



International, Inc.
BUSINESS
PROPERTIES

AZUSA AVENUE BUSINESS CENTER

RETAIL AND OFFICE SPACE FOR LEASE

515 - 525 N. Azusa Ave. La Puente, CA



DEMOGRAPHICS Source : CoStar (2017)	1-MILE	3-MILE	5-MILE
Population (2017)	29,310	189,117	446,352
Average HH Income (2017)	\$77,614	\$85,063	\$89,067

For More Information Please Contact:

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BRE# 00980137

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FEATURES:

- **GLA: 21,785 +/-** Avenue just North of Temple Avenue, and South of Amar Road in City of La Puente;
- Spaces ranging from 780 +/- square feet available;
- **Traffic Count (CoStar 2014):**
 - Azusa Avenue and Temple Street - 50,697
 - Azusa Avenue and Wing Lane - 32,170

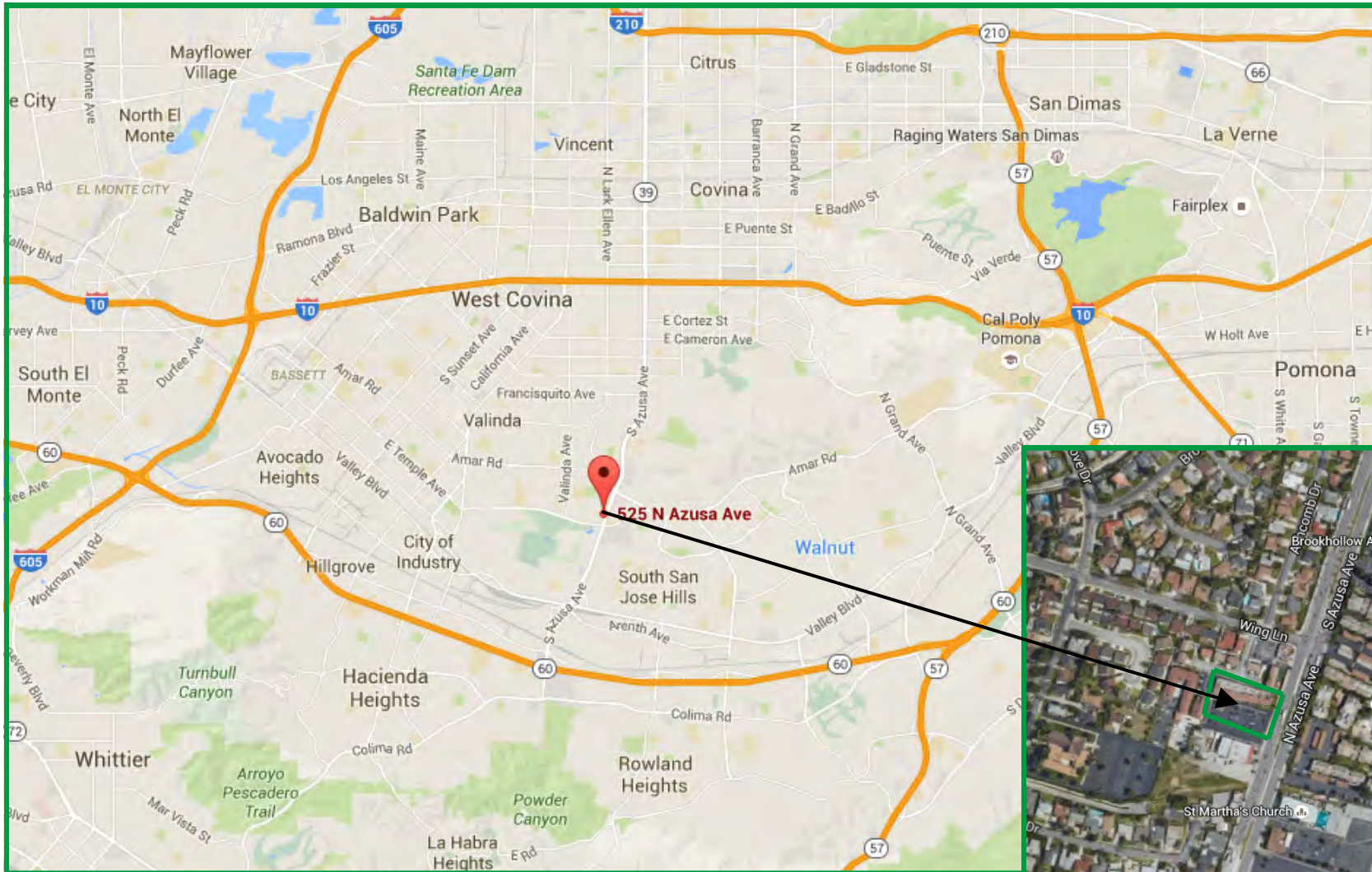




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515 - 525 N. Azusa Ave. La Puente, CA



Demographic Detail Report

525 N Azusa Ave, La Puente, CA 91744

Building Type: Class C Office
 Class: C
 RBA: 21,785 SF
 Typical Floor: 10,892 SF

Total Available: 780 SF
 % Leased: 100%
 Rent/SF/Mo: \$1.45



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	29,938	194,202	458,804
2017 Estimate	29,310	189,117	446,352
2010 Census	29,233	183,276	430,223
Growth 2017 - 2022	2.14%	2.69%	2.79%
Growth 2010 - 2017	0.26%	3.19%	3.75%
2017 Population by Age			
Age 0 - 4	1,997 6.81%	12,033 6.36%	27,493 6.16%
Age 5 - 9	1,918 6.54%	11,446 6.05%	26,132 5.85%
Age 10 - 14	1,973 6.73%	11,807 6.24%	27,300 6.12%
Age 15 - 19	2,135 7.28%	13,016 6.88%	30,562 6.85%
Age 20 - 24	2,379 8.12%	14,655 7.75%	34,395 7.71%
Age 25 - 29	2,511 8.57%	15,507 8.20%	35,879 8.04%
Age 30 - 34	2,254 7.69%	13,806 7.30%	31,446 7.05%
Age 35 - 39	2,009 6.85%	12,319 6.51%	27,960 6.26%
Age 40 - 44	1,930 6.58%	12,039 6.37%	27,785 6.22%
Age 45 - 49	1,903 6.49%	12,300 6.50%	29,122 6.52%
Age 50 - 54	1,829 6.24%	12,508 6.61%	30,138 6.75%
Age 55 - 59	1,690 5.77%	12,154 6.43%	29,529 6.62%
Age 60 - 64	1,451 4.95%	10,593 5.60%	25,903 5.80%
Age 65 - 69	1,173 4.00%	8,524 4.51%	21,022 4.71%
Age 70 - 74	848 2.89%	6,115 3.23%	15,247 3.42%
Age 75 - 79	585 2.00%	4,292 2.27%	10,835 2.43%
Age 80 - 84	382 1.30%	2,955 1.56%	7,579 1.70%
Age 85+	343 1.17%	3,047 1.61%	8,021 1.80%
Age 65+	3,331 11.36%	24,933 13.18%	62,704 14.05%
Median Age	33.90	35.90	36.80
Average Age	35.60	37.30	37.90



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5/19/2017

Demographic Detail Report

525 N Azusa Ave, La Puente, CA 91744

Radius	1 Mile	3 Mile	5 Mile
2017 Population By Race	29,310	189,117	446,352
White	20,649 70.45%	123,824 65.47%	289,063 64.76%
Black	980 3.34%	5,990 3.17%	12,379 2.77%
Am. Indian & Alaskan	534 1.82%	2,965 1.57%	6,784 1.52%
Asian	6,472 22.08%	51,810 27.40%	127,439 28.55%
Hawaiian & Pacific Island	95 0.32%	458 0.24%	1,113 0.25%
Other	581 1.98%	4,070 2.15%	9,573 2.14%
Population by Hispanic Origin	29,310	189,117	446,352
Non-Hispanic Origin	8,953 30.55%	72,062 38.10%	187,663 42.04%
Hispanic Origin	20,357 69.45%	117,055 61.90%	258,688 57.96%
2017 Median Age, Male	32.80	34.40	35.10
2017 Average Age, Male	34.60	36.10	36.80
2017 Median Age, Female	34.90	37.50	38.50
2017 Average Age, Female	36.60	38.40	39.10
2017 Population by Occupation Classification	22,994	151,225	359,316
Civilian Employed	13,427 58.39%	89,196 58.98%	210,797 58.67%
Civilian Unemployed	917 3.99%	5,538 3.66%	12,561 3.50%
Civilian Non-Labor Force	8,637 37.56%	56,375 37.28%	135,754 37.78%
Armed Forces	13 0.06%	116 0.08%	204 0.06%
Households by Marital Status			
Married	4,149	29,784	73,274
Married No Children	2,069	15,798	39,559
Married w/Children	2,080	13,985	33,714
2017 Population by Education	20,067	134,279	319,572
Some High School, No Diploma	5,651 28.16%	31,597 23.53%	66,836 20.91%
High School Grad (Incl Equivalency)	4,892 24.38%	31,421 23.40%	73,877 23.12%
Some College, No Degree	4,531 22.58%	33,651 25.06%	82,357 25.77%
Associate Degree	1,159 5.78%	8,119 6.05%	19,103 5.98%
Bachelor Degree	3,007 14.98%	22,464 16.73%	56,112 17.56%
Advanced Degree	827 4.12%	7,027 5.23%	21,287 6.66%



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Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	25,611		168,043		398,594	
Real Estate & Finance	717	2.80%	5,365	3.19%	13,266	3.33%
Professional & Management	4,569	17.84%	33,604	20.00%	84,614	21.23%
Public Administration	469	1.83%	3,508	2.09%	8,933	2.24%
Education & Health	2,674	10.44%	18,241	10.85%	43,401	10.89%
Services	2,453	9.58%	16,609	9.88%	37,514	9.41%
Information	218	0.85%	1,215	0.72%	3,614	0.91%
Sales	3,699	14.44%	25,416	15.12%	61,414	15.41%
Transportation	702	2.74%	2,961	1.76%	7,053	1.77%
Retail	1,591	6.21%	11,207	6.67%	25,674	6.44%
Wholesale	796	3.11%	5,706	3.40%	13,710	3.44%
Manufacturing	1,769	6.91%	10,810	6.43%	25,381	6.37%
Production	2,820	11.01%	15,203	9.05%	31,922	8.01%
Construction	1,132	4.42%	6,476	3.85%	14,930	3.75%
Utilities	990	3.87%	6,028	3.59%	13,838	3.47%
Agriculture & Mining	198	0.77%	652	0.39%	1,482	0.37%
Farming, Fishing, Forestry	117	0.46%	442	0.26%	1,093	0.27%
Other Services	697	2.72%	4,600	2.74%	10,755	2.70%
2017 Worker Travel Time to Job	12,973		86,176		202,350	
<30 Minutes	5,525	42.59%	37,797	43.86%	92,486	45.71%
30-60 Minutes	5,121	39.47%	33,645	39.04%	76,311	37.71%
60+ Minutes	2,327	17.94%	14,734	17.10%	33,553	16.58%
2010 Households by HH Size	7,080		48,286		118,117	
1-Person Households	717	10.13%	5,537	11.47%	14,651	12.40%
2-Person Households	1,321	18.66%	10,337	21.41%	26,653	22.56%
3-Person Households	1,159	16.37%	8,691	18.00%	21,729	18.40%
4-Person Households	1,272	17.97%	8,989	18.62%	22,417	18.98%
5-Person Households	1,019	14.39%	6,218	12.88%	14,585	12.35%
6-Person Households	601	8.49%	3,608	7.47%	8,049	6.81%
7 or more Person Households	991	14.00%	4,906	10.16%	10,033	8.49%
2017 Average Household Size	4.00		3.70		3.60	
Households						
2022 Projection	7,256		51,450		126,659	
2017 Estimate	7,101		50,056		123,103	
2010 Census	7,079		48,286		118,117	
Growth 2017 - 2022	2.18%		2.78%		2.89%	
Growth 2010 - 2017	0.31%		3.67%		4.22%	



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Radius	1 Mile	3 Mile	5 Mile
2017 Households by HH Income	7,102	50,056	123,103
<\$25,000	934 13.15%	6,876 13.74%	16,590 13.48%
\$25,000 - \$50,000	1,811 25.50%	10,352 20.68%	25,749 20.92%
\$50,000 - \$75,000	1,405 19.78%	10,487 20.95%	22,903 18.60%
\$75,000 - \$100,000	1,245 17.53%	7,582 15.15%	18,485 15.02%
\$100,000 - \$125,000	690 9.72%	5,434 10.86%	13,523 10.99%
\$125,000 - \$150,000	387 5.45%	3,491 6.97%	8,884 7.22%
\$150,000 - \$200,000	396 5.58%	3,348 6.69%	9,617 7.81%
\$200,000+	234 3.29%	2,486 4.97%	7,352 5.97%
2017 Avg Household Income	\$77,614	\$85,063	\$89,067
2017 Med Household Income	\$63,641	\$68,404	\$70,870
2017 Occupied Housing	7,101	50,056	123,103
Owner Occupied	4,540 63.93%	34,295 68.51%	85,117 69.14%
Renter Occupied	2,561 36.07%	15,761 31.49%	37,986 30.86%
2010 Housing Units	6,903	50,244	123,931
1 Unit	5,187 75.14%	40,611 80.83%	101,028 81.52%
2 - 4 Units	554 8.03%	2,874 5.72%	4,951 3.99%
5 - 19 Units	400 5.79%	2,155 4.29%	6,164 4.97%
20+ Units	762 11.04%	4,604 9.16%	11,788 9.51%
2017 Housing Value	4,542	34,295	85,118
<\$100,000	318 7.00%	1,054 3.07%	2,109 2.48%
\$100,000 - \$200,000	166 3.65%	541 1.58%	1,005 1.18%
\$200,000 - \$300,000	927 20.41%	4,282 12.49%	7,896 9.28%
\$300,000 - \$400,000	1,607 35.38%	10,276 29.96%	21,655 25.44%
\$400,000 - \$500,000	811 17.86%	8,197 23.90%	19,317 22.69%
\$500,000 - \$1,000,000	685 15.08%	8,546 24.92%	28,819 33.86%
\$1,000,000+	28 0.62%	1,399 4.08%	4,317 5.07%
2017 Median Home Value	\$353,515	\$412,132	\$451,219
2017 Housing Units by Yr Built	7,297	51,584	126,999
Built 2010+	143 1.96%	1,973 3.82%	5,306 4.18%
Built 2000 - 2010	212 2.91%	1,393 2.70%	3,316 2.61%
Built 1990 - 1999	293 4.02%	2,250 4.36%	7,305 5.75%
Built 1980 - 1989	836 11.46%	7,274 14.10%	17,647 13.90%
Built 1970 - 1979	2,433 33.34%	12,932 25.07%	26,509 20.87%
Built 1960 - 1969	1,215 16.65%	8,733 16.93%	24,974 19.66%
Built 1950 - 1959	1,826 25.02%	14,031 27.20%	33,831 26.64%
Built <1949	339 4.65%	2,998 5.81%	8,111 6.39%
2017 Median Year Built	1970	1969	1968



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