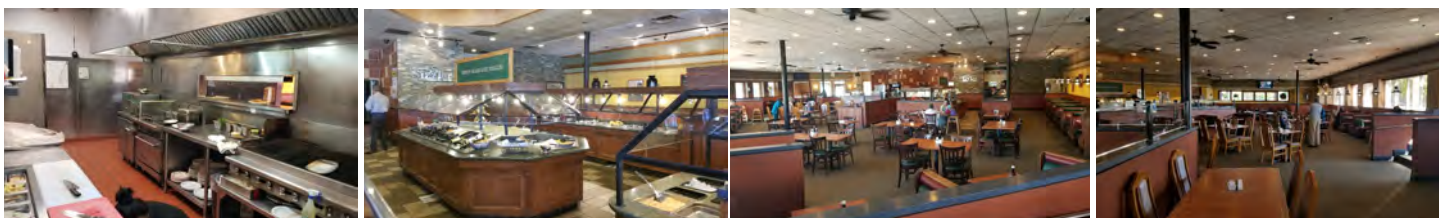




Turn Key Restaurant For Lease

14635 Baldwin Park Towne Center, #A
Baldwin Park, CA 91706



Features:

- Turn-Key Restaurant Space of approximately 8,000 +/- Sq. Ft.;
- Connected to Courtyard Marriot Hotel - Baldwin Park, 196 rooms;
- Prominent end cap with ample parking and easy ingress/egress, 225 on-grade parking;
- Just North of 10 Freeway, off Puente Avenue going east and East of the 605 Freeway;
- Shadow anchors include Home Depot, Denny's, Starbucks drive-thru, and McDonald's.

For more information, please contact
BP International, Inc.

Patsy Ma, MBA, CCIM, CRX, CLS BRE# 00980137
patsyma@bpinternational.net

650 W. Duarte Rd., #1088, Arcadia, CA 91007
Tel: 626-821-3448 x 100 Fax: 626-821-9099
www.BPInternational.net

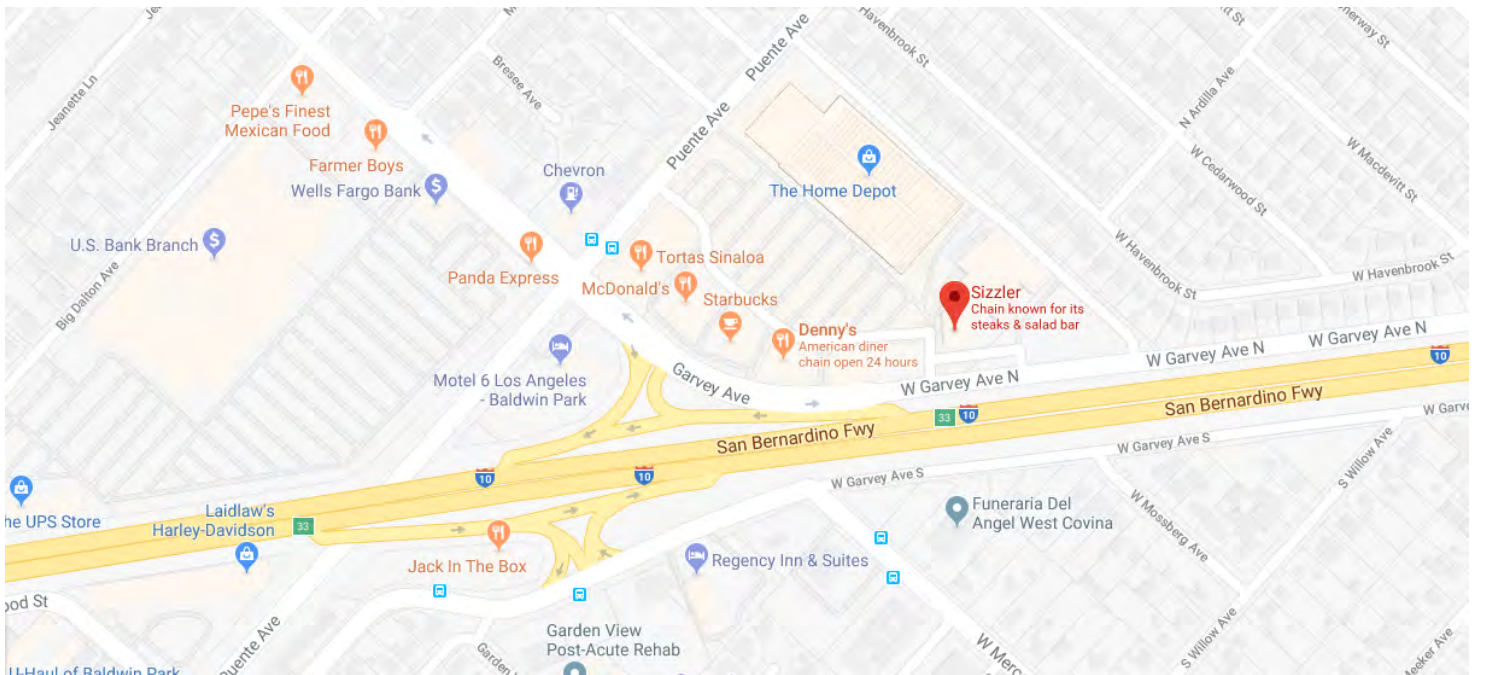
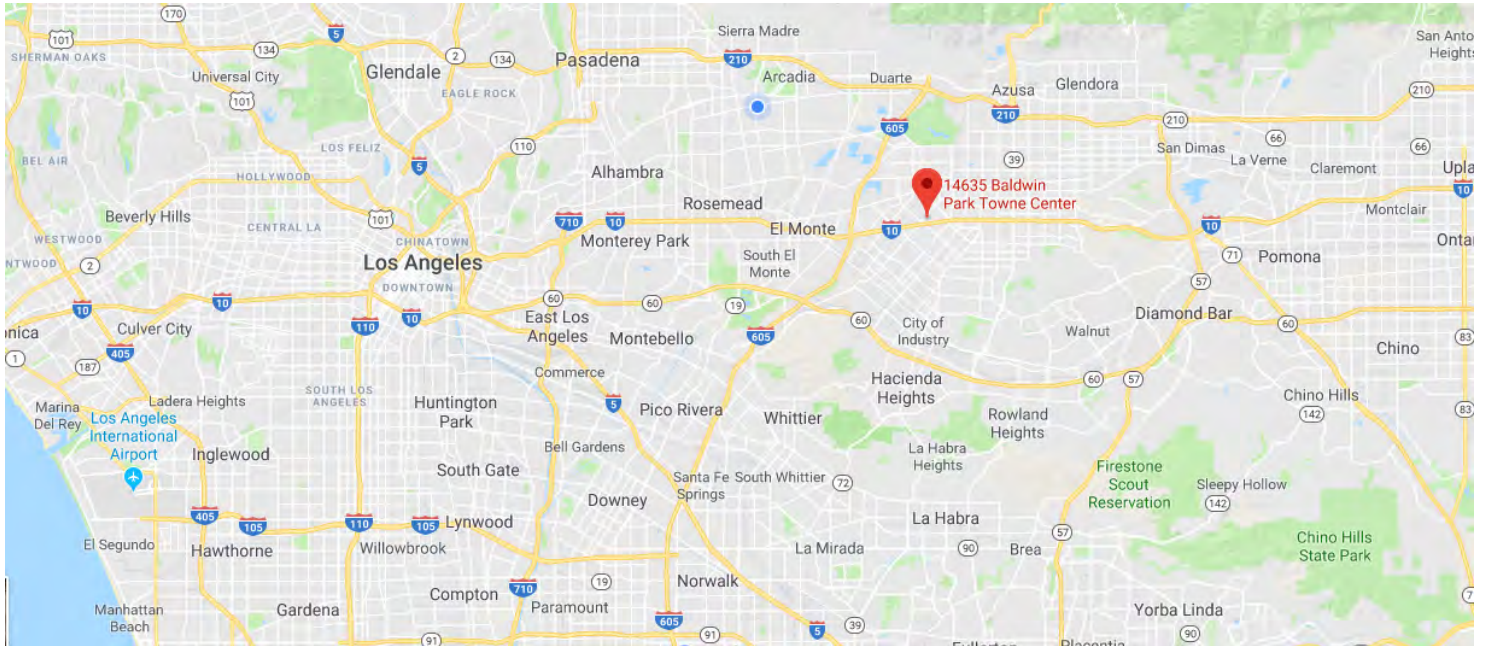
DEMOGRAPHICS Source : STDB 2020	1-MILE	3-MILE	5-MILE
Population	32,072	234,258	553,298
Average HH Income	\$79,172	\$83,842	\$83,369

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.



Turn Key Restaurant For Lease

14635 Baldwin Park Towne Center, #A
Baldwin Park, CA 91706



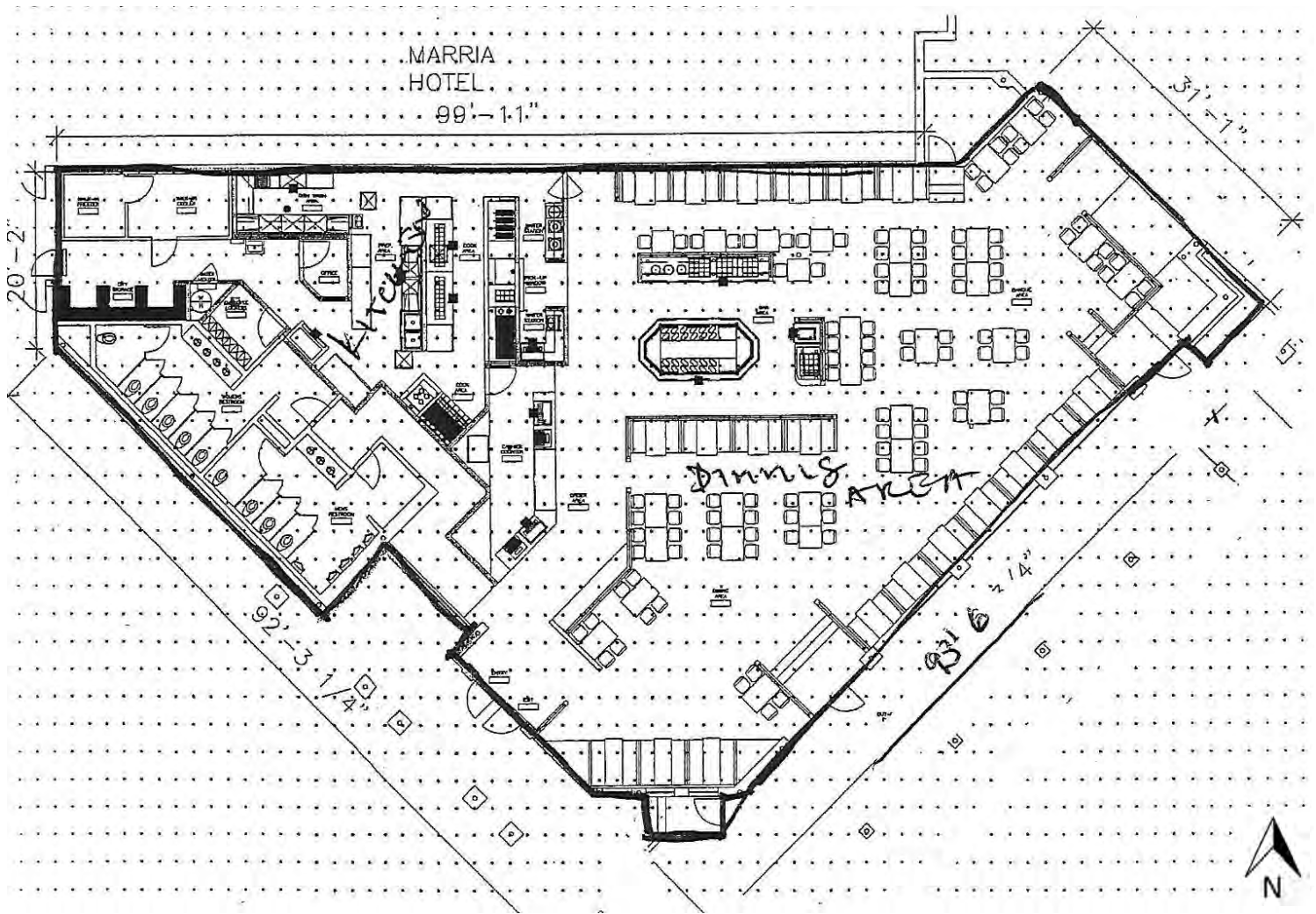
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Turn Key Restaurant For Lease

14635 Baldwin Park Towne Center, #A
Baldwin Park, CA 91706

Floor Plan



*Floor Plan is not drawn to scale and subject to change without notice.



Demographic and Income Comparison Profile

14635 Baldwin Park Towne Ctr
14635 Baldwin Park Towne Ctr, Baldwin Park, California, 91706
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.07144
Longitude: -117.95695

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	31,158	225,833	534,860
Households	7,752	55,375	138,956
Families	6,578	47,328	114,896
Average Household Size	3.97	4.06	3.82
Owner Occupied Housing Units	4,894	36,590	86,298
Renter Occupied Housing Units	2,858	18,785	52,658
Median Age	32.4	32.4	33.1
2019 Summary			
Population	32,072	234,146	553,338
Households	7,891	57,054	142,633
Families	6,711	48,815	118,198
Average Household Size	4.02	4.08	3.86
Owner Occupied Housing Units	4,831	36,363	85,940
Renter Occupied Housing Units	3,060	20,690	56,693
Median Age	33.6	33.7	34.2
Median Household Income	\$64,763	\$68,362	\$65,657
Average Household Income	\$79,172	\$83,841	\$83,369
2024 Summary			
Population	32,438	237,345	561,304
Households	7,940	57,623	144,051
Families	6,764	49,364	119,581
Average Household Size	4.04	4.10	3.87
Owner Occupied Housing Units	4,929	37,083	87,594
Renter Occupied Housing Units	3,011	20,540	56,457
Median Age	35.3	35.6	36.0
Median Household Income	\$76,197	\$81,353	\$78,827
Average Household Income	\$92,838	\$100,441	\$99,845
Trends: 2019-2024 Annual Rate			
Population	0.23%	0.27%	0.29%
Households	0.12%	0.20%	0.20%
Families	0.16%	0.22%	0.23%
Owner Households	0.40%	0.39%	0.38%
Median Household Income	3.31%	3.54%	3.72%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Demographic and Income Comparison Profile

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 Rings: 1, 3, 5 mile radii

Prepared by Esri
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2019 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	483	6.1%	3,569	6.3%	9,884	6.9%
\$15,000 - \$24,999	476	6.0%	4,041	7.1%	11,961	8.4%
\$25,000 - \$34,999	854	10.8%	4,511	7.9%	11,617	8.1%
\$35,000 - \$49,999	959	12.2%	7,185	12.6%	18,260	12.8%
\$50,000 - \$74,999	1,716	21.7%	11,492	20.1%	27,568	19.3%
\$75,000 - \$99,999	1,256	15.9%	9,049	15.9%	21,086	14.8%
\$100,000 - \$149,999	1,435	18.2%	10,787	18.9%	25,270	17.7%
\$150,000 - \$199,999	472	6.0%	4,045	7.1%	10,295	7.2%
\$200,000+	241	3.1%	2,374	4.2%	6,692	4.7%
Median Household Income	\$64,763		\$68,362		\$65,657	
Average Household Income	\$79,172		\$83,841		\$83,369	
Per Capita Income	\$19,318		\$20,443		\$21,512	

2024 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	375	4.7%	2,703	4.7%	7,719	5.4%
\$15,000 - \$24,999	362	4.6%	3,023	5.2%	9,255	6.4%
\$25,000 - \$34,999	689	8.7%	3,624	6.3%	9,632	6.7%
\$35,000 - \$49,999	819	10.3%	6,040	10.5%	15,744	10.9%
\$50,000 - \$74,999	1,638	20.6%	10,455	18.1%	25,389	17.6%
\$75,000 - \$99,999	1,321	16.6%	9,311	16.2%	21,681	15.1%
\$100,000 - \$149,999	1,746	22.0%	13,022	22.6%	30,077	20.9%
\$150,000 - \$199,999	642	8.1%	5,931	10.3%	14,775	10.3%
\$200,000+	348	4.4%	3,514	6.1%	9,781	6.8%
Median Household Income	\$76,197		\$81,353		\$78,827	
Average Household Income	\$92,838		\$100,441		\$99,845	
Per Capita Income	\$22,542		\$24,399		\$25,648	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Demographic and Income Comparison Profile

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 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.07144
 Longitude: -117.95695

2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,263	7.3%	16,134	7.1%	37,971	7.1%
Age 5 - 9	2,395	7.7%	16,771	7.4%	38,559	7.2%
Age 10 - 14	2,565	8.2%	18,730	8.3%	42,633	8.0%
Age 15 - 19	2,760	8.9%	19,763	8.8%	45,399	8.5%
Age 20 - 24	2,420	7.8%	17,694	7.8%	41,363	7.7%
Age 25 - 34	4,253	13.6%	31,703	14.0%	75,504	14.1%
Age 35 - 44	4,427	14.2%	31,662	14.0%	75,064	14.0%
Age 45 - 54	4,069	13.1%	29,716	13.2%	71,051	13.3%
Age 55 - 64	2,902	9.3%	21,887	9.7%	53,026	9.9%
Age 65 - 74	1,635	5.2%	11,923	5.3%	29,650	5.5%
Age 75 - 84	1,054	3.4%	7,335	3.2%	18,059	3.4%
Age 85+	415	1.3%	2,513	1.1%	6,583	1.2%

2019 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,227	6.9%	15,993	6.8%	37,292	6.7%
Age 5 - 9	2,310	7.2%	16,436	7.0%	38,006	6.9%
Age 10 - 14	2,360	7.4%	16,966	7.2%	38,877	7.0%
Age 15 - 19	2,343	7.3%	16,880	7.2%	38,692	7.0%
Age 20 - 24	2,385	7.4%	17,245	7.4%	40,337	7.3%
Age 25 - 34	5,128	16.0%	38,462	16.4%	90,482	16.4%
Age 35 - 44	4,253	13.3%	31,086	13.3%	72,551	13.1%
Age 45 - 54	3,810	11.9%	28,237	12.1%	67,526	12.2%
Age 55 - 64	3,347	10.4%	24,952	10.7%	60,215	10.9%
Age 65 - 74	2,245	7.0%	16,779	7.2%	41,167	7.4%
Age 75 - 84	1,180	3.7%	8,002	3.4%	20,109	3.6%
Age 85+	485	1.5%	3,107	1.3%	8,084	1.5%

2024 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,229	6.9%	15,973	6.7%	37,385	6.7%
Age 5 - 9	2,183	6.7%	15,510	6.5%	36,034	6.4%
Age 10 - 14	2,351	7.2%	16,985	7.2%	38,959	6.9%
Age 15 - 19	2,262	7.0%	16,260	6.9%	37,229	6.6%
Age 20 - 24	2,186	6.7%	15,833	6.7%	36,784	6.6%
Age 25 - 34	4,867	15.0%	36,031	15.2%	85,639	15.3%
Age 35 - 44	4,812	14.8%	35,553	15.0%	82,644	14.7%
Age 45 - 54	3,728	11.5%	28,201	11.9%	66,650	11.9%
Age 55 - 64	3,380	10.4%	25,166	10.6%	61,031	10.9%
Age 65 - 74	2,510	7.7%	18,787	7.9%	45,791	8.2%
Age 75 - 84	1,400	4.3%	9,700	4.1%	24,419	4.4%
Age 85+	529	1.6%	3,346	1.4%	8,736	1.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,812	44.3%	105,916	46.9%	249,572	46.7%
Black Alone	621	2.0%	4,816	2.1%	12,923	2.4%
American Indian Alone	314	1.0%	2,245	1.0%	5,304	1.0%
Asian Alone	4,743	15.2%	32,163	14.2%	90,339	16.9%
Pacific Islander Alone	40	0.1%	320	0.1%	717	0.1%
Some Other Race Alone	10,380	33.3%	71,608	31.7%	155,262	29.0%
Two or More Races	1,248	4.0%	8,765	3.9%	20,742	3.9%
Hispanic Origin (Any Race)	22,863	73.4%	168,762	74.7%	369,522	69.1%

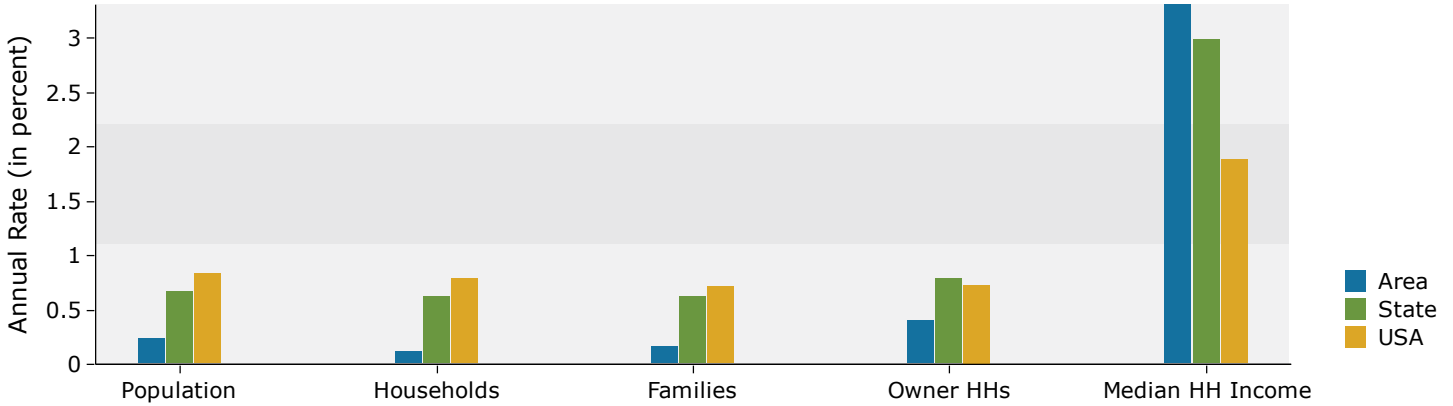
2019 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,868	43.2%	107,431	45.9%	251,310	45.4%
Black Alone	581	1.8%	4,597	2.0%	12,326	2.2%
American Indian Alone	303	0.9%	2,206	0.9%	5,181	0.9%
Asian Alone	5,155	16.1%	35,537	15.2%	99,381	18.0%
Pacific Islander Alone	39	0.1%	322	0.1%	716	0.1%
Some Other Race Alone	10,817	33.7%	74,797	31.9%	162,421	29.4%
Two or More Races	1,309	4.1%	9,255	4.0%	22,003	4.0%
Hispanic Origin (Any Race)	23,721	74.0%	175,643	75.0%	385,137	69.6%

2024 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,040	43.3%	109,074	46.0%	254,453	45.3%
Black Alone	551	1.7%	4,419	1.9%	11,859	2.1%
American Indian Alone	297	0.9%	2,177	0.9%	5,107	0.9%
Asian Alone	5,355	16.5%	37,089	15.6%	103,769	18.5%
Pacific Islander Alone	39	0.1%	322	0.1%	716	0.1%
Some Other Race Alone	10,843	33.4%	74,970	31.6%	163,225	29.1%
Two or More Races	1,313	4.0%	9,293	3.9%	22,174	4.0%
Hispanic Origin (Any Race)	24,115	74.3%	178,754	75.3%	393,026	70.0%

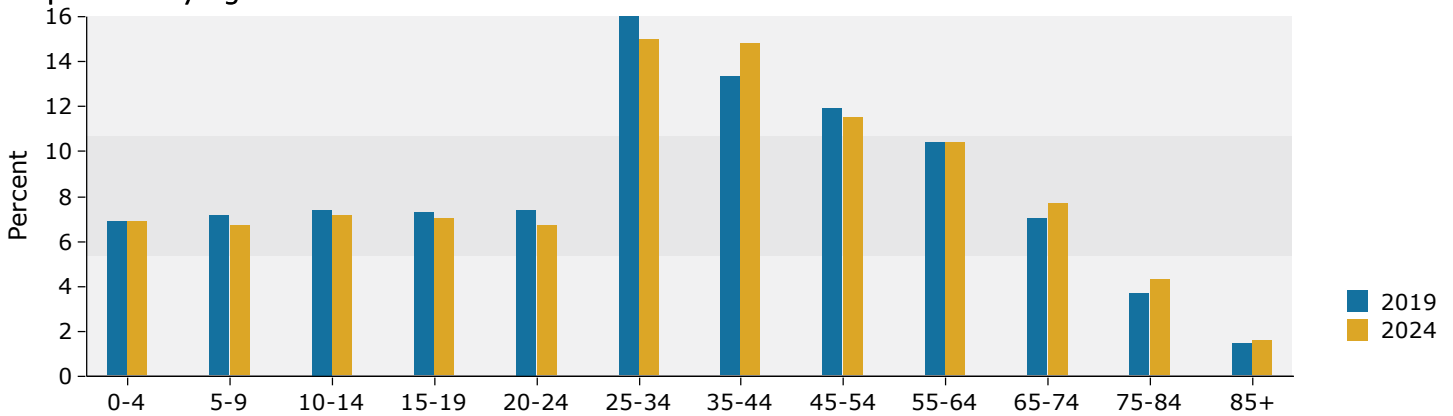
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

1 mile

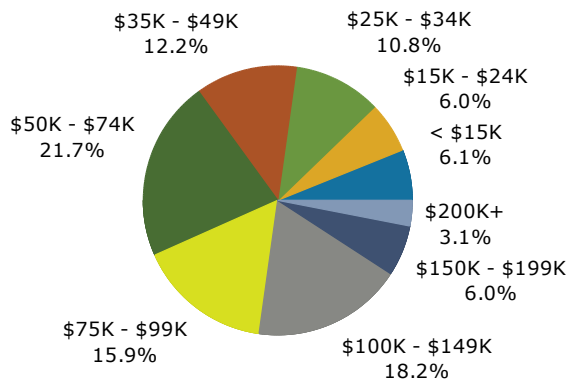
Trends 2019-2024



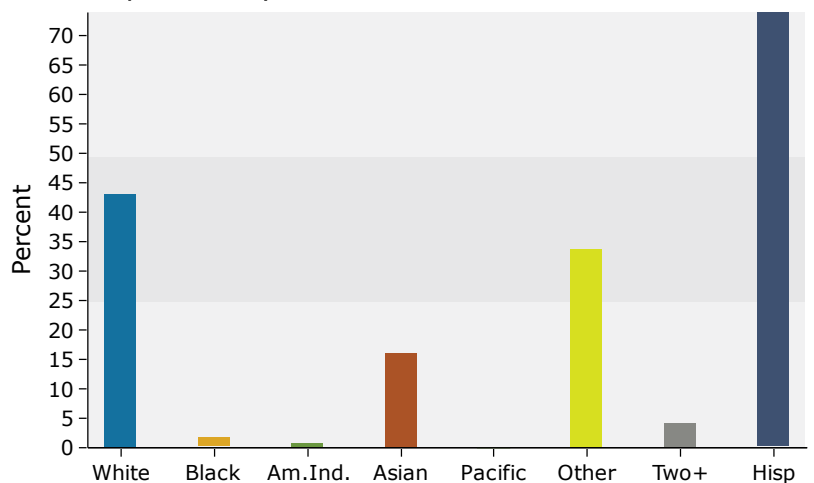
Population by Age



2019 Household Income



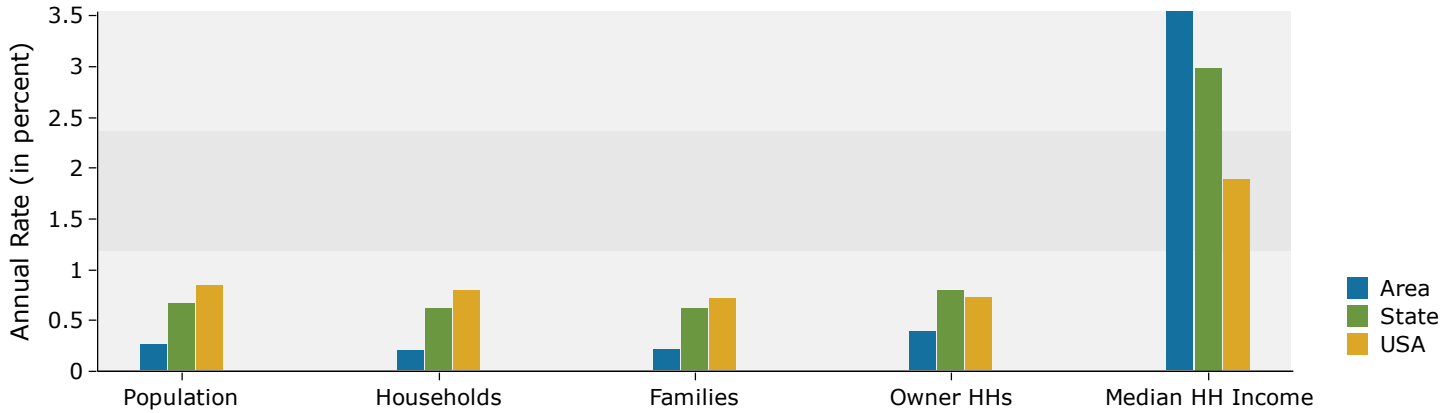
2019 Population by Race



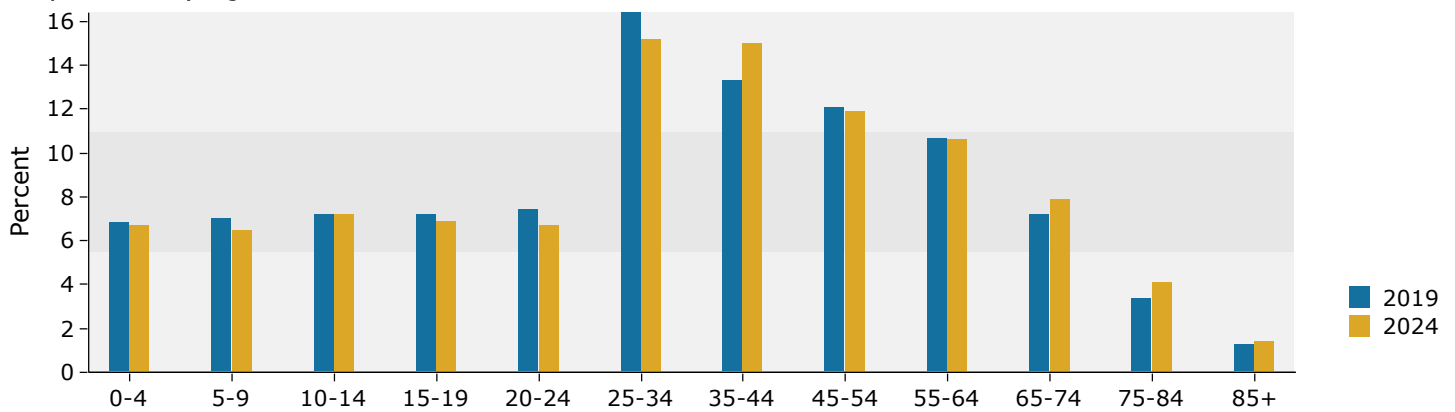
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

3 miles

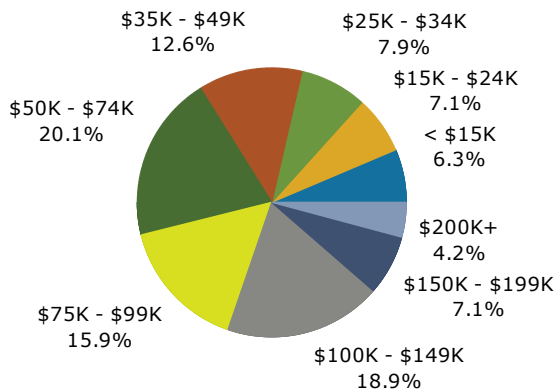
Trends 2019-2024



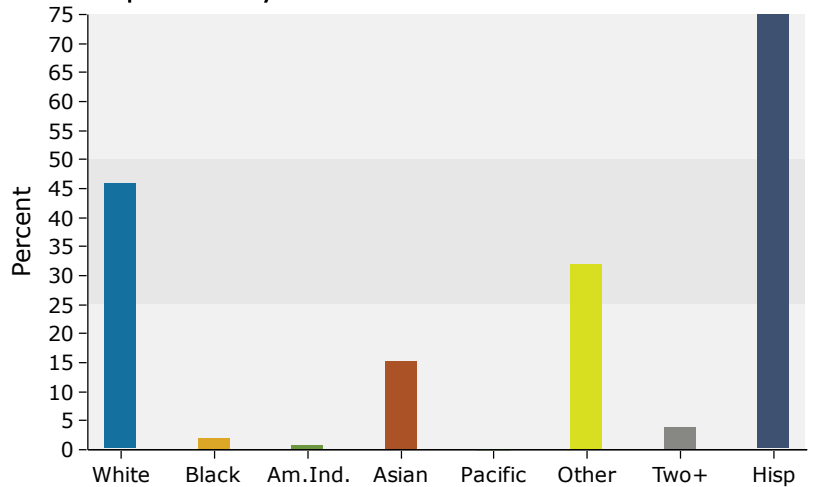
Population by Age



2019 Household Income



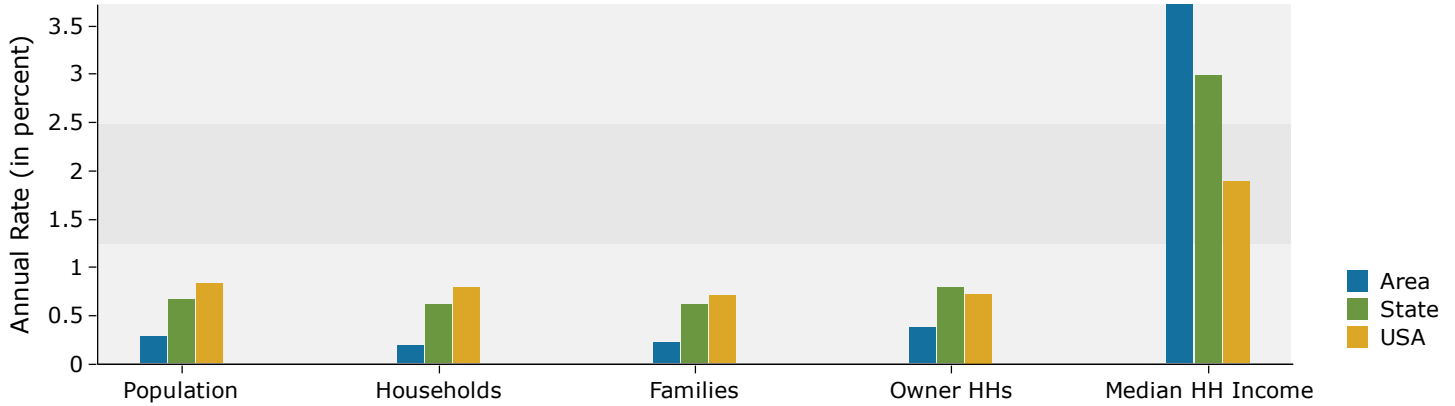
2019 Population by Race



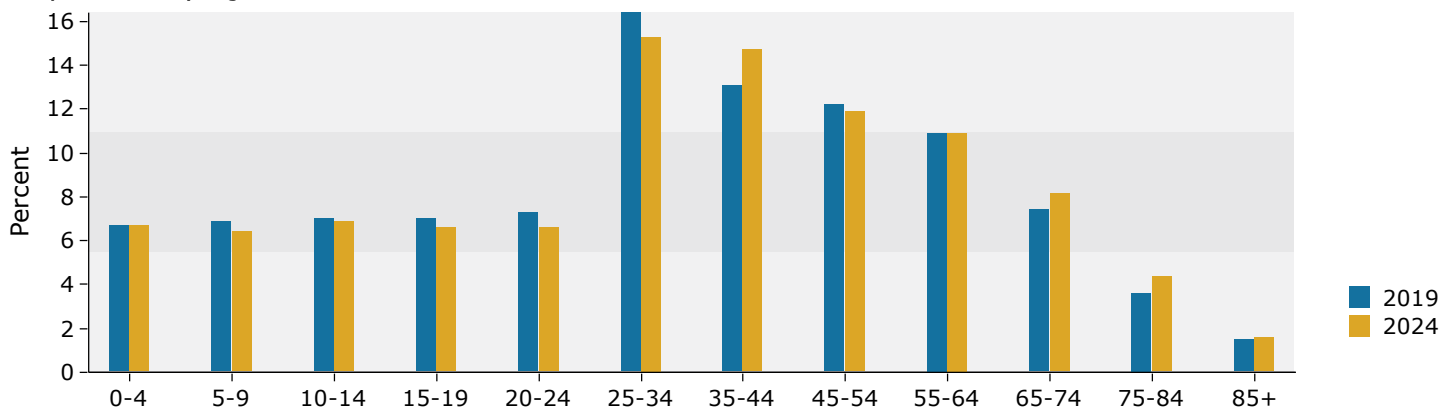
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

5 miles

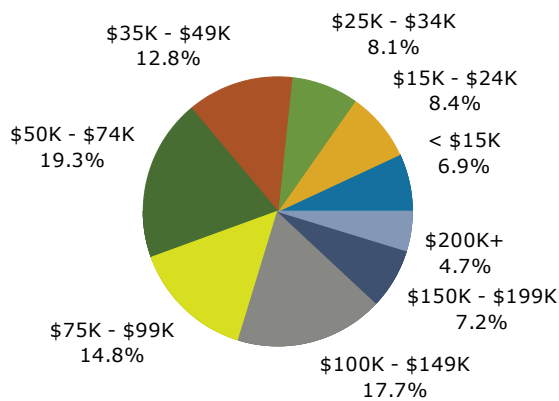
Trends 2019-2024



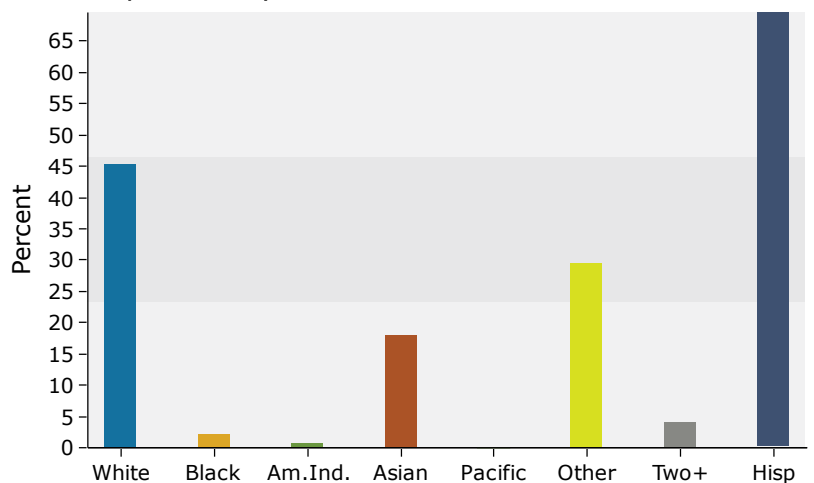
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.