



International, Inc.
BUSINESS
PROPERTIES

CLOCK TOWER PLAZA

Office/Retail Space for Lease

1725 Nogales Street, Rowland Heights, CA 91748



FEATURES:

- Major retail corridor on Nogales by Colima Road, Rowland Heights, CA.
- Convenient access to major freeways: SR 60 and I-57.
- Densely populated, high income area.
- 3,400 +/-Sq. Ft. Bank Space available
- Ample parking.
- Pylon sign and storefront signs facing east and north.

DEMOGRAPHICS Source : Costar (2017)	1-MILE	3-MILE	5-MILE
Population (2017)	27,784	122,559	320,363
Average HH Income (2017)	\$70,246	\$92,358	\$99,072

Traffic Count Source : CoStar(2012)	Direction	Traffic Volume
Colima (Cross Street Nogales)	Eastbound	36,063
Nogales (Cross Street Colima)	Southbound	32,902



CLOCK TOWER PLAZA

Office/Retail Space for Lease

1725 Nogales Street, Rowland Heights, CA 91748

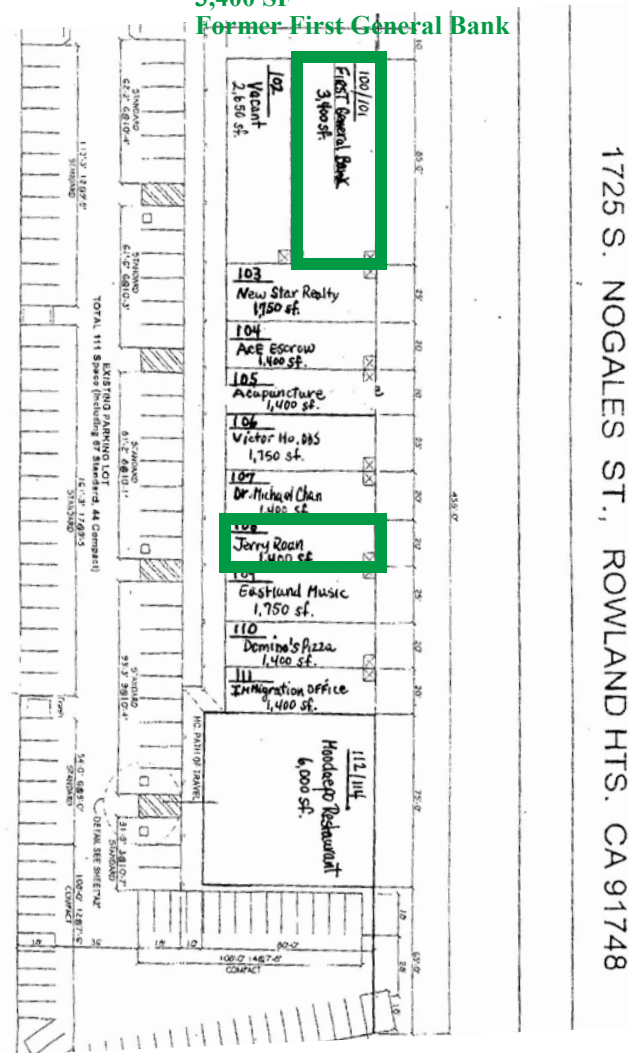
**1725 Nogales Street,
Rowland Heights, CA 91748**

TENANT ROSTER

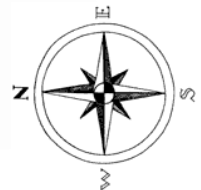
Unit	Tenant	GLA
100/101	Available	3,400
102	Organic market	2,650
103	New Star Realty	1,750
104	ACE Escrow	1,400
105	Acupuncture	1,400
106	Victor Ho DDS	1,750
107	Michael Chan DDS	1,400
108	Available	1,400
103	Eastland Music	1,750
104	Domino's Pizza	1,400
105	Immigration Office	1,400
112/114	Thirsty Cow Restaurant	6,000

Nogales Street

#100/#101- AVAILABLE
3,400 SF
Former First General Bank



1725 S. NOGALES ST., ROWLAND HTS., CA 91748



Site plan not drawn to scale and subject to change without notice.

For more information, please contact
BP International, Inc.

Patsy Ma, MBA, CCIM, 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



International, Inc.
BUSINESS
PROPERTIES

CLOCK TOWER PLAZA

Office/Retail Space for Lease

1725 Nogales Street, Rowland Heights, CA 91748



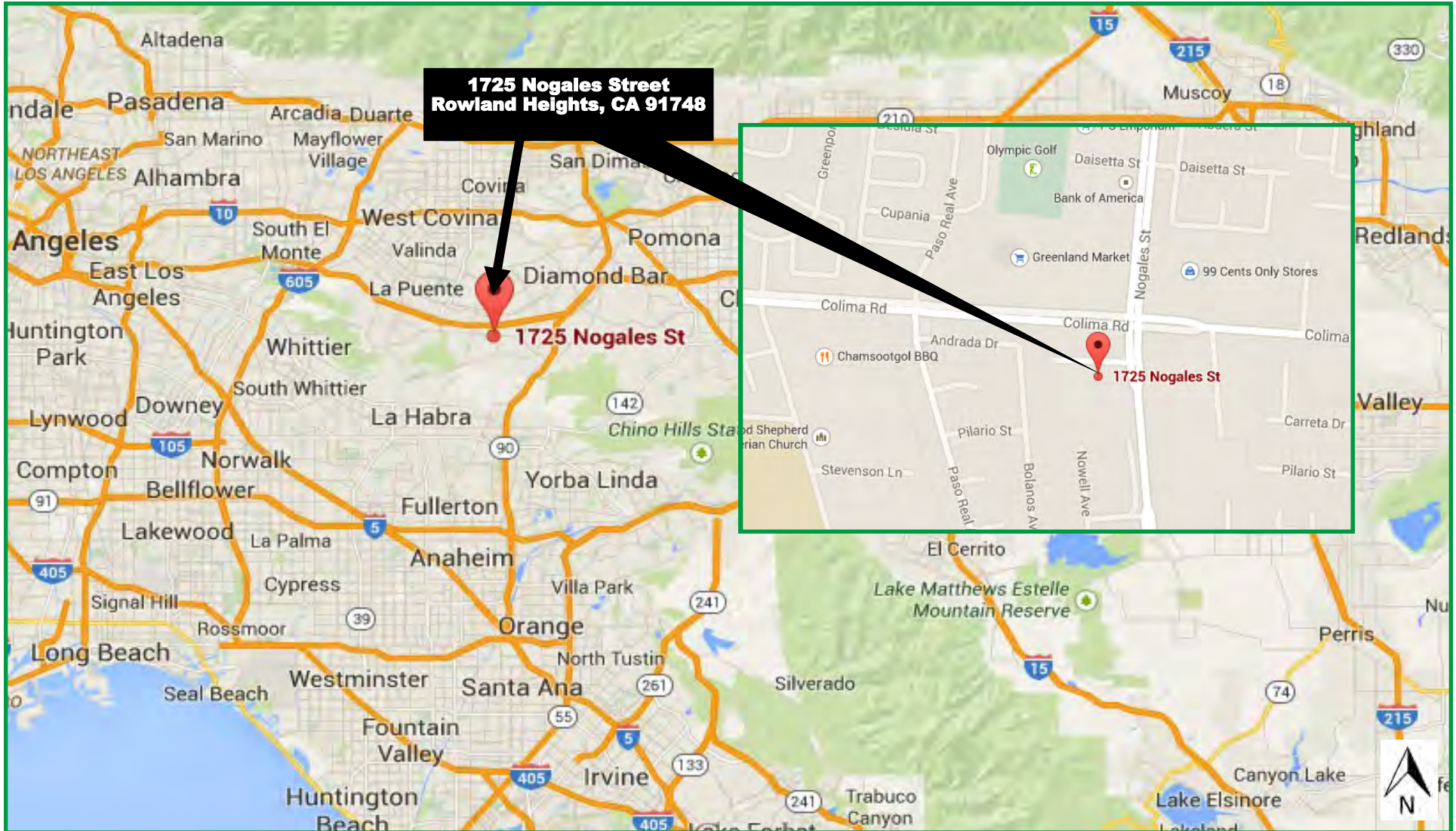


International, Inc.
BUSINESS
PROPERTIES

CLOCK TOWER PLAZA

Office/Retail Space for Lease

1725 Nogales Street, Rowland Heights, CA 91748



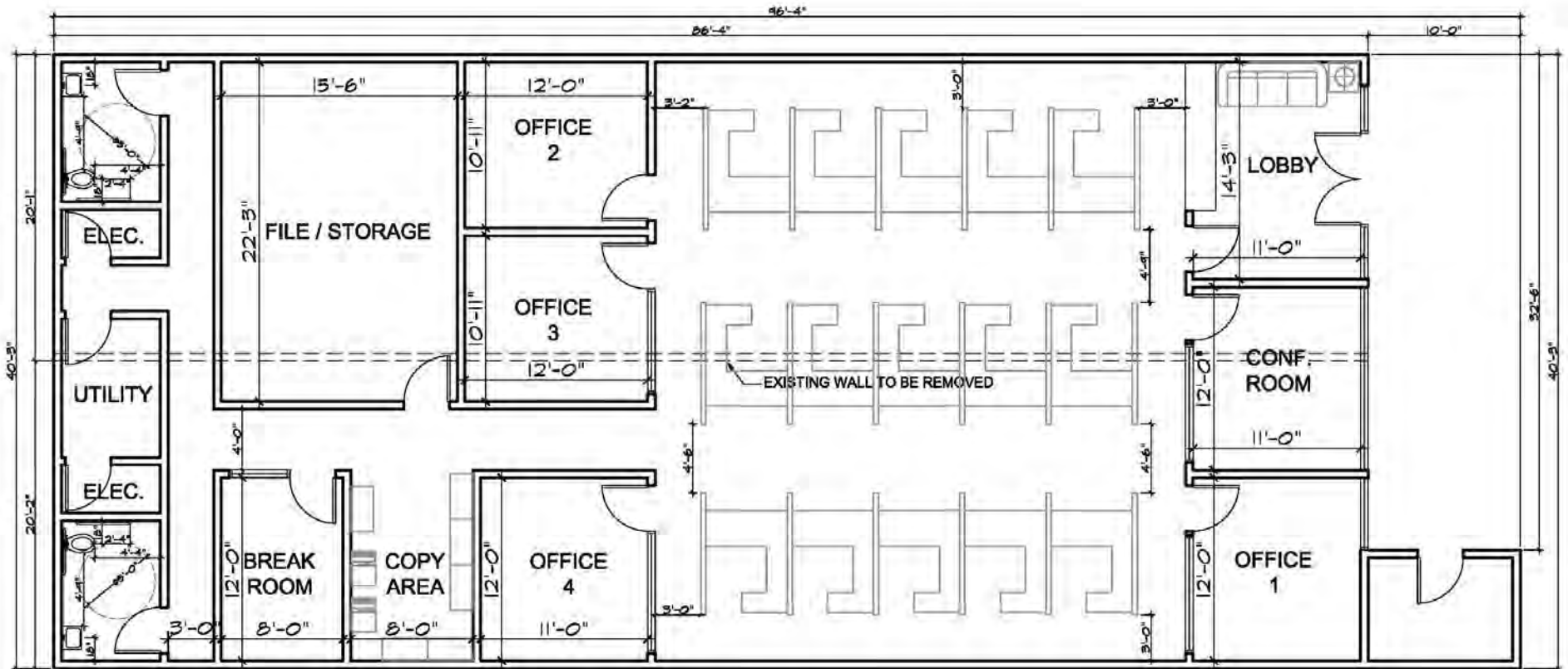


International, Inc.
BUSINESS
PROPERTIES

CLOCK TOWER PLAZA

Office/Retail Space for Lease

1725 Nogales Street, Rowland Heights, CA 91748



* Floor Plan is not drawn to scale and subject to change (with) out notes.



Demographic Detail Report

Clock Tower Plaza

1725 Nogales St, Rowland Heights, CA 91748

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **25,600 SF**
 Year Built: **1982**

Total Available: **4,800 SF**
 % Leased: **81.25%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	28,726	126,096	330,363
2017 Estimate	27,784	122,559	320,951
2010 Census	25,921	117,525	308,673
Growth 2017 - 2022	3.39%	2.89%	2.93%
Growth 2010 - 2017	7.19%	4.28%	3.98%
2017 Population by Age			
	27,784	122,559	320,951
Age 0 - 4	1,648 5.93%	7,144 5.83%	18,942 5.90%
Age 5 - 9	1,471 5.29%	6,556 5.35%	17,767 5.54%
Age 10 - 14	1,450 5.22%	6,707 5.47%	18,568 5.79%
Age 15 - 19	1,655 5.96%	7,599 6.20%	20,958 6.53%
Age 20 - 24	2,012 7.24%	8,853 7.22%	23,779 7.41%
Age 25 - 29	2,268 8.16%	9,617 7.85%	24,938 7.77%
Age 30 - 34	2,027 7.30%	8,573 6.99%	21,933 6.83%
Age 35 - 39	1,757 6.32%	7,561 6.17%	19,558 6.09%
Age 40 - 44	1,725 6.21%	7,475 6.10%	19,775 6.16%
Age 45 - 49	1,847 6.65%	7,970 6.50%	21,304 6.64%
Age 50 - 54	1,965 7.07%	8,562 6.99%	22,742 7.09%
Age 55 - 59	1,969 7.09%	8,772 7.16%	22,742 7.09%
Age 60 - 64	1,747 6.29%	8,067 6.58%	20,148 6.28%
Age 65 - 69	1,432 5.15%	6,735 5.50%	16,473 5.13%
Age 70 - 74	1,042 3.75%	4,843 3.95%	11,888 3.70%
Age 75 - 79	737 2.65%	3,283 2.68%	8,241 2.57%
Age 80 - 84	506 1.82%	2,142 1.75%	5,571 1.74%
Age 85+	526 1.89%	2,102 1.72%	5,628 1.75%
Age 65+	4,243 15.27%	19,105 15.59%	47,801 14.89%
Median Age	38.90	39.10	38.50
Average Age	39.30	39.40	38.90

Demographic Detail Report

Clock Tower Plaza

1725 Nogales St, Rowland Heights, CA 91748

Radius	1 Mile	3 Mile	5 Mile
2017 Population By Race	27,784	122,559	320,951
White	10,753 38.70%	54,909 44.80%	179,365 55.89%
Black	545 1.96%	3,196 2.61%	8,098 2.52%
Am. Indian & Alaskan	301 1.08%	1,226 1.00%	3,607 1.12%
Asian	15,537 55.92%	60,345 49.24%	121,605 37.89%
Hawaiian & Pacific Island	47 0.17%	241 0.20%	726 0.23%
Other	601 2.16%	2,641 2.15%	7,550 2.35%
Population by Hispanic Origin	27,784	122,559	320,951
Non-Hispanic Origin	18,346 66.03%	74,108 60.47%	180,803 56.33%
Hispanic Origin	9,439 33.97%	48,451 39.53%	140,148 43.67%
2017 Median Age, Male	37.00	37.10	36.60
2017 Average Age, Male	38.20	38.20	37.70
2017 Median Age, Female	40.80	41.20	40.40
2017 Average Age, Female	40.50	40.60	40.00
2017 Population by Occupation Classification	22,883	100,630	261,478
Civilian Employed	12,963 56.65%	58,067 57.70%	155,835 59.60%
Civilian Unemployed	416 1.82%	2,708 2.69%	7,443 2.85%
Civilian Non-Labor Force	9,486 41.45%	39,832 39.58%	98,066 37.50%
Armed Forces	18 0.08%	23 0.02%	134 0.05%
Households by Marital Status			
Married	4,716	22,001	58,458
Married No Children	2,714	12,652	32,462
Married w/Children	2,002	9,348	25,996
2017 Population by Education	21,634	91,487	235,042
Some High School, No Diploma	3,611 16.69%	16,027 17.52%	39,048 16.61%
High School Grad (Incl Equivalency)	4,553 21.05%	17,186 18.79%	44,757 19.04%
Some College, No Degree	5,666 26.19%	23,145 25.30%	61,435 26.14%
Associate Degree	2,086 9.64%	5,787 6.33%	14,103 6.00%
Bachelor Degree	4,536 20.97%	22,047 24.10%	53,336 22.69%
Advanced Degree	1,182 5.46%	7,295 7.97%	22,363 9.51%



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

Clock Tower Plaza

1725 Nogales St, Rowland Heights, CA 91748

Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	24,231		109,819		294,845	
Real Estate & Finance	785	3.24%	4,236	3.86%	11,272	3.82%
Professional & Management	4,715	19.46%	25,944	23.62%	73,788	25.03%
Public Administration	321	1.32%	2,113	1.92%	6,450	2.19%
Education & Health	2,109	8.70%	11,626	10.59%	33,568	11.38%
Services	3,084	12.73%	9,893	9.01%	25,325	8.59%
Information	86	0.35%	782	0.71%	2,872	0.97%
Sales	3,989	16.46%	17,332	15.78%	44,602	15.13%
Transportation	780	3.22%	2,144	1.95%	4,754	1.61%
Retail	2,041	8.42%	6,941	6.32%	18,018	6.11%
Wholesale	1,051	4.34%	4,824	4.39%	10,969	3.72%
Manufacturing	1,488	6.14%	6,566	5.98%	18,787	6.37%
Production	1,672	6.90%	7,395	6.73%	18,294	6.20%
Construction	683	2.82%	3,405	3.10%	9,180	3.11%
Utilities	632	2.61%	3,498	3.19%	8,878	3.01%
Agriculture & Mining	54	0.22%	244	0.22%	665	0.23%
Farming, Fishing, Forestry	17	0.07%	145	0.13%	416	0.14%
Other Services	724	2.99%	2,731	2.49%	7,007	2.38%
2017 Worker Travel Time to Job	12,220		55,124		148,741	
<30 Minutes	6,440	52.70%	24,208	43.92%	67,857	45.62%
30-60 Minutes	3,985	32.61%	20,572	37.32%	55,990	37.64%
60+ Minutes	1,795	14.69%	10,344	18.76%	24,894	16.74%
2010 Households by HH Size	7,562		33,328		90,243	
1-Person Households	857	11.33%	3,626	10.88%	11,765	13.04%
2-Person Households	1,894	25.05%	8,194	24.59%	22,750	25.21%
3-Person Households	1,587	20.99%	6,800	20.40%	17,531	19.43%
4-Person Households	1,505	19.90%	6,605	19.82%	17,367	19.24%
5-Person Households	823	10.88%	3,740	11.22%	9,962	11.04%
6-Person Households	425	5.62%	2,050	6.15%	5,130	5.68%
7 or more Person Households	471	6.23%	2,313	6.94%	5,738	6.36%
2017 Average Household Size	3.40		3.50		3.40	
Households						
2022 Projection	8,360		35,893		96,828	
2017 Estimate	8,087		34,861		94,008	
2010 Census	7,561		33,327		90,242	
Growth 2017 - 2022	3.38%		2.96%		3.00%	
Growth 2010 - 2017	6.96%		4.60%		4.17%	



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

Clock Tower Plaza			
1725 Nogales St, Rowland Heights, CA 91748			
Radius	1 Mile	3 Mile	5 Mile
2017 Households by HH Income	8,088	34,861	94,010
<\$25,000	1,667 20.61%	4,922 14.12%	11,660 12.40%
\$25,000 - \$50,000	2,051 25.36%	6,984 20.03%	16,873 17.95%
\$50,000 - \$75,000	1,605 19.84%	6,429 18.44%	16,784 17.85%
\$75,000 - \$100,000	1,067 13.19%	4,835 13.87%	13,696 14.57%
\$100,000 - \$125,000	502 6.21%	3,525 10.11%	10,758 11.44%
\$125,000 - \$150,000	540 6.68%	2,855 8.19%	7,420 7.89%
\$150,000 - \$200,000	435 5.38%	2,756 7.91%	8,726 9.28%
\$200,000+	221 2.73%	2,555 7.33%	8,093 8.61%
2017 Avg Household Income	\$70,246	\$92,358	\$99,072
2017 Med Household Income	\$54,521	\$71,262	\$78,081
2017 Occupied Housing	8,087	34,861	94,009
Owner Occupied	4,328 53.52%	24,652 70.72%	67,035 71.31%
Renter Occupied	3,759 46.48%	10,209 29.28%	26,974 28.69%
2010 Housing Units	7,486	34,260	94,035
1 Unit	4,648 62.09%	28,026 81.80%	75,839 80.65%
2 - 4 Units	831 11.10%	2,040 5.95%	4,470 4.75%
5 - 19 Units	1,008 13.47%	1,689 4.93%	5,454 5.80%
20+ Units	999 13.34%	2,505 7.31%	8,272 8.80%
2017 Housing Value	4,328	24,653	67,036
<\$100,000	362 8.36%	768 3.12%	1,752 2.61%
\$100,000 - \$200,000	29 0.67%	227 0.92%	726 1.08%
\$200,000 - \$300,000	96 2.22%	1,509 6.12%	4,129 6.16%
\$300,000 - \$400,000	887 20.49%	3,657 14.83%	10,416 15.54%
\$400,000 - \$500,000	1,214 28.05%	5,161 20.93%	12,258 18.29%
\$500,000 - \$1,000,000	1,612 37.25%	12,077 48.99%	33,161 49.47%
\$1,000,000+	128 2.96%	1,254 5.09%	4,594 6.85%
2017 Median Home Value	\$465,073	\$541,587	\$563,885
2017 Housing Units by Yr Built	8,233	35,709	96,940
Built 2010+	359 4.36%	1,441 4.04%	4,125 4.26%
Built 2000 - 2010	172 2.09%	910 2.55%	3,881 4.00%
Built 1990 - 1999	528 6.41%	2,941 8.24%	5,987 6.18%
Built 1980 - 1989	1,194 14.50%	8,226 23.04%	19,696 20.32%
Built 1970 - 1979	2,964 36.00%	12,126 33.96%	26,797 27.64%
Built 1960 - 1969	2,296 27.89%	6,907 19.34%	19,146 19.75%
Built 1950 - 1959	506 6.15%	2,407 6.74%	13,508 13.93%
Built <1949	214 2.60%	751 2.10%	3,800 3.92%
2017 Median Year Built	1973	1975	1973



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