



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 (2020)	1-MILE	3-MILE	5-MILE
Population	27,690	179,385	430,760
Average HH Income	\$89,599	\$94,839	\$99,081

For More Information Please Contact:

BP International, Inc.

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

Tel: 626-821-3448 x100

Fax: 626-821-9099

BRE# 00980137

BP International, Inc.

650 West Duarte Road,
Suite 1088
Arcadia, CA 91007

www.bpinternational.net

FEATURES:

- **GLA: 21,785 +/-** Avenue just North of Temple Avenue, and South of Amar Road in City of La Puente;
- **Spaces ranging from +/- 660 - 1,320 square feet available;**
- **Traffic Count (CoStar 2014):**
Azusa Avenue and Temple Street - 50,697
Azusa Avenue and Wing Lane - 32,170

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

AZUSA AVENUE BUSINESS CENTER

RETAIL AND OFFICE SPACE FOR LEASE

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



#213	#212	#211	#210	#209	#208	#207	#206	#205	#204	#203	#202	#201
------	------	------	------	------	------	------	------	------	------	------	------	------



Second Floor

- 201 - Cell Phone Repair
- 202 - Farmers Insurance
- 203 - Law Office
- 204 - **Vacant +/- 540 Sq. Ft.**
- 205 - Insurance Office
- 206 - Real Estate Office

- 207 - Acupuncture
- 208 - Church
- 209 - Church
- 210 - Church
- 211 - **Vacant +/- 780 Sq. Ft.**
- 212 - CPA Office
- 213 - **Vacant +/- 1,400 Sq. Ft.**

#112	#111	#110	#109	#108	#107	#106	#105	#104	#103	#102	#101
------	------	------	------	------	------	------	------	------	------	------	------



Ground Floor

- 101 - Funding Office
- 102 - Mary Kay
- 103 - Barber Shop
- 104 - Herbal Life
- 105 - Auto Brokerage
- 106 - Office

- 107 - Office
- 108 - Chiropractic Office
- 109 - **Vacant +/- 780 Sq. Ft.**
- 110 - **Vacant +/- 780 Sq. Ft.**
- 111 - Medical Supply
- 112 - Dentist Office

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

All information or design indicated hereon is preliminary only. It is subject to modification by survey and approval by governing agencies.

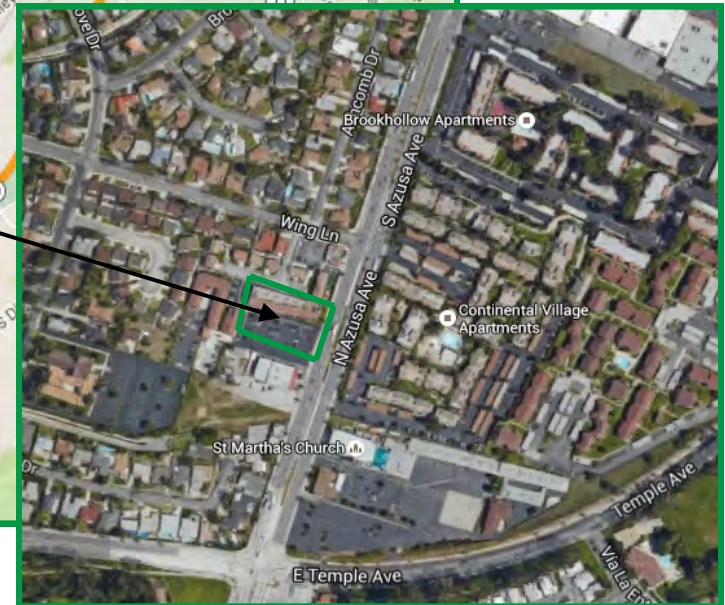
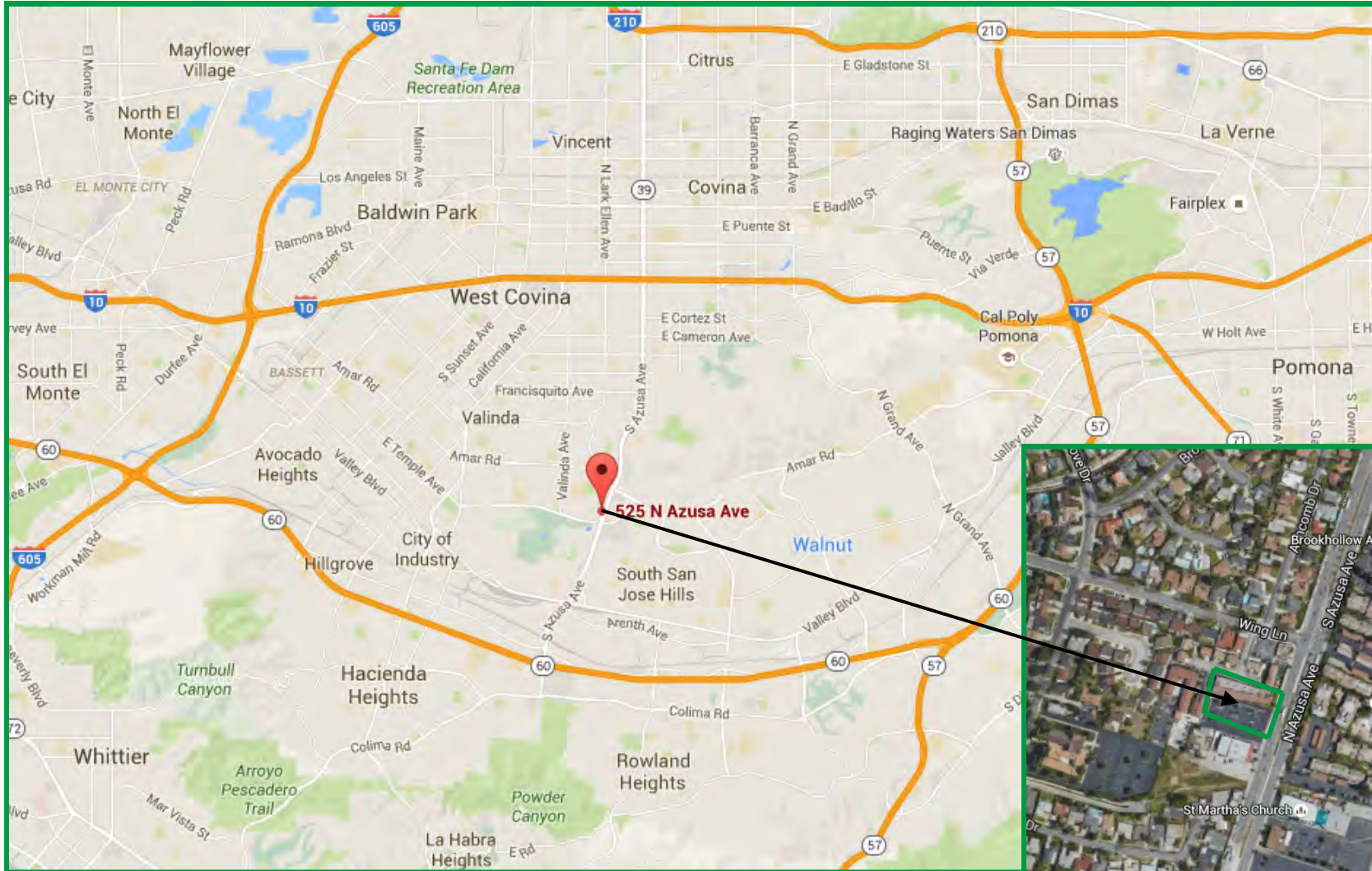


International, Inc.
BUSINESS
PROPERTIES

AZUSA AVENUE BUSINESS CENTER

RETAIL AND OFFICE SPACE FOR LEASE

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



Demographic Summary Report

515-525 N Azusa Ave, La Puente, CA 91744

Building Type: **Class C Office** Total Available: **2,460 SF**
 Class: **C** % Leased: **88.71%**
 RBA: **21,785 SF** Rent/SF/Yr: **\$14.40**
 Typical Floor: **10,892 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	27,348	178,359	428,748
2020 Estimate	27,690	179,385	430,760
2010 Census	28,900	180,881	431,928
Growth 2020 - 2025	-1.24%	-0.57%	-0.47%
Growth 2010 - 2020	-4.19%	-0.83%	-0.27%
2020 Population by Hispanic Origin	19,184	112,082	251,764
2020 Population	27,690	179,385	430,760
White	19,363 69.93%	117,832 65.69%	278,762 64.71%
Black	913 3.30%	5,556 3.10%	11,688 2.71%
Am. Indian & Alaskan	495 1.79%	2,782 1.55%	6,451 1.50%
Asian	6,256 22.59%	48,798 27.20%	123,230 28.61%
Hawaiian & Pacific Island	89 0.32%	441 0.25%	1,089 0.25%
Other	574 2.07%	3,975 2.22%	9,540 2.21%
U.S. Armed Forces	1	96	196
Households			
2025 Projection	6,599	46,819	117,527
2020 Estimate	6,689	47,097	118,096
2010 Census	7,027	47,566	118,588
Growth 2020 - 2025	-1.35%	-0.59%	-0.48%
Growth 2010 - 2020	-4.81%	-0.99%	-0.41%
Owner Occupied	4,245 63.46%	32,499 69.00%	81,368 68.90%
Renter Occupied	2,444 36.54%	14,598 31.00%	36,728 31.10%
2020 Households by HH Income	6,689	47,098	118,096
Income: <\$25,000	845 12.63%	6,018 12.78%	14,742 12.48%
Income: \$25,000 - \$50,000	1,387 20.74%	8,228 17.47%	20,818 17.63%
Income: \$50,000 - \$75,000	1,310 19.58%	8,709 18.49%	20,760 17.58%
Income: \$75,000 - \$100,000	899 13.44%	7,210 15.31%	17,410 14.74%
Income: \$100,000 - \$125,000	809 12.09%	5,634 11.96%	13,900 11.77%
Income: \$125,000 - \$150,000	525 7.85%	3,861 8.20%	10,106 8.56%
Income: \$150,000 - \$200,000	549 8.21%	4,283 9.09%	11,137 9.43%
Income: \$200,000+	365 5.46%	3,155 6.70%	9,223 7.81%
2020 Avg Household Income	\$89,599	\$94,839	\$98,081
2020 Med Household Income	\$71,413	\$77,060	\$78,917



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.

4/29/2020