



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.
- 2,650 - 6,050 +/-Sq. Ft. Retail/Office Space available
- Ample parking.
- Pylon sign and storefront signs facing east and north.

DEMOGRAPHICS Source : Costar (2020)	1-MILE	3-MILE	5-MILE
Population	26,264	119,466	311,348
Average HH Income	\$74,223	\$95,296	\$101,815

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

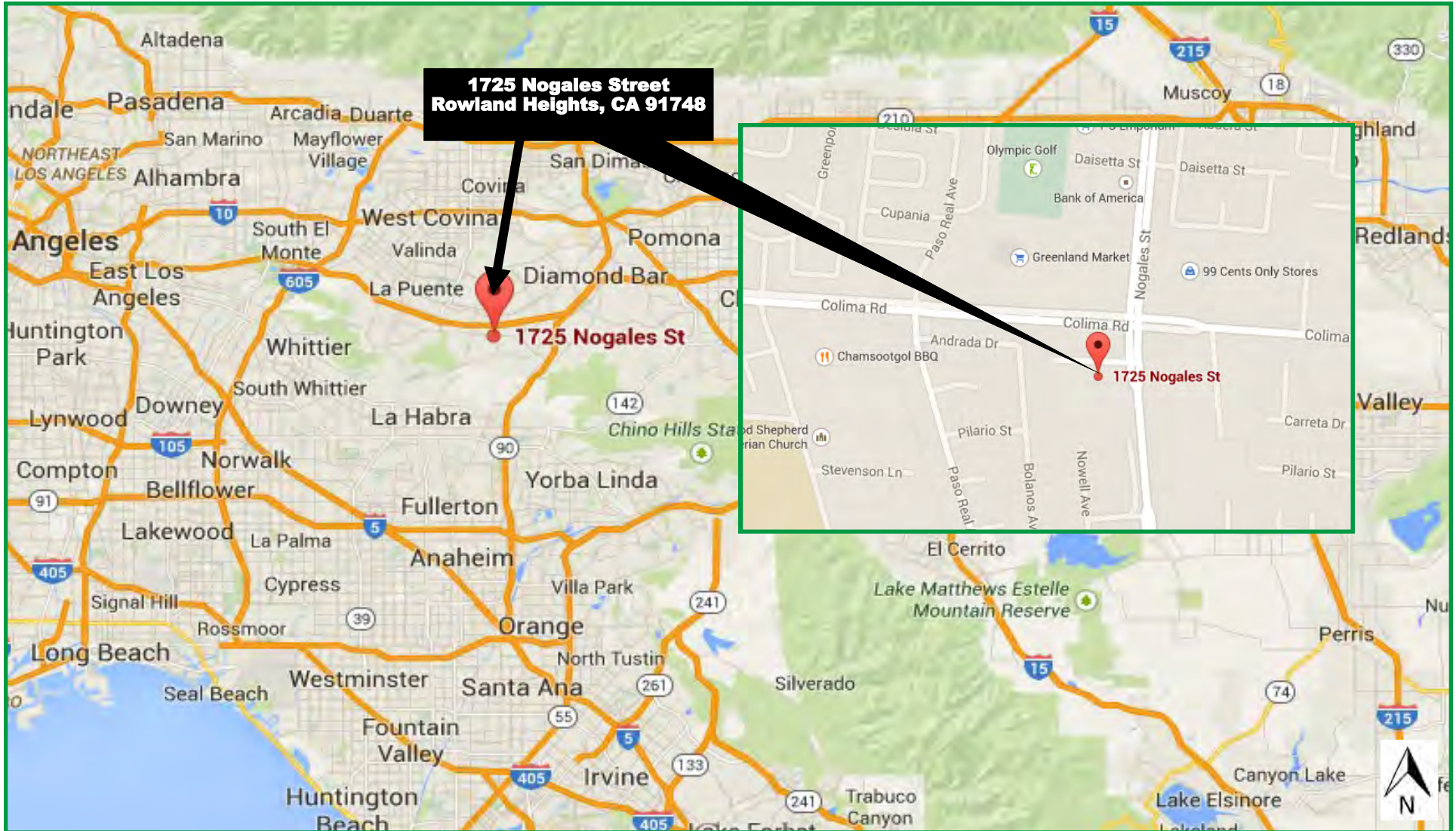


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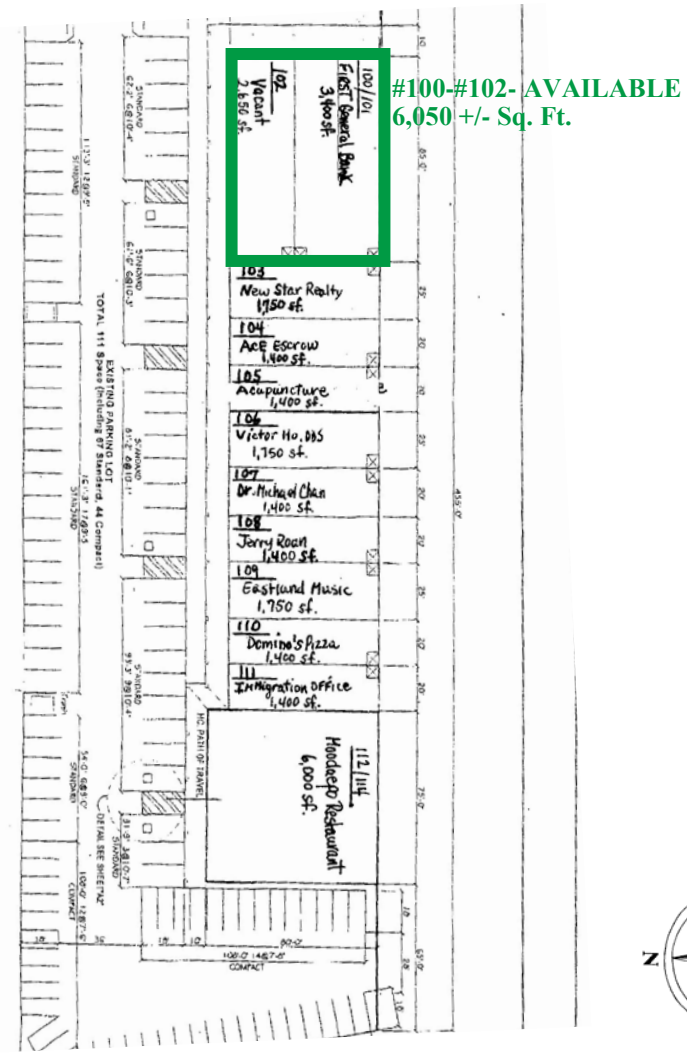
SITE PLAN

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

TENANT ROSTER

<u>Unit</u>	<u>Tenant</u>	<u>GLA Sq. Ft.</u>
100/101	Available	3,400
102	Available	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	Colima Sporting Goods	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



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

For more information, please contact
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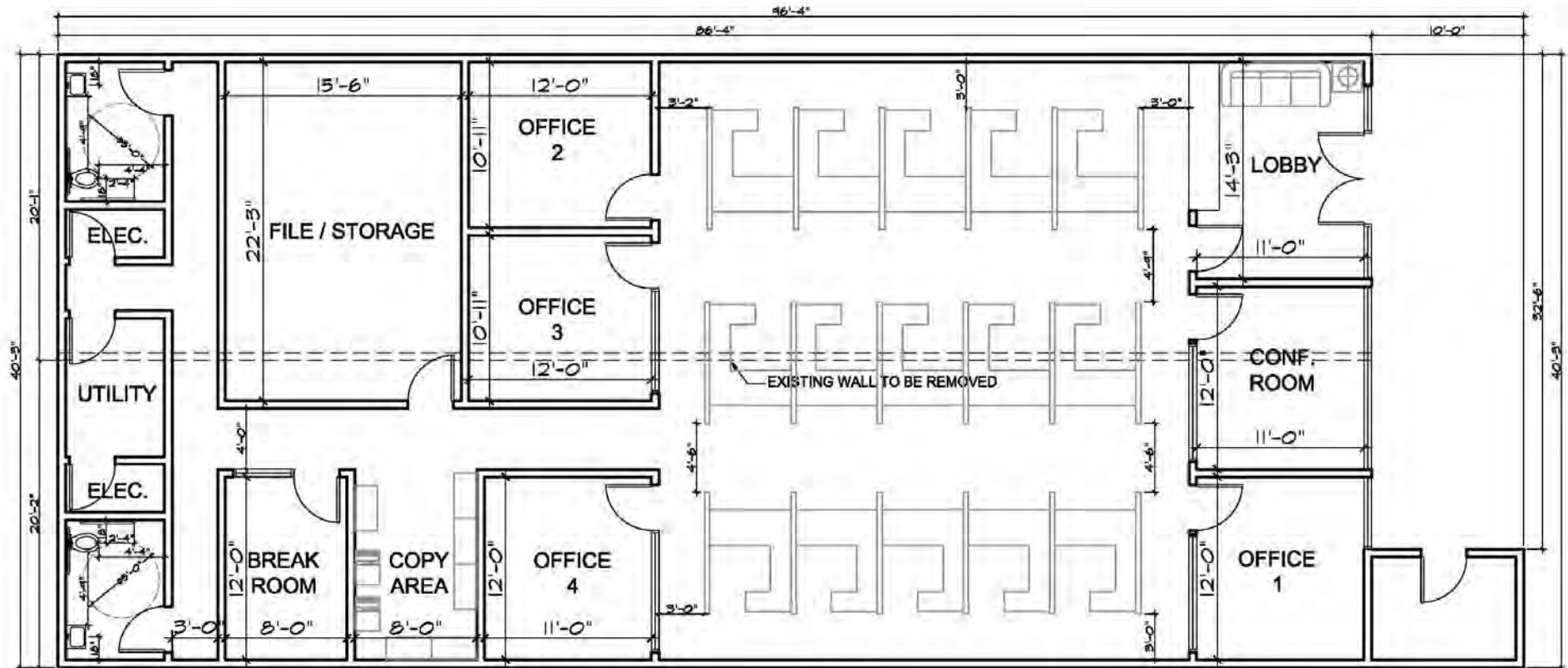


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Demographic Summary Report

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: **9,450 SF**
 % Leased: **86.72%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	26,448	119,917	314,122
2019 Estimate	26,264	119,466	311,384
2010 Census	26,117	120,860	308,437
Growth 2019 - 2024	0.70%	0.38%	0.88%
Growth 2010 - 2019	0.56%	-1.15%	0.96%
2019 Population by Hispanic Origin	8,857	47,547	136,938
2019 Population	26,264	119,466	311,384
White	10,058 38.30%	53,691 44.94%	173,651 55.77%
Black	493 1.88%	2,958 2.48%	7,596 2.44%
Am. Indian & Alaskan	279 1.06%	1,177 0.99%	3,441 1.11%
Asian	14,821 56.43%	58,786 49.21%	118,459 38.04%
Hawaiian & Pacific Island	44 0.17%	238 0.20%	731 0.23%
Other	570 2.17%	2,615 2.19%	7,504 2.41%
U.S. Armed Forces	34	34	163
Households			
2024 Projection	7,626	33,699	91,656
2019 Estimate	7,587	33,601	90,855
2010 Census	7,618	34,150	90,135
Growth 2019 - 2024	0.51%	0.29%	0.88%
Growth 2010 - 2019	-0.41%	-1.61%	0.80%
Owner Occupied	4,116 54.25%	23,980 71.37%	64,349 70.83%
Renter Occupied	3,471 45.75%	9,621 28.63%	26,505 29.17%
2019 Households by HH Income	7,585	33,602	90,852
Income: <\$25,000	1,552 20.46%	5,128 15.26%	11,581 12.75%
Income: \$25,000 - \$50,000	1,880 24.79%	6,136 18.26%	15,197 16.73%
Income: \$50,000 - \$75,000	1,395 18.39%	5,563 16.56%	15,447 17.00%
Income: \$75,000 - \$100,000	943 12.43%	4,773 14.20%	12,965 14.27%
Income: \$100,000 - \$125,000	495 6.53%	3,507 10.44%	10,685 11.76%
Income: \$125,000 - \$150,000	569 7.50%	2,925 8.70%	7,903 8.70%
Income: \$150,000 - \$200,000	489 6.45%	2,883 8.58%	8,703 9.58%
Income: \$200,000+	262 3.45%	2,687 8.00%	8,371 9.21%
2019 Avg Household Income	\$74,223	\$95,296	\$101,815
2019 Med Household Income	\$55,842	\$74,876	\$81,172



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.
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1/27/2020