



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 2019
- Ground Floor - 5,600 +/- Sq. Ft. | Second Floor - 5,800 +/- 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 <small>Source : CoStar (2019)</small>	1-MILE	3-MILE	5-MILE
Population	37,012	286,709	726,230
Average HH Income	\$76,242	\$75,565	\$74,794

For more information, please contact
BP International, Inc.
Patsy Ma, MBA, CCIM, CRRP, CRX,CLS DRE# 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

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.

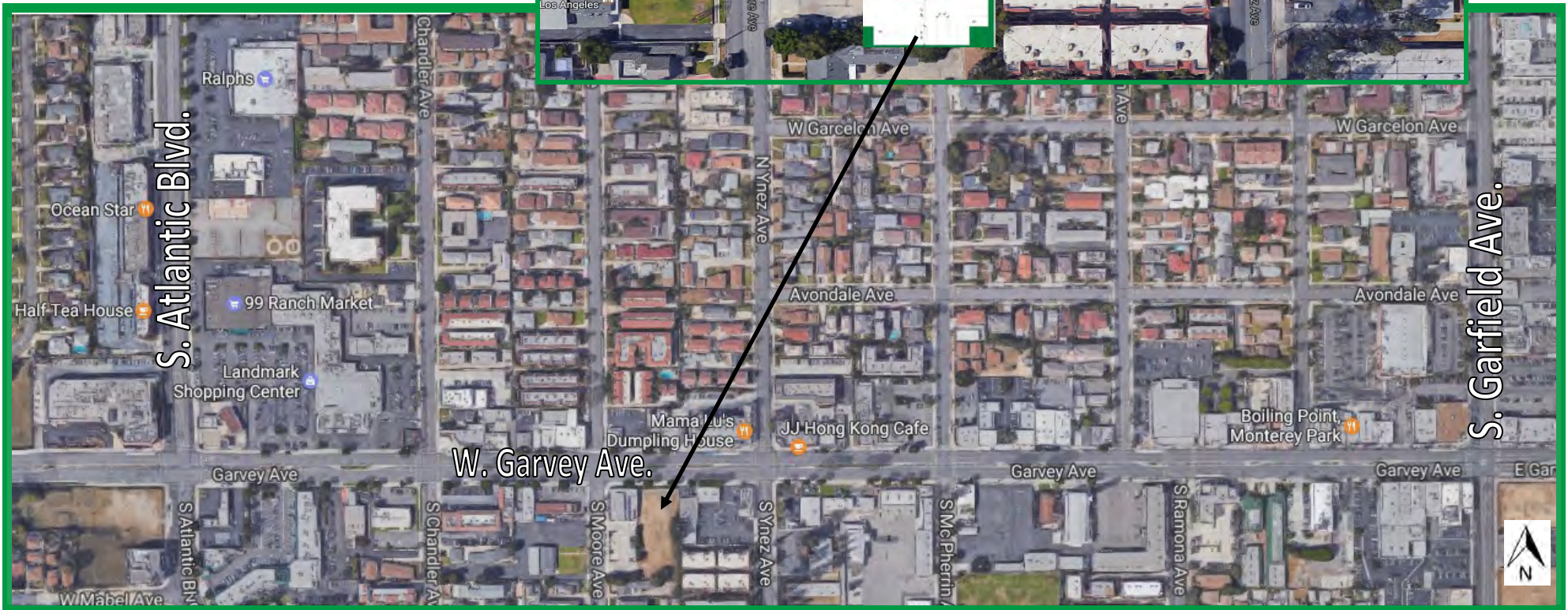


International, Inc.
BUSINESS
PROPERTIES

NEW CONSTRUCTION

FAST FOOD, RETAIL & OFFICE SPACE FOR LEASE

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



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.



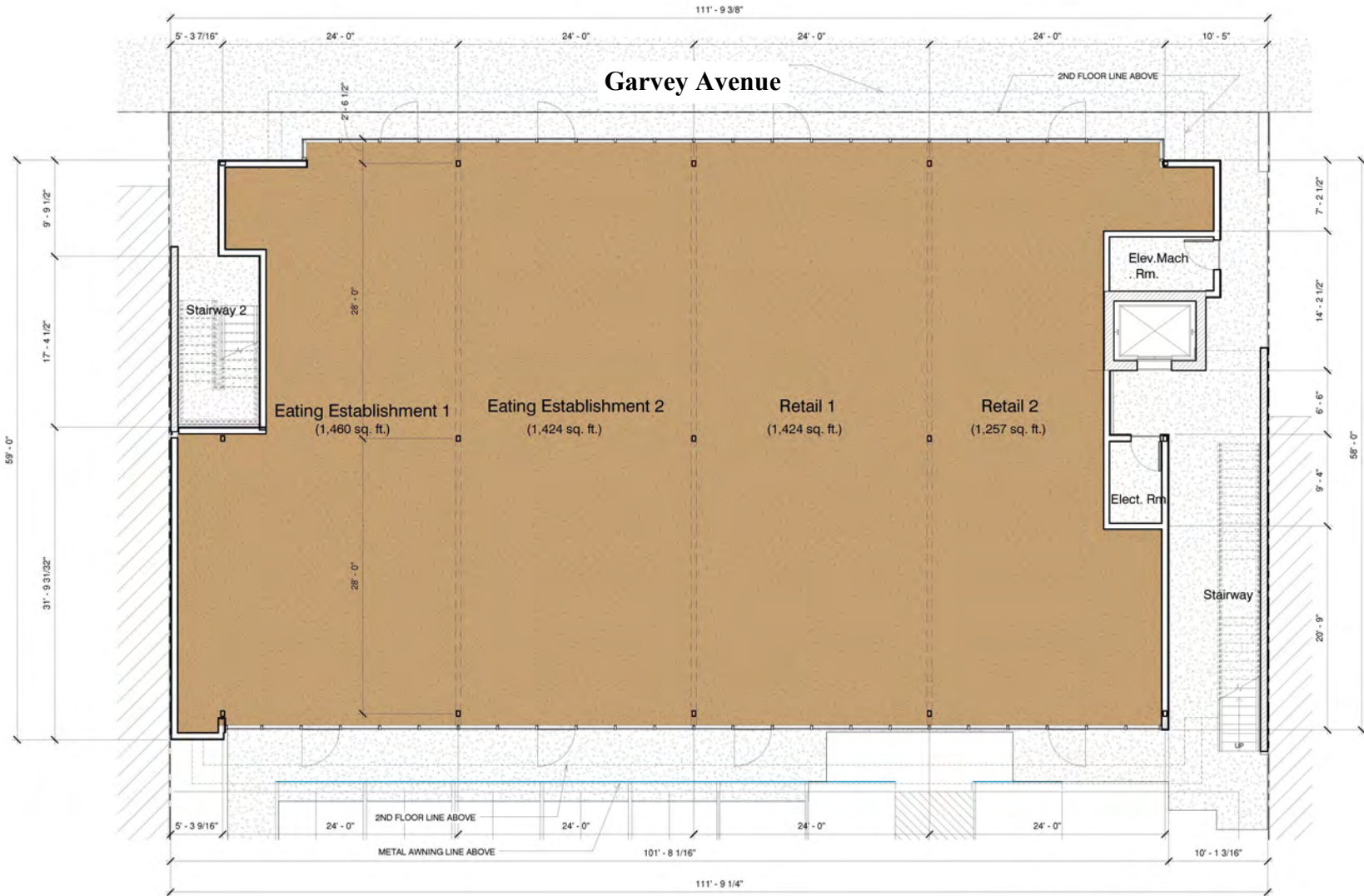
International, Inc.
BUSINESS
PROPERTIES

NEW CONSTRUCTION

FAST FOOD, RETAIL & OFFICE SPACE FOR LEASE

550 W. Garvey Avenue, Monterey Park, CA 91754

1,200–5,500 +/- Sq. Ft.



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



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.

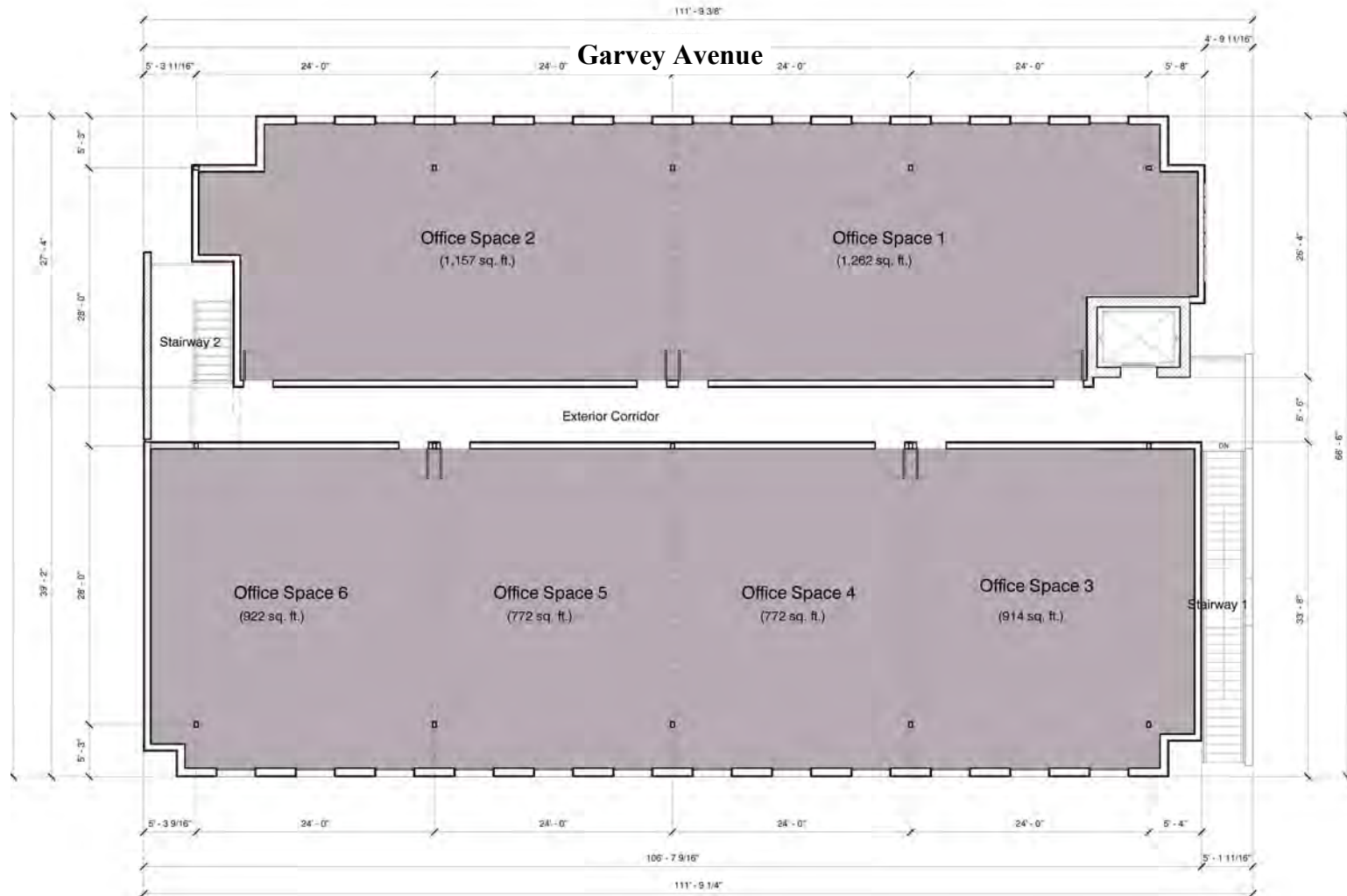


International, Inc.
BUSINESS
PROPERTIES

NEW CONSTRUCTION

FAST FOOD, RETAIL & OFFICE SPACE FOR LEASE

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



1 Second Floor Plan



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.

Demographic Detail Report

550 W Garvey Ave, Monterey Park, CA 91754

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **11,081 SF**
 Year Built: **2019**

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



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	37,442		290,877		734,842	
2018 Estimate	37,012		286,709		726,230	
2010 Census	36,914		281,511		723,476	
Growth 2018 - 2023	1.16%		1.45%		1.19%	
Growth 2010 - 2018	0.27%		1.85%		0.38%	
2018 Population by Age						
	37,012		286,709		726,230	
Age 0 - 4	2,045	5.53%	17,754	6.19%	47,173	6.50%
Age 5 - 9	1,800	4.86%	16,064	5.60%	44,629	6.15%
Age 10 - 14	1,692	4.57%	15,442	5.39%	44,558	6.14%
Age 15 - 19	1,777	4.80%	16,346	5.70%	47,103	6.49%
Age 20 - 24	2,093	5.65%	18,733	6.53%	51,820	7.14%
Age 25 - 29	2,448	6.61%	21,112	7.36%	55,765	7.68%
Age 30 - 34	2,440	6.59%	20,660	7.21%	53,244	7.33%
Age 35 - 39	2,318	6.26%	19,322	6.74%	49,373	6.80%
Age 40 - 44	2,358	6.37%	19,028	6.64%	48,264	6.65%
Age 45 - 49	2,556	6.91%	19,461	6.79%	48,364	6.66%
Age 50 - 54	2,758	7.45%	19,711	6.87%	47,621	6.56%
Age 55 - 59	2,809	7.59%	19,160	6.68%	45,104	6.21%
Age 60 - 64	2,585	6.98%	17,129	5.97%	39,459	5.43%
Age 65 - 69	2,142	5.79%	14,164	4.94%	32,250	4.44%
Age 70 - 74	1,626	4.39%	10,749	3.75%	24,248	3.34%
Age 75 - 79	1,242	3.36%	8,056	2.81%	17,892	2.46%
Age 80 - 84	957	2.59%	6,054	2.11%	13,144	1.81%
Age 85+	1,365	3.69%	7,765	2.71%	16,219	2.23%
Age 65+	7,332	19.81%	46,788	16.32%	103,753	14.29%
Median Age	44.00		39.50		36.90	
Average Age	42.70		39.70		37.90	



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. Copyrighted report licensed to BP International, Inc. - 854092.

2/21/2019

Demographic Detail Report

550 W Garvey Ave, Monterey Park, CA 91754

Radius	1 Mile	3 Mile	5 Mile
2018 Population By Race	37,012	286,709	726,230
White	8,950 24.18%	138,433 48.28%	470,264 64.75%
Black	227 0.61%	3,754 1.31%	11,155 1.54%
Am. Indian & Alaskan	261 0.71%	3,826 1.33%	12,038 1.66%
Asian	26,948 72.81%	135,071 47.11%	217,813 29.99%
Hawaiian & Pacific Island	43 0.12%	489 0.17%	1,298 0.18%
Other	583 1.58%	5,137 1.79%	13,662 1.88%
Population by Hispanic Origin	37,012	286,709	726,230
Non-Hispanic Origin	28,809 77.84%	153,634 53.59%	282,788 38.94%
Hispanic Origin	8,202 22.16%	133,075 46.41%	443,442 61.06%
2018 Median Age, Male	41.80	37.70	35.30
2018 Average Age, Male	41.10	38.30	36.60
2018 Median Age, Female	46.00	41.20	38.50
2018 Average Age, Female	44.20	41.10	39.20
2018 Population by Occupation Classification	31,116	234,180	580,451
Civilian Employed	17,196 55.26%	134,927 57.62%	336,269 57.93%
Civilian Unemployed	765 2.46%	6,649 2.84%	17,536 3.02%
Civilian Non-Labor Force	13,150 42.26%	92,512 39.50%	226,444 39.01%
Armed Forces	5 0.02%	92 0.04%	202 0.03%
Households by Marital Status			
Married	6,259	44,711	107,401
Married No Children	3,830	25,233	55,235
Married w/Children	2,429	19,477	52,166
2018 Population by Education	30,023	217,099	526,508
Some High School, No Diploma	6,697 22.31%	54,475 25.09%	159,458 30.29%
High School Grad (Incl Equivalency)	6,626 22.07%	49,989 23.03%	113,102 21.48%
Some College, No Degree	6,384 21.26%	47,005 21.65%	106,387 20.21%
Associate Degree	2,420 8.06%	14,728 6.78%	35,561 6.75%
Bachelor Degree	5,316 17.71%	35,756 16.47%	74,799 14.21%
Advanced Degree	2,580 8.59%	15,146 6.98%	37,201 7.07%



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. Copyrighted report licensed to BP International, Inc. - 854092.

2/21/2019

Demographic Detail Report

550 W Garvey Ave, Monterey Park, CA 91754

Radius	1 Mile		3 Mile		5 Mile	
2018 Population by Occupation	32,041		254,634		640,535	
Real Estate & Finance	1,331	4.15%	8,485	3.33%	19,372	3.02%
Professional & Management	7,965	24.86%	56,294	22.11%	132,238	20.64%
Public Administration	825	2.57%	5,978	2.35%	12,912	2.02%
Education & Health	3,749	11.70%	29,649	11.64%	70,522	11.01%
Services	4,171	13.02%	28,901	11.35%	68,760	10.73%
Information	431	1.35%	2,906	1.14%	7,580	1.18%
Sales	4,143	12.93%	35,666	14.01%	85,463	13.34%
Transportation	838	2.62%	6,901	2.71%	24,251	3.79%
Retail	1,499	4.68%	14,999	5.89%	38,091	5.95%
Wholesale	894	2.79%	6,551	2.57%	16,714	2.61%
Manufacturing	1,579	4.93%	13,435	5.28%	37,371	5.83%
Production	1,636	5.11%	17,273	6.78%	54,567	8.52%
Construction	985	3.07%	9,798	3.85%	27,563	4.30%
Utilities	745	2.33%	7,849	3.08%	20,133	3.14%
Agriculture & Mining	30	0.09%	575	0.23%	1,788	0.28%
Farming, Fishing, Forestry	19	0.06%	521	0.20%	1,526	0.24%
Other Services	1,201	3.75%	8,853	3.48%	21,684	3.39%
2018 Worker Travel Time to Job	16,254		129,254		322,441	
<30 Minutes	8,146	50.12%	62,511	48.36%	160,578	49.80%
30-60 Minutes	6,712	41.29%	52,980	40.99%	124,855	38.72%
60+ Minutes	1,396	8.59%	13,763	10.65%	37,008	11.48%
2010 Households by HH Size	11,985		87,585		213,491	
1-Person Households	2,172	18.12%	15,662	17.88%	36,964	17.31%
2-Person Households	3,213	26.81%	22,179	25.32%	50,051	23.44%
3-Person Households	2,513	20.97%	17,203	19.64%	38,945	18.24%
4-Person Households	2,010	16.77%	14,676	16.76%	36,488	17.09%
5-Person Households	1,050	8.76%	8,637	9.86%	23,306	10.92%
6-Person Households	531	4.43%	4,590	5.24%	13,042	6.11%
7 or more Person Households	496	4.14%	4,638	5.30%	14,695	6.88%
2018 Average Household Size	3.00		3.20		3.30	
Households						
2023 Projection	12,121		90,496		216,928	
2018 Estimate	11,987		89,196		214,363	
2010 Census	11,984		87,585		213,492	
Growth 2018 - 2023	1.12%		1.46%		1.20%	
Growth 2010 - 2018	0.03%		1.84%		0.41%	



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. Copyrighted report licensed to BP International, Inc. - 854092.

2/21/2019

Demographic Detail Report

550 W Garvey Ave, Monterey Park, CA 91754

Radius	1 Mile		3 Mile		5 Mile	
2018 Households by HH Income	11,986		89,196		214,363	
<\$25,000	3,104	25.90%	21,088	23.64%	53,041	24.74%
\$25,000 - \$50,000	2,446	20.41%	19,784	22.18%	49,171	22.94%
\$50,000 - \$75,000	1,953	16.29%	15,290	17.14%	36,490	17.02%
\$75,000 - \$100,000	1,418	11.83%	10,934	12.26%	25,468	11.88%
\$100,000 - \$125,000	1,027	8.57%	7,745	8.68%	16,617	7.75%
\$125,000 - \$150,000	662	5.52%	4,931	5.53%	10,643	4.96%
\$150,000 - \$200,000	730	6.09%	5,011	5.62%	11,125	5.19%
\$200,000+	646	5.39%	4,413	4.95%	11,808	5.51%
2018 Avg Household Income	\$76,242		\$75,565		\$74,794	
2018 Med Household Income	\$55,428		\$55,514		\$53,112	
2018 Occupied Housing	11,987		89,196		214,363	
Owner Occupied	5,631	46.98%	41,945	47.03%	98,469	45.94%
Renter Occupied	6,356	53.02%	47,251	52.97%	115,894	54.06%
2010 Housing Units	12,466		92,448		223,902	
1 Unit	7,960	63.85%	61,992	67.06%	150,909	67.40%
2 - 4 Units	1,051	8.43%	8,399	9.09%	21,741	9.71%
5 - 19 Units	1,969	15.79%	13,607	14.72%	29,198	13.04%
20+ Units	1,486	11.92%	8,450	9.14%	22,054	9.85%
2018 Housing Value	5,630		41,944		98,469	
<\$100,000	47	0.83%	424	1.01%	1,881	1.91%
\$100,000 - \$200,000	11	0.20%	271	0.65%	986	1.00%
\$200,000 - \$300,000	86	1.53%	1,304	3.11%	4,958	5.04%
\$300,000 - \$400,000	532	9.45%	5,476	13.06%	15,603	15.85%
\$400,000 - \$500,000	1,053	18.70%	9,885	23.57%	19,574	19.88%
\$500,000 - \$1,000,000	3,667	65.13%	22,581	53.84%	44,061	44.75%
\$1,000,000+	234	4.16%	2,003	4.78%	11,406	11.58%
2018 Median Home Value	\$648,077		\$579,979		\$570,726	
2018 Housing Units by Yr Built	12,496		92,822		225,999	
Built 2010+	201	1.61%	1,873	2.02%	4,094	1.81%
Built 2000 - 2010	403	3.23%	3,087	3.33%	7,244	3.21%
Built 1990 - 1999	743	5.95%	4,301	4.63%	10,160	4.50%
Built 1980 - 1989	1,853	14.83%	9,428	10.16%	19,983	8.84%
Built 1970 - 1979	1,950	15.60%	12,352	13.31%	26,840	11.88%
Built 1960 - 1969	1,617	12.94%	15,032	16.19%	36,140	15.99%
Built 1950 - 1959	2,597	20.78%	18,362	19.78%	44,877	19.86%
Built <1949	3,132	25.06%	28,387	30.58%	76,661	33.92%
2018 Median Year Built	1962		1959		1957	



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. Copyrighted report licensed to BP International, Inc. - 854092.

2/21/2019