



International, Inc.
BUSINESS
PROPERTIES

CANYON POINT

Retail & Fast-Food Space For Lease

19705-19775 E Colima Rd, Rowland Heights, CA 91748



FEATURES:

- **GLA: 137,500+/- SF**
- **Major retail corridor on Colima and Fairway Road, Rowland Heights, CA.**
- **Convenient access to major freeways: SR 57 and SR 60.**
- **Densely populated, high income and traffic count.**
- **Ample parking; 682+/- parking spaces in center.**
- **Anchor tenants are 168 Market, Yogurtland, Starbucks, McDonalds, and other strong retailers.**



DEMOGRAPHICS Source : CoStar (2017)	1-MILE	3-MILE	5-MILE
Population (2017)	14,814	118,099	270,223
Average HH Income (2017)	\$96,680	\$99,104	\$102,699

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

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

CANYON POINT

Retail & Fast-Food Space For Lease

19705-19775 E Colima Rd, Rowland Heights, CA 91748

SITE PLAN

TENANT ROSTER

Building	Unit	Tenant	GLA	
19705 Colima	#1	Nail Salon	1,205	
	#2	Subway	1,200	
	#3	Abarca Taco Pub	1,200	
	#4	Happy Wok	1,200	
	#5	Michael's Cajun Seafood	1,630	
	#6	Mokkoji	1,950	
	#8	Baby Store	5,400	
	#9	Kopan Ramen	2,310	
	#10	Acupuncture	1,267	
	#11	Tae Kwon Do Center	2,063	
	19715 Colima	A	Daiso	8,977
B		AVAILABLE	13,918	
19725 Colima		168 Market	43,600	
19735 Colima	#1	AVAILABLE	2,000	
	#2	Elite Education Inc.	3,821	
	#3	Beauty Salon	3,000	
	#4	Optometry	2,400	
19745 Colima	#1	UPS Store	1,110	
	#2	Juice Bar	1,110	
	#3	Hair Salon	1,300	
	#4	Korean Barbeque	3,850	
	#5	Elite Education Institute	2,460	
	#7	VR Hair Salon	1,640	
	#8	Day Day Health Massage	1,619	
	#9	Charming Flower	1,836	
	#10	Dentist	1,230	
	#11	AVAILABLE	1,230	
	#12	Acupuncture	1,800	
	#14	After School	3,600	
	19755 Colima	A	Yogurtland	1,443
		B	Poke Takeout	1,902
C		Noodle Restaurant	3,488	
19759 Colima	#1	Starbucks	1,300	
	#2	Cricket Wireless	826	
19765 Colima		Wilshire Bank	2,860	
19775 Colima		McDonalds	4,940	



*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



International, Inc.
BUSINESS
PROPERTIES

CANYON POINT

Retail & Fast-Food Space For Lease

19705-19775 E Colima Rd, Rowland Heights, CA 91748



BP International Inc. | Patsy Ma, MBA, CCIM, CRX, CLS | BRE#00980137 | PatsyMa@bpinternational.net | 650 W Duarte Rd., #1088, Arcadia, CA 91007 | Tel:626-821-3488x100 | 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.

Demographic Detail Report

Canyon Point Marketplace 19715 Colima Rd, Rowland Heights, CA 91748

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **21,746 SF**
 Year Built: **1989**

Total Available: **13,918 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	15,756		122,372		282,489	
2017 Estimate	15,294		118,838		274,351	
2010 Census	14,562		113,416		263,108	
Growth 2017 - 2022	3.02%		2.97%		2.97%	
Growth 2010 - 2017	5.03%		4.78%		4.27%	
2017 Population by Age						
	15,294		118,838		274,351	
Age 0 - 4	817	5.34%	6,715	5.65%	15,811	5.76%
Age 5 - 9	716	4.68%	6,063	5.10%	14,640	5.34%
Age 10 - 14	741	4.85%	6,274	5.28%	15,278	5.57%
Age 15 - 19	887	5.80%	7,311	6.15%	17,470	6.37%
Age 20 - 24	1,051	6.87%	8,598	7.24%	20,106	7.33%
Age 25 - 29	1,124	7.35%	9,234	7.77%	21,193	7.72%
Age 30 - 34	969	6.34%	8,071	6.79%	18,503	6.74%
Age 35 - 39	847	5.54%	7,054	5.94%	16,407	5.98%
Age 40 - 44	867	5.67%	7,061	5.94%	16,675	6.08%
Age 45 - 49	986	6.45%	7,743	6.52%	18,220	6.64%
Age 50 - 54	1,125	7.36%	8,573	7.21%	19,768	7.21%
Age 55 - 59	1,189	7.77%	8,923	7.51%	20,078	7.32%
Age 60 - 64	1,121	7.33%	8,223	6.92%	18,016	6.57%
Age 65 - 69	971	6.35%	6,829	5.75%	14,775	5.39%
Age 70 - 74	728	4.76%	4,856	4.09%	10,594	3.86%
Age 75 - 79	506	3.31%	3,236	2.72%	7,250	2.64%
Age 80 - 84	328	2.14%	2,082	1.75%	4,811	1.75%
Age 85+	319	2.09%	1,993	1.68%	4,757	1.73%
Age 65+	2,852	18.65%	18,996	15.98%	42,187	15.38%
Median Age	42.80		40.10		39.30	
Average Age	41.60		39.90		39.40	



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.

4/30/2018

Demographic Detail Report

Canyon Point Marketplace 19715 Colima Rd, Rowland Heights, CA 91748

Radius	1 Mile	3 Mile	5 Mile
2017 Population By Race	15,294	118,838	274,351
White	5,306 34.69%	48,441 40.76%	139,039 50.68%
Black	298 1.95%	3,165 2.66%	7,580 2.76%
Am. Indian & Alaskan	91 0.60%	1,080 0.91%	2,729 0.99%
Asian	9,256 60.52%	63,223 53.20%	117,746 42.92%
Hawaiian & Pacific Island	28 0.18%	243 0.20%	596 0.22%
Other	316 2.07%	2,685 2.26%	6,661 2.43%
Population by Hispanic Origin	15,294	118,838	274,351
Non-Hispanic Origin	11,527 75.37%	78,812 66.32%	170,144 62.02%
Hispanic Origin	3,768 24.64%	40,026 33.68%	104,207 37.98%
2017 Median Age, Male	40.80	37.90	37.30
2017 Average Age, Male	40.60	38.70	38.30
2017 Median Age, Female	44.70	42.20	41.30
2017 Average Age, Female	42.60	41.10	40.50
2017 Population by Occupation Classification	12,843	98,319	225,127
Civilian Employed	7,340 57.15%	57,501 58.48%	133,959 59.50%
Civilian Unemployed	243 1.89%	2,576 2.62%	6,239 2.77%
Civilian Non-Labor Force	5,260 40.96%	38,223 38.88%	84,846 37.69%
Armed Forces	0 0.00%	19 0.02%	83 0.04%
Households by Marital Status			
Married	2,959	22,275	51,645
Married No Children	1,799	12,876	29,018
Married w/Children	1,160	9,399	22,626
2017 Population by Education	11,758	89,319	202,817
Some High School, No Diploma	1,305 11.10%	13,099 14.67%	29,406 14.50%
High School Grad (Incl Equivalency)	2,245 19.09%	15,860 17.76%	37,423 18.45%
Some College, No Degree	3,198 27.20%	23,208 25.98%	53,115 26.19%
Associate Degree	676 5.75%	5,441 6.09%	11,773 5.80%
Bachelor Degree	3,351 28.50%	23,352 26.14%	49,779 24.54%
Advanced Degree	983 8.36%	8,359 9.36%	21,321 10.51%



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.

4/30/2018

Demographic Detail Report

Canyon Point Marketplace

19715 Colima Rd, Rowland Heights, CA 91748

Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	14,145		109,040		254,155	
Real Estate & Finance	532	3.76%	4,452	4.08%	10,121	3.98%
Professional & Management	3,507	24.79%	27,607	25.32%	67,497	26.56%
Public Administration	252	1.78%	2,215	2.03%	5,701	2.24%
Education & Health	1,562	11.04%	11,929	10.94%	29,584	11.64%
Services	1,161	8.21%	8,891	8.15%	20,188	7.94%
Information	80	0.57%	900	0.83%	2,483	0.98%
Sales	2,528	17.87%	17,441	16.00%	38,158	15.01%
Transportation	291	2.06%	1,867	1.71%	4,095	1.61%
Retail	1,036	7.32%	6,658	6.11%	14,986	5.90%
Wholesale	743	5.25%	5,082	4.66%	9,893	3.89%
Manufacturing	753	5.32%	6,627	6.08%	15,530	6.11%
Production	640	4.52%	6,329	5.80%	14,418	5.67%
Construction	300	2.12%	2,844	2.61%	7,160	2.82%
Utilities	382	2.70%	3,352	3.07%	7,436	2.93%
Agriculture & Mining	44	0.31%	149	0.14%	630	0.25%
Farming, Fishing, Forestry	0	0.00%	112	0.10%	394	0.16%
Other Services	334	2.36%	2,585	2.37%	5,881	2.31%
2017 Worker Travel Time to Job	6,832		54,569		127,262	
<30 Minutes	3,444	50.41%	24,456	44.82%	57,133	44.89%
30-60 Minutes	2,148	31.44%	19,893	36.45%	47,685	37.47%
60+ Minutes	1,240	18.15%	10,220	18.73%	22,444	17.64%
2010 Households by HH Size	4,343		32,828		78,065	
1-Person Households	474	10.91%	3,443	10.49%	9,870	12.64%
2-Person Households	1,155	26.59%	8,263	25.17%	20,188	25.86%
3-Person Households	905	20.84%	6,930	21.11%	15,615	20.00%
4-Person Households	870	20.03%	6,794	20.70%	15,463	19.81%
5-Person Households	487	11.21%	3,601	10.97%	8,379	10.73%
6-Person Households	240	5.53%	1,885	5.74%	4,197	5.38%
7 or more Person Households	212	4.88%	1,912	5.82%	4,353	5.58%
2017 Average Household Size	3.40		3.40		3.30	
Households						
2022 Projection	4,675		35,558		84,011	
2017 Estimate	4,540		34,506		81,539	
2010 Census	4,342		32,828		78,064	
Growth 2017 - 2022	2.97%		3.05%		3.03%	
Growth 2010 - 2017	4.56%		5.11%		4.45%	



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.

4/30/2018

Demographic Detail Report

Canyon Point Marketplace			
19715 Colima Rd, Rowland Heights, CA 91748			
Radius	1 Mile	3 Mile	5 Mile
2017 Households by HH Income	4,540	34,506	81,540
<\$25,000	542 11.94%	4,204 12.18%	9,741 11.95%
\$25,000 - \$50,000	847 18.66%	6,568 19.03%	14,004 17.17%
\$50,000 - \$75,000	894 19.69%	6,074 17.60%	14,217 17.44%
\$75,000 - \$100,000	623 13.72%	4,845 14.04%	11,717 14.37%
\$100,000 - \$125,000	372 8.19%	3,738 10.83%	9,459 11.60%
\$125,000 - \$150,000	484 10.66%	3,075 8.91%	6,706 8.22%
\$150,000 - \$200,000	488 10.75%	2,920 8.46%	8,085 9.92%
\$200,000+	290 6.39%	3,082 8.93%	7,611 9.33%
2017 Avg Household Income	\$95,184	\$99,076	\$102,295
2017 Med Household Income	\$74,526	\$77,100	\$80,991
2017 Occupied Housing	4,541	34,506	81,539
Owner Occupied	3,647 80.31%	25,323 73.39%	59,732 73.26%
Renter Occupied	894 19.69%	9,183 26.61%	21,807 26.74%
2010 Housing Units	4,277	34,192	81,222
1 Unit	4,071 95.18%	28,860 84.41%	66,094 81.37%
2 - 4 Units	23 0.54%	1,670 4.88%	3,889 4.79%
5 - 19 Units	82 1.92%	1,774 5.19%	4,884 6.01%
20+ Units	101 2.36%	1,888 5.52%	6,355 7.82%
2017 Housing Value	3,647	25,323	59,733
<\$100,000	114 3.13%	678 2.68%	1,601 2.68%
\$100,000 - \$200,000	17 0.47%	140 0.55%	564 0.94%
\$200,000 - \$300,000	28 0.77%	1,096 4.33%	3,175 5.32%
\$300,000 - \$400,000	374 10.26%	3,125 12.34%	7,867 13.17%
\$400,000 - \$500,000	877 24.05%	5,118 20.21%	10,687 17.89%
\$500,000 - \$1,000,000	1,967 53.93%	13,536 53.45%	31,306 52.41%
\$1,000,000+	270 7.40%	1,630 6.44%	4,533 7.59%
2017 Median Home Value	\$605,109	\$592,512	\$595,389
2017 Housing Units by Yr Built	4,613	35,550	84,038
Built 2010+	169 3.66%	1,624 4.57%	3,847 4.58%
Built 2000 - 2010	223 4.83%	1,042 2.93%	3,679 4.38%
Built 1990 - 1999	318 6.89%	2,672 7.52%	5,705 6.79%
Built 1980 - 1989	782 16.95%	8,992 25.29%	19,842 23.61%
Built 1970 - 1979	1,707 37.00%	11,664 32.81%	25,520 30.37%
Built 1960 - 1969	1,172 25.41%	7,197 20.24%	15,670 18.65%
Built 1950 - 1959	133 2.88%	1,737 4.89%	7,822 9.31%
Built <1949	109 2.36%	622 1.75%	1,953 2.32%
2017 Median Year Built	1974	1976	1975



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.

4/30/2018