48,583	6.66%
Age 50 - 54	2,783	7.44%	19,824	6.87%	47,786	6.55%
Age 55 - 59	2,835	7.58%	19,295	6.69%	45,259	6.20%
Age 60 - 64	2,610	6.98%	17,233	5.97%	39,578	5.43%
Age 65 - 69	2,163	5.78%	14,260	4.94%	32,383	4.44%
Age 70 - 74	1,636	4.37%	10,809	3.75%	24,332	3.34%
Age 75 - 79	1,246	3.33%	8,093	2.80%	17,941	2.46%
Age 80 - 84	958	2.56%	6,076	2.11%	13,188	1.81%
Age 85+	1,374	3.67%	7,792	2.70%	16,263	2.23%
Age 65+	7,377	19.72%	47,030	16.30%	104,107	14.27%
Median Age	43.90		39.40		36.90	
Average Age	42.70		39.70		37.90	



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4/30/2018

Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2017 Population By Race	37,404	288,608	729,435
White	9,033 24.15%	139,384 48.30%	472,747 64.81%
Black	234 0.63%	3,768 1.31%	11,191 1.53%
Am. Indian & Alaskan	265 0.71%	3,857 1.34%	12,114 1.66%
Asian	27,243 72.83%	135,929 47.10%	218,367 29.94%
Hawaiian & Pacific Island	44 0.12%	490 0.17%	1,305 0.18%
Other	586 1.57%	5,180 1.79%	13,711 1.88%
Population by Hispanic Origin	37,404	288,608	729,435
Non-Hispanic Origin	29,130 77.88%	154,871 53.66%	283,686 38.89%
Hispanic Origin	8,274 22.12%	133,737 46.34%	445,750 61.11%
2017 Median Age, Male	41.70	37.60	35.30
2017 Average Age, Male	41.10	38.30	36.60
2017 Median Age, Female	45.90	41.20	38.50
2017 Average Age, Female	44.20	41.10	39.10
2017 Population by Occupation Classification	31,427	235,722	583,019
Civilian Employed	17,357 55.23%	135,687 57.56%	337,408 57.87%
Civilian Unemployed	793 2.52%	6,867 2.91%	18,111 3.11%
Civilian Non-Labor Force	13,273 42.23%	93,076 39.49%	227,298 38.99%
Armed Forces	4 0.01%	92 0.04%	202 0.03%
Households by Marital Status			
Married	6,312	45,013	107,851
Married No Children	3,854	25,365	55,424
Married w/Children	2,458	19,648	52,427
2017 Population by Education	30,321	218,479	528,752
Some High School, No Diploma	6,804 22.44%	54,810 25.09%	160,479 30.35%
High School Grad (Incl Equivalency)	6,681 22.03%	50,268 23.01%	113,590 21.48%
Some College, No Degree	6,442 21.25%	47,350 21.67%	106,759 20.19%
Associate Degree	2,445 8.06%	14,790 6.77%	35,694 6.75%
Bachelor Degree	5,353 17.65%	35,977 16.47%	74,923 14.17%
Advanced Degree	2,596 8.56%	15,284 7.00%	37,307 7.06%



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Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	32,342		256,097		642,784	
Real Estate & Finance	1,344	4.16%	8,578	3.35%	19,428	3.02%
Professional & Management	8,047	24.88%	56,682	22.13%	132,484	20.61%
Public Administration	829	2.56%	6,009	2.35%	12,975	2.02%
Education & Health	3,769	11.65%	29,805	11.64%	70,729	11.00%
Services	4,202	12.99%	29,032	11.34%	69,099	10.75%
Information	436	1.35%	2,931	1.14%	7,602	1.18%
Sales	4,200	12.99%	35,873	14.01%	85,706	13.33%
Transportation	856	2.65%	6,948	2.71%	24,449	3.80%
Retail	1,505	4.65%	15,092	5.89%	38,240	5.95%
Wholesale	895	2.77%	6,590	2.57%	16,748	2.61%
Manufacturing	1,600	4.95%	13,506	5.27%	37,535	5.84%
Production	1,657	5.12%	17,316	6.76%	54,827	8.53%
Construction	990	3.06%	9,860	3.85%	27,672	4.31%
Utilities	754	2.33%	7,881	3.08%	20,210	3.14%
Agriculture & Mining	31	0.10%	577	0.23%	1,796	0.28%
Farming, Fishing, Forestry	19	0.06%	525	0.21%	1,534	0.24%
Other Services	1,208	3.74%	8,892	3.47%	21,750	3.38%
2017 Worker Travel Time to Job	16,408		129,982		323,520	
<30 Minutes	8,174	49.82%	62,876	48.37%	161,207	49.83%
30-60 Minutes	6,826	41.60%	53,254	40.97%	125,166	38.69%
60+ Minutes	1,408	8.58%	13,852	10.66%	37,147	11.48%
2010 Households by HH Size	12,093		88,071		213,757	
1-Person Households	2,192	18.13%	15,784	17.92%	37,025	17.32%
2-Person Households	3,240	26.79%	22,307	25.33%	50,125	23.45%
3-Person Households	2,535	20.96%	17,298	19.64%	38,978	18.23%
4-Person Households	2,029	16.78%	14,757	16.76%	36,527	17.09%
5-Person Households	1,060	8.77%	8,668	9.84%	23,336	10.92%
6-Person Households	537	4.44%	4,606	5.23%	13,056	6.11%
7 or more Person Households	500	4.13%	4,651	5.28%	14,710	6.88%
2017 Average Household Size	3.00		3.20		3.30	
Households						
2022 Projection	12,258		91,223		218,166	
2017 Estimate	12,115		89,860		215,396	
2010 Census	12,093		88,071		213,757	
Growth 2017 - 2022	1.18%		1.52%		1.29%	
Growth 2010 - 2017	0.18%		2.03%		0.77%	



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Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2017 Households by HH Income	12,115	89,860	215,396
<\$25,000	3,088 25.49%	20,761 23.10%	52,073 24.18%
\$25,000 - \$50,000	2,604 21.49%	20,936 23.30%	51,992 24.14%
\$50,000 - \$75,000	1,971 16.27%	15,341 17.07%	36,481 16.94%
\$75,000 - \$100,000	1,444 11.92%	11,085 12.34%	25,644 11.91%
\$100,000 - \$125,000	1,051 8.68%	7,893 8.78%	16,887 7.84%
\$125,000 - \$150,000	633 5.22%	4,724 5.26%	10,233 4.75%
\$150,000 - \$200,000	739 6.10%	5,058 5.63%	11,173 5.19%
\$200,000+	585 4.83%	4,062 4.52%	10,913 5.07%
2017 Avg Household Income	\$74,620	\$74,345	\$73,535
2017 Med Household Income	\$54,377	\$54,736	\$52,258
2017 Occupied Housing	12,116	89,860	215,396
Owner Occupied	5,670 46.80%	42,185 46.95%	98,794 45.87%
Renter Occupied	6,446 53.20%	47,675 53.05%	116,602 54.13%
2010 Housing Units	12,581	93,026	224,533
1 Unit	8,015 63.71%	62,258 66.93%	151,204 67.34%
2 - 4 Units	1,058 8.41%	8,423 9.05%	21,819 9.72%
5 - 19 Units	1,993 15.84%	13,752 14.78%	29,329 13.06%
20+ Units	1,515 12.04%	8,593 9.24%	22,181 9.88%
2017 Housing Value	5,669	42,186	98,795
<\$100,000	53 0.93%	447 1.06%	1,846 1.87%
\$100,000 - \$200,000	20 0.35%	406 0.96%	1,450 1.47%
\$200,000 - \$300,000	130 2.29%	1,761 4.17%	6,558 6.64%
\$300,000 - \$400,000	672 11.85%	6,481 15.36%	17,768 17.98%
\$400,000 - \$500,000	1,191 21.01%	10,613 25.16%	20,536 20.79%
\$500,000 - \$1,000,000	3,399 59.96%	20,760 49.21%	40,534 41.03%
\$1,000,000+	204 3.60%	1,718 4.07%	10,103 10.23%
2017 Median Home Value	\$613,048	\$533,357	\$515,290
2017 Housing Units by Yr Built	12,612	93,406	226,621
Built 2010+	195 1.55%	1,912 2.05%	4,253 1.88%
Built 2000 - 2010	409 3.24%	3,103 3.32%	7,268 3.21%
Built 1990 - 1999	754 5.98%	4,320 4.62%	10,176 4.49%
Built 1980 - 1989	1,874 14.86%	9,469 10.14%	20,016 8.83%
Built 1970 - 1979	1,962 15.56%	12,444 13.32%	26,893 11.87%
Built 1960 - 1969	1,643 13.03%	15,199 16.27%	36,200 15.97%
Built 1950 - 1959	2,616 20.74%	18,446 19.75%	44,971 19.84%
Built <1949	3,159 25.05%	28,513 30.53%	76,844 33.91%
2017 Median Year Built	1962	1959	1957



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