



International, Inc.
BUSINESS
PROPERTIES

RETAIL FOR LEASE

621 W. Garvey Avenue, Monterey Park, CA 91754

1,000 +/- Sq. Ft.



FEATURES:

- Recently painted exterior and remodeled interior with new flooring, HVAC, ADA door and more;
- 1,000 +/- Sq. Ft. Available;
- 10 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 Source : CoStar (2019) | 1-MILE | 3-MILE | 5-MILE |
|--|----------|----------|----------|
| Population | 37,373 | 284,212 | 730,186 |
| Average HH Income | \$80,465 | \$79,152 | \$81,103 |

For more information, please contact

BP International, Inc.

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www.BPInternational.net



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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.



Demographic and Income Comparison Profile

621 W Garvey Ave, Monterey Park, California, 91754
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.06253
Longitude: -118.13111

| | 1 mile | 3 miles | 5 miles |
|--------------------------------------|----------|----------|----------|
| Census 2010 Summary | | | |
| Population | 37,373 | 284,212 | 730,186 |
| Households | 12,232 | 88,316 | 215,750 |
| Families | 9,238 | 67,276 | 166,074 |
| Average Household Size | 3.03 | 3.19 | 3.35 |
| Owner Occupied Housing Units | 5,733 | 41,261 | 97,566 |
| Renter Occupied Housing Units | 6,499 | 47,055 | 118,184 |
| Median Age | 43.2 | 38.1 | 35.2 |
| 2019 Summary | | | |
| Population | 38,625 | 293,000 | 750,577 |
| Households | 12,557 | 90,583 | 220,241 |
| Families | 9,523 | 69,174 | 169,978 |
| Average Household Size | 3.05 | 3.21 | 3.38 |
| Owner Occupied Housing Units | 5,601 | 40,537 | 95,515 |
| Renter Occupied Housing Units | 6,956 | 50,047 | 124,726 |
| Median Age | 44.9 | 39.2 | 36.1 |
| Median Household Income | \$59,295 | \$57,903 | \$56,109 |
| Average Household Income | \$80,465 | \$79,152 | \$81,103 |
| 2024 Summary | | | |
| Population | 39,138 | 296,770 | 759,025 |
| Households | 12,670 | 91,399 | 221,788 |
| Families | 9,636 | 69,951 | 171,551 |
| Average Household Size | 3.07 | 3.22 | 3.39 |
| Owner Occupied Housing Units | 5,735 | 41,552 | 97,764 |
| Renter Occupied Housing Units | 6,935 | 49,846 | 124,024 |
| Median Age | 45.6 | 40.5 | 37.7 |
| Median Household Income | \$69,428 | \$68,253 | \$65,510 |
| Average Household Income | \$95,638 | \$94,291 | \$95,501 |
| Trends: 2019-2024 Annual Rate | | | |
| Population | 0.26% | 0.26% | 0.22% |
| Households | 0.18% | 0.18% | 0.14% |
| Families | 0.24% | 0.22% | 0.18% |
| Owner Households | 0.47% | 0.50% | 0.47% |
| Median Household Income | 3.21% | 3.34% | 3.15% |

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



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621 W Garvey Ave, Monterey Park, California, 91754
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Prepared by Esri
Latitude: 34.06253
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| 2019 Households by Income | 1 mile | | 3 miles | | 5 miles | |
|---------------------------|----------|---------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| <\$15,000 | 1,449 | 11.5% | 9,288 | 10.3% | 24,138 | 11.0% |
| \$15,000 - \$24,999 | 1,339 | 10.7% | 9,530 | 10.5% | 24,071 | 10.9% |
| \$25,000 - \$34,999 | 971 | 7.7% | 8,075 | 8.9% | 20,334 | 9.2% |
| \$35,000 - \$49,999 | 1,449 | 11.5% | 11,640 | 12.9% | 28,792 | 13.1% |
| \$50,000 - \$74,999 | 2,295 | 18.3% | 16,607 | 18.3% | 39,389 | 17.9% |
| \$75,000 - \$99,999 | 1,665 | 13.3% | 11,406 | 12.6% | 26,747 | 12.1% |
| \$100,000 - \$149,999 | 1,784 | 14.2% | 13,575 | 15.0% | 29,979 | 13.6% |
| \$150,000 - \$199,999 | 897 | 7.1% | 5,595 | 6.2% | 13,036 | 5.9% |
| \$200,000+ | 708 | 5.6% | 4,866 | 5.4% | 13,755 | 6.2% |
| Median Household Income | \$59,295 | | \$57,903 | | \$56,109 | |
| Average Household Income | \$80,465 | | \$79,152 | | \$81,103 | |
| Per Capita Income | \$26,134 | | \$24,507 | | \$23,785 | |

| 2024 Households by Income | 1 mile | | 3 miles | | 5 miles | |
|---------------------------|----------|---------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| <\$15,000 | 1,257 | 9.9% | 7,799 | 8.5% | 20,182 | 9.1% |
| \$15,000 - \$24,999 | 1,143 | 9.0% | 7,876 | 8.6% | 19,894 | 9.0% |
| \$25,000 - \$34,999 | 837 | 6.6% | 6,945 | 7.6% | 17,779 | 8.0% |
| \$35,000 - \$49,999 | 1,253 | 9.9% | 10,261 | 11.2% | 25,981 | 11.7% |
| \$50,000 - \$74,999 | 2,214 | 17.5% | 16,116 | 17.6% | 38,543 | 17.4% |
| \$75,000 - \$99,999 | 1,710 | 13.5% | 11,864 | 13.0% | 28,255 | 12.7% |
| \$100,000 - \$149,999 | 2,028 | 16.0% | 15,998 | 17.5% | 35,375 | 15.9% |
| \$150,000 - \$199,999 | 1,231 | 9.7% | 7,701 | 8.4% | 17,779 | 8.0% |
| \$200,000+ | 996 | 7.9% | 6,839 | 7.5% | 18,001 | 8.1% |
| Median Household Income | \$69,428 | | \$68,253 | | \$65,510 | |
| Average Household Income | \$95,638 | | \$94,291 | | \$95,501 | |
| Per Capita Income | \$30,932 | | \$29,080 | | \$27,886 | |

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

621 W Garvey Ave, Monterey Park, California, 91754
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.06253
Longitude: -118.13111

| 2010 Population by Age | 1 mile | | 3 miles | | 5 miles | |
|------------------------|--------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Age 0 - 4 | 1,633 | 4.4% | 15,960 | 5.6% | 48,620 | 6.7% |
| Age 5 - 9 | 1,713 | 4.6% | 15,799 | 5.6% | 48,367 | 6.6% |
| Age 10 - 14 | 1,847 | 4.9% | 17,409 | 6.1% | 51,714 | 7.1% |
| Age 15 - 19 | 2,151 | 5.8% | 20,108 | 7.1% | 56,715 | 7.8% |
| Age 20 - 24 | 2,436 | 6.5% | 20,514 | 7.2% | 53,054 | 7.3% |
| Age 25 - 34 | 4,655 | 12.5% | 39,623 | 13.9% | 104,134 | 14.3% |
| Age 35 - 44 | 5,252 | 14.1% | 40,749 | 14.3% | 104,908 | 14.4% |
| Age 45 - 54 | 5,957 | 15.9% | 41,060 | 14.4% | 98,168 | 13.4% |
| Age 55 - 64 | 4,939 | 13.2% | 32,538 | 11.4% | 75,192 | 10.3% |
| Age 65 - 74 | 3,041 | 8.1% | 19,568 | 6.9% | 44,783 | 6.1% |
| Age 75 - 84 | 2,358 | 6.3% | 14,236 | 5.0% | 30,780 | 4.2% |
| Age 85+ | 1,391 | 3.7% | 6,647 | 2.3% | 13,751 | 1.9% |

| 2019 Population by Age | 1 mile | | 3 miles | | 5 miles | |
|------------------------|--------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Age 0 - 4 | 1,560 | 4.0% | 15,348 | 5.2% | 47,004 | 6.3% |
| Age 5 - 9 | 1,620 | 4.2% | 15,809 | 5.4% | 47,720 | 6.4% |
| Age 10 - 14 | 1,828 | 4.7% | 16,602 | 5.7% | 49,043 | 6.5% |
| Age 15 - 19 | 1,934 | 5.0% | 17,335 | 5.9% | 50,285 | 6.7% |
| Age 20 - 24 | 2,136 | 5.5% | 19,114 | 6.5% | 53,182 | 7.1% |
| Age 25 - 34 | 5,374 | 13.9% | 44,889 | 15.3% | 116,450 | 15.5% |
| Age 35 - 44 | 4,925 | 12.8% | 39,263 | 13.4% | 99,853 | 13.3% |
| Age 45 - 54 | 5,516 | 14.3% | 39,020 | 13.3% | 94,520 | 12.6% |
| Age 55 - 64 | 5,555 | 14.4% | 36,545 | 12.5% | 84,822 | 11.3% |
| Age 65 - 74 | 4,134 | 10.7% | 26,666 | 9.1% | 60,125 | 8.0% |
| Age 75 - 84 | 2,557 | 6.6% | 14,893 | 5.1% | 32,203 | 4.3% |
| Age 85+ | 1,485 | 3.8% | 7,515 | 2.6% | 15,370 | 2.0% |

| 2024 Population by Age | 1 mile | | 3 miles | | 5 miles | |
|------------------------|--------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Age 0 - 4 | 1,567 | 4.0% | 15,389 | 5.2% | 46,960 | 6.2% |
| Age 5 - 9 | 1,606 | 4.1% | 15,156 | 5.1% | 45,202 | 6.0% |
| Age 10 - 14 | 1,763 | 4.5% | 16,295 | 5.5% | 47,996 | 6.3% |
| Age 15 - 19 | 1,834 | 4.7% | 16,593 | 5.6% | 47,280 | 6.2% |
| Age 20 - 24 | 2,074 | 5.3% | 17,759 | 6.0% | 48,761 | 6.4% |
| Age 25 - 34 | 5,092 | 13.0% | 43,057 | 14.5% | 113,462 | 14.9% |
| Age 35 - 44 | 5,312 | 13.6% | 42,500 | 14.3% | 107,362 | 14.1% |
| Age 45 - 54 | 5,243 | 13.4% | 38,261 | 12.9% | 93,802 | 12.4% |
| Age 55 - 64 | 5,658 | 14.5% | 37,175 | 12.5% | 86,886 | 11.4% |
| Age 65 - 74 | 4,580 | 11.7% | 29,320 | 9.9% | 66,758 | 8.8% |
| Age 75 - 84 | 2,888 | 7.4% | 17,444 | 5.9% | 38,394 | 5.1% |
| Age 85+ | 1,520 | 3.9% | 7,821 | 2.6% | 16,164 | 2.1% |

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



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621 W Garvey Ave, Monterey Park, California, 91754
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.06253
 Longitude: -118.13111

| 2010 Race and Ethnicity | 1 mile | | 3 miles | | 5 miles | |
|----------------------------|--------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 6,415 | 17.2% | 85,919 | 30.2% | 289,866 | 39.7% |
| Black Alone | 207 | 0.6% | 3,040 | 1.1% | 8,675 | 1.2% |
| American Indian Alone | 147 | 0.4% | 2,122 | 0.7% | 6,544 | 0.9% |
| Asian Alone | 26,625 | 71.2% | 130,981 | 46.1% | 209,411 | 28.7% |
| Pacific Islander Alone | 20 | 0.1% | 200 | 0.1% | 506 | 0.1% |
| Some Other Race Alone | 3,007 | 8.0% | 53,001 | 18.6% | 189,616 | 26.0% |
| Two or More Races | 953 | 2.5% | 8,949 | 3.1% | 25,568 | 3.5% |
| Hispanic Origin (Any Race) | 8,175 | 21.9% | 130,174 | 45.8% | 444,486 | 60.9% |

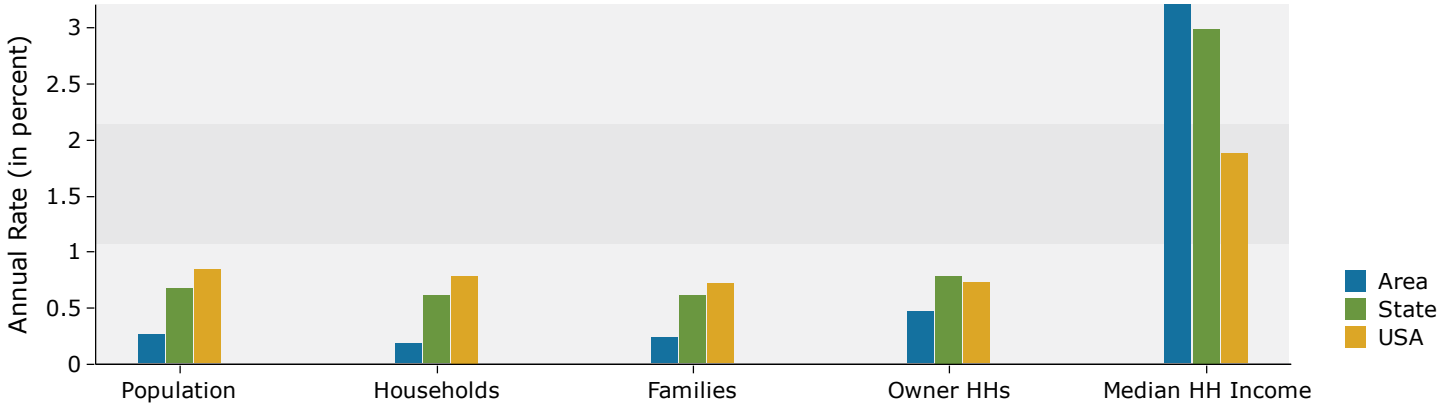
| 2019 Race and Ethnicity | 1 mile | | 3 miles | | 5 miles | |
|----------------------------|--------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 6,092 | 15.8% | 84,800 | 28.9% | 288,504 | 38.4% |
| Black Alone | 191 | 0.5% | 2,841 | 1.0% | 8,224 | 1.1% |
| American Indian Alone | 139 | 0.4% | 2,027 | 0.7% | 6,285 | 0.8% |
| Asian Alone | 28,160 | 72.9% | 139,446 | 47.6% | 224,792 | 29.9% |
| Pacific Islander Alone | 20 | 0.1% | 203 | 0.1% | 514 | 0.1% |
| Some Other Race Alone | 3,041 | 7.9% | 54,384 | 18.6% | 195,567 | 26.1% |
| Two or More Races | 983 | 2.5% | 9,299 | 3.2% | 26,692 | 3.6% |
| Hispanic Origin (Any Race) | 8,210 | 21.3% | 132,925 | 45.4% | 456,509 | 60.8% |

| 2024 Race and Ethnicity | 1 mile | | 3 miles | | 5 miles | |
|----------------------------|--------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 5,988 | 15.3% | 85,099 | 28.7% | 290,591 | 38.3% |
| Black Alone | 182 | 0.5% | 2,719 | 0.9% | 7,939 | 1.0% |
| American Indian Alone | 136 | 0.3% | 1,984 | 0.7% | 6,152 | 0.8% |
| Asian Alone | 28,828 | 73.7% | 143,360 | 48.3% | 232,061 | 30.6% |
| Pacific Islander Alone | 20 | 0.1% | 204 | 0.1% | 516 | 0.1% |
| Some Other Race Alone | 3,009 | 7.7% | 54,129 | 18.2% | 195,062 | 25.7% |
| Two or More Races | 974 | 2.5% | 9,274 | 3.1% | 26,704 | 3.5% |
| Hispanic Origin (Any Race) | 8,241 | 21.1% | 134,332 | 45.3% | 462,183 | 60.9% |

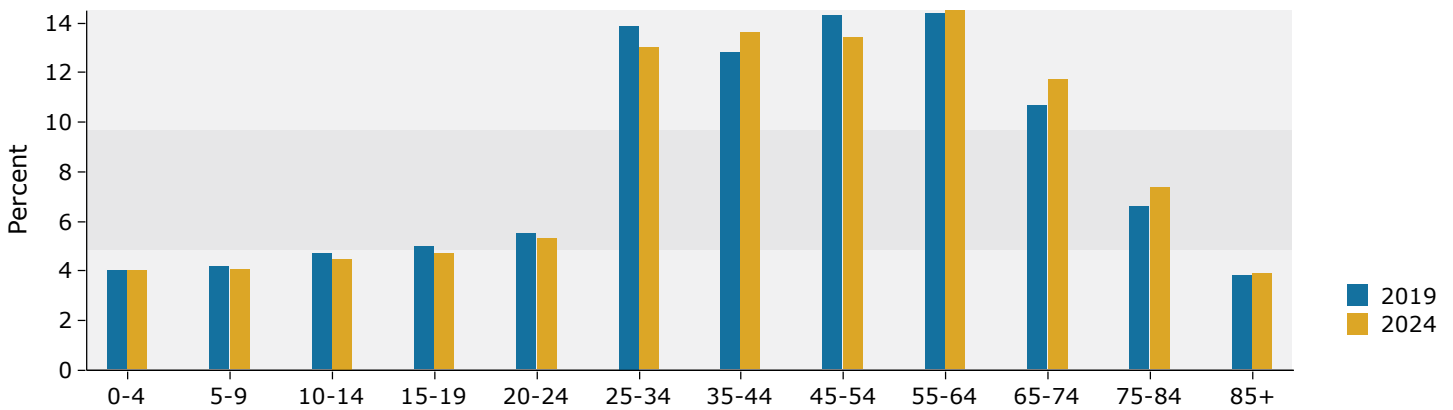
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

1 mile

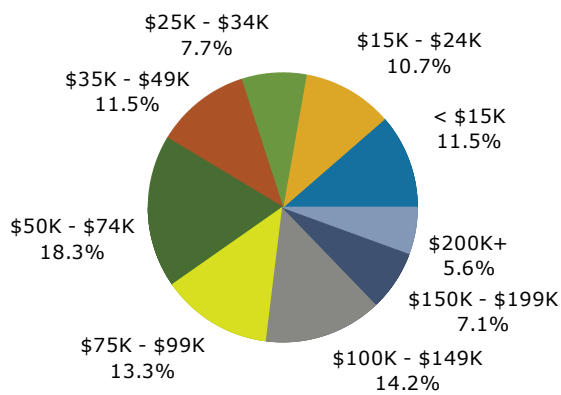
Trends 2019-2024



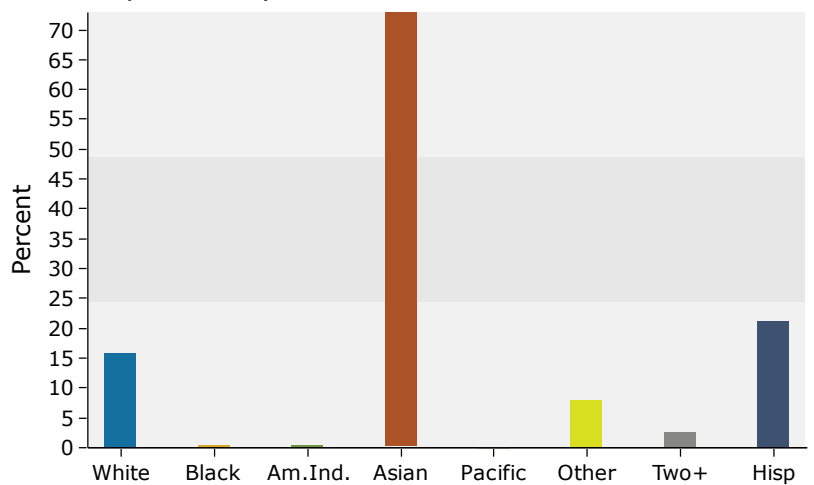
Population by Age



2019 Household Income



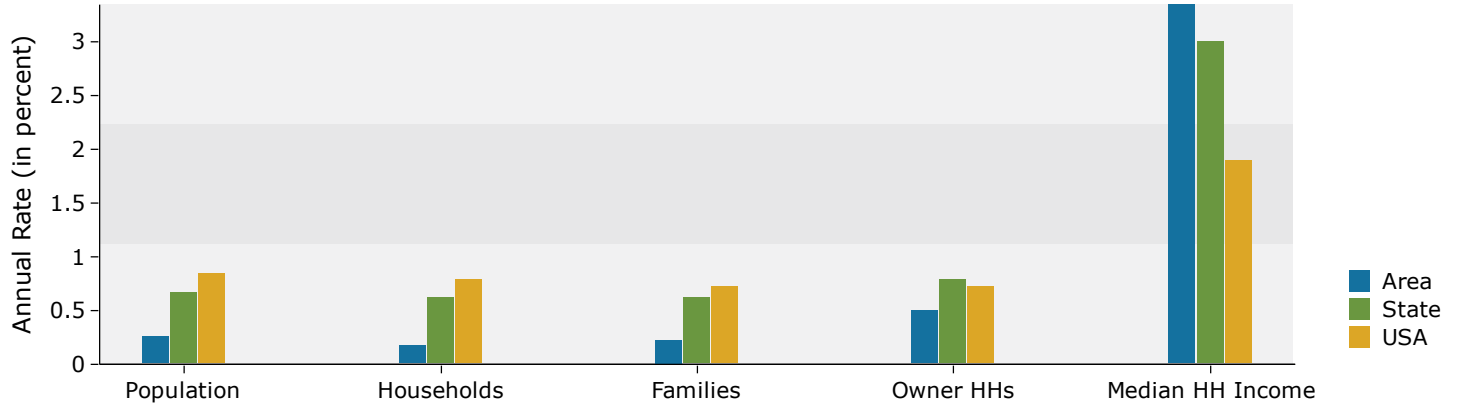
2019 Population by Race



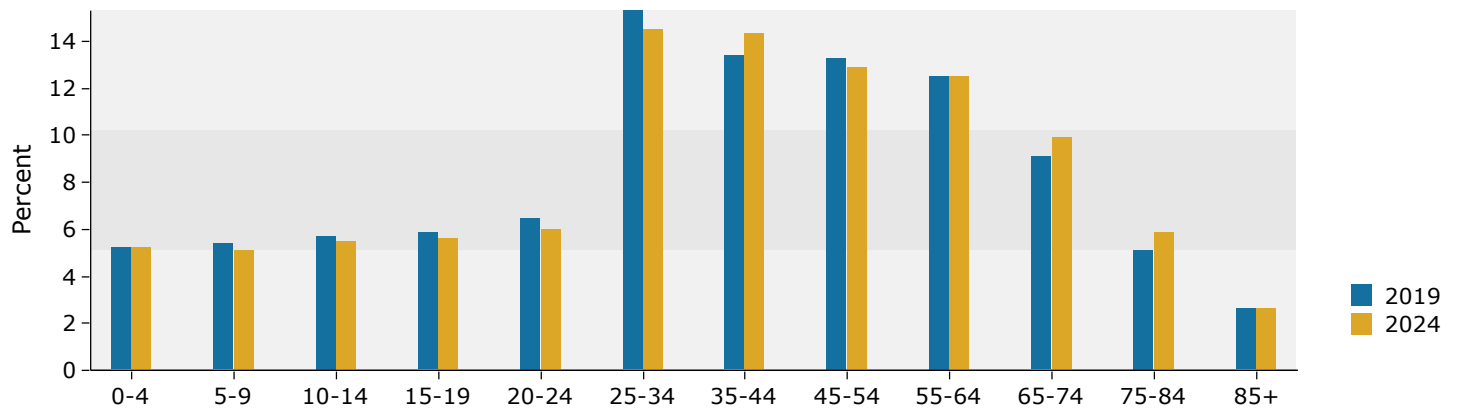
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

3 miles

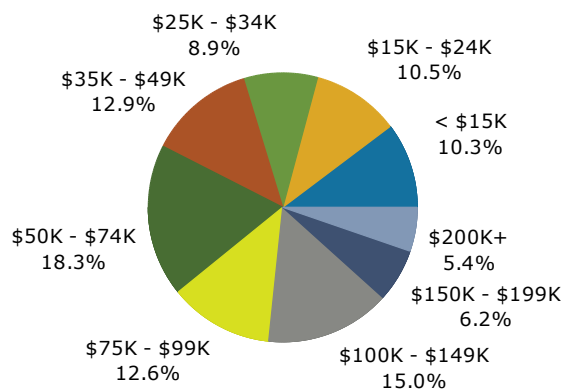
Trends 2019-2024



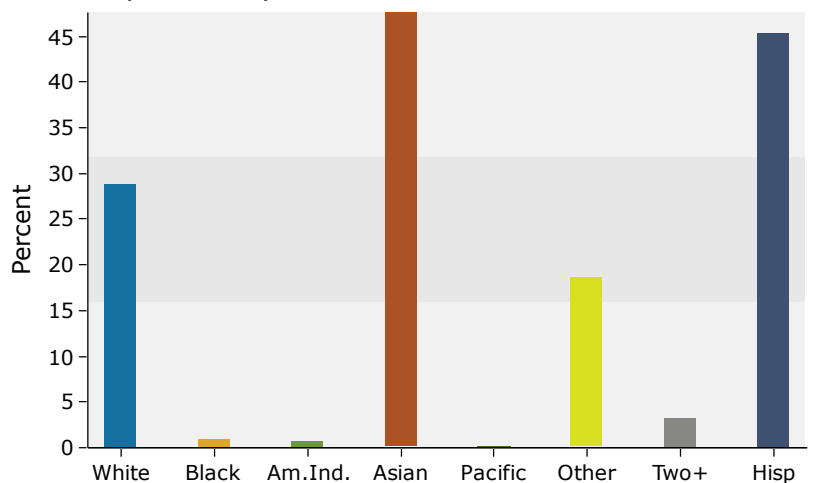
Population by Age



2019 Household Income



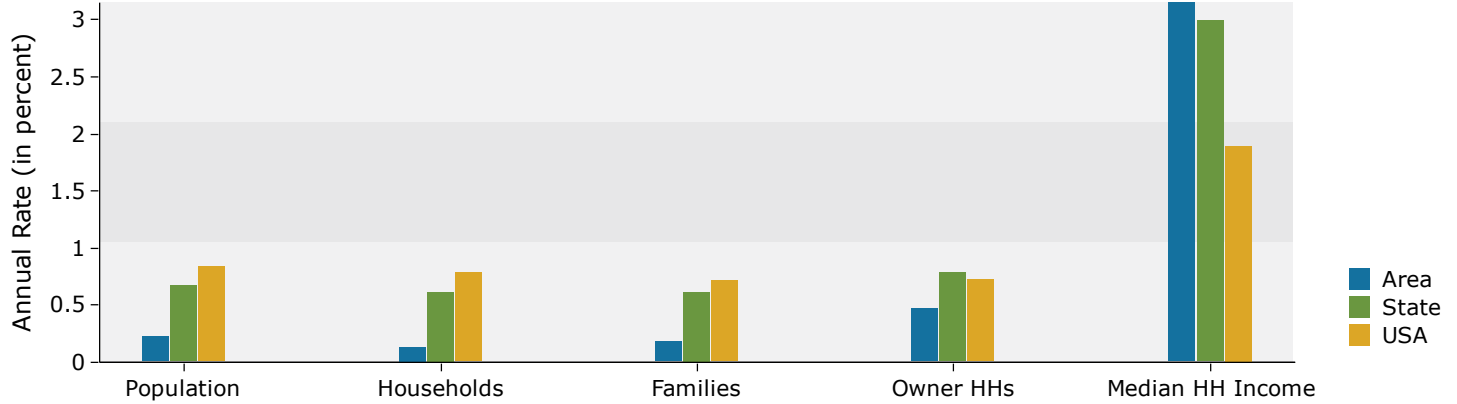
2019 Population by Race



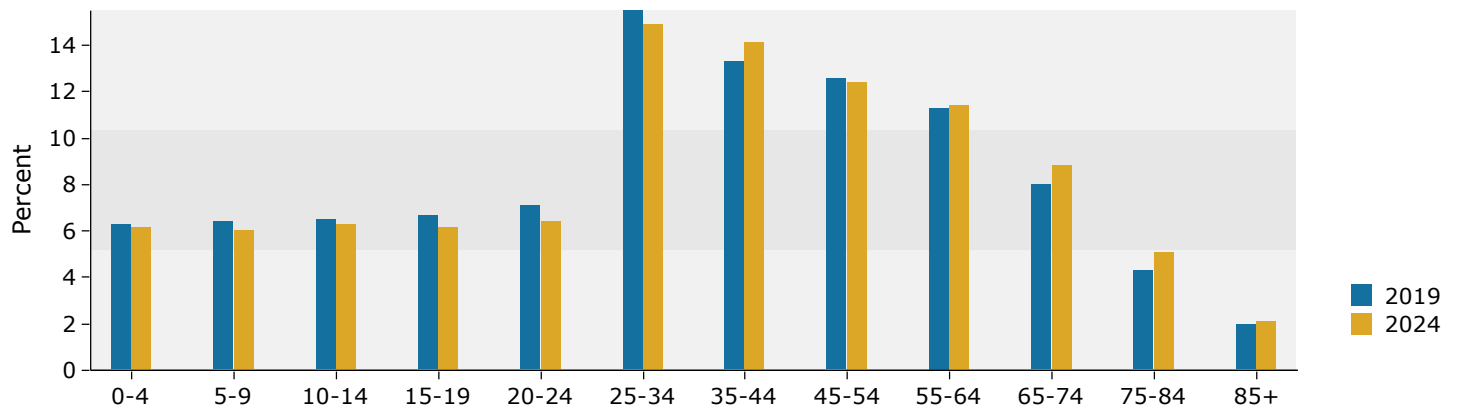
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

5 miles

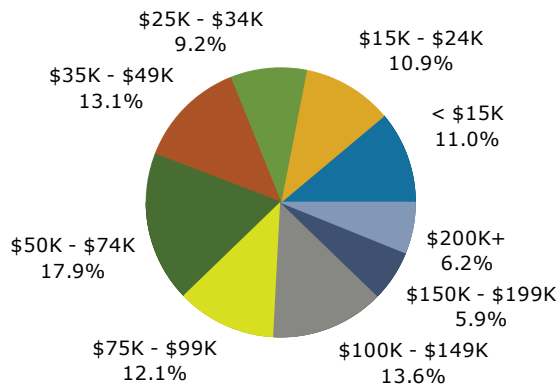
Trends 2019-2024



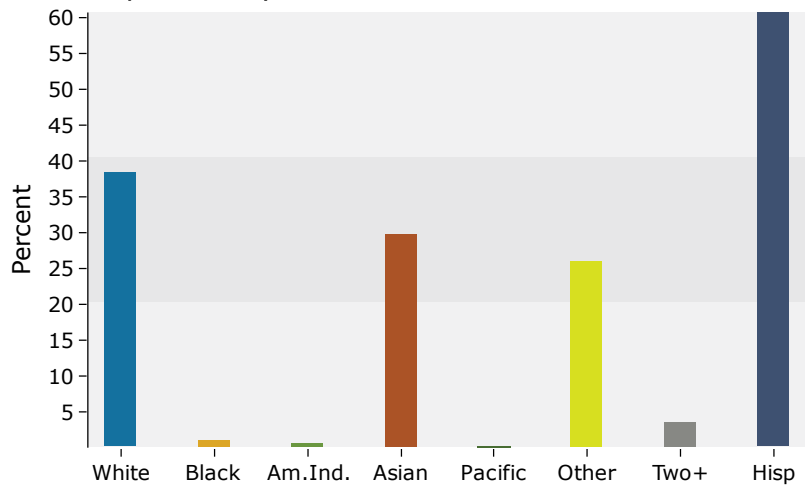
Population by Age



2019 Household Income



2019 Population by Race



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