



EATERIE FOOD HALL

@ Puente Hills Mall

BP International, Inc.

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STATISTICS

GROSS LEASABLE AREA
1,107,820 +/- Square Feet

NUMBER OF STORES
155

PARKING
6,300 Spaces

KEY RETAIL ANCHORS

AMC 20 Theatres
Burlington Coat Factory
Forever XXI
Ross Dress For Less
Round 1 Bowling & Amusement
Sears

MAJOR STORES

Forever XXI	H&M
Hollister	Victoria's Secret
Hot Topic	Zumiez

PERIPHERAL

Chase Bank	Applebee's
East West Bank	TGIF
United Bank	Buffalo Wild Wings

PROPERTY DESCRIPTION

Puente Hills Mall, 1600 S. Azusa Avenue, City of Industry, CA, 91748, is located in a densely populated, high-income trade area in the Los Angeles MSA. A multi-million dollar renovation, which included significant updates and modifications to the mall's interior space was completed in 2007. Another multi-million dollar planned renovation will take place in 2019. Home to 155 retail shops, Puente Hills Mall has become a "Town Center" combining department stores, big-box "power center" retailers, restaurants and entertainment venues.

We invite you to join the Eaterie Food Hall as part of the trending unique dining experience. The Eaterie will comprise of a two-story modern design food hall with over 30 selections of specialty food retailers and restaurants.

TRADE/MARKET AREA

- Located next to Route 60, which carries 224,000 vehicles per day, Puente Hills Mall is ideally located near the center of a vast five-county population concentration in Southern California, 22 miles from downtown Los Angeles.
- Puente Hills Mall attracts nearly 8.5 million visitors per year. It is one of the most popular shopping centers in Southern California's San Gabriel Valley.
- With over 4,900 businesses within three miles of the mall, the area enjoys easy access to the region's freeways, seaports, airports, and rail facilities.
- Thriving local industries include manufacturing, trade service, retail, government, transportation, finance, insurance, real estate, construction and education. The workforce is highly diversified and includes a large number of professionals, making this a prime place to open or expand a business.

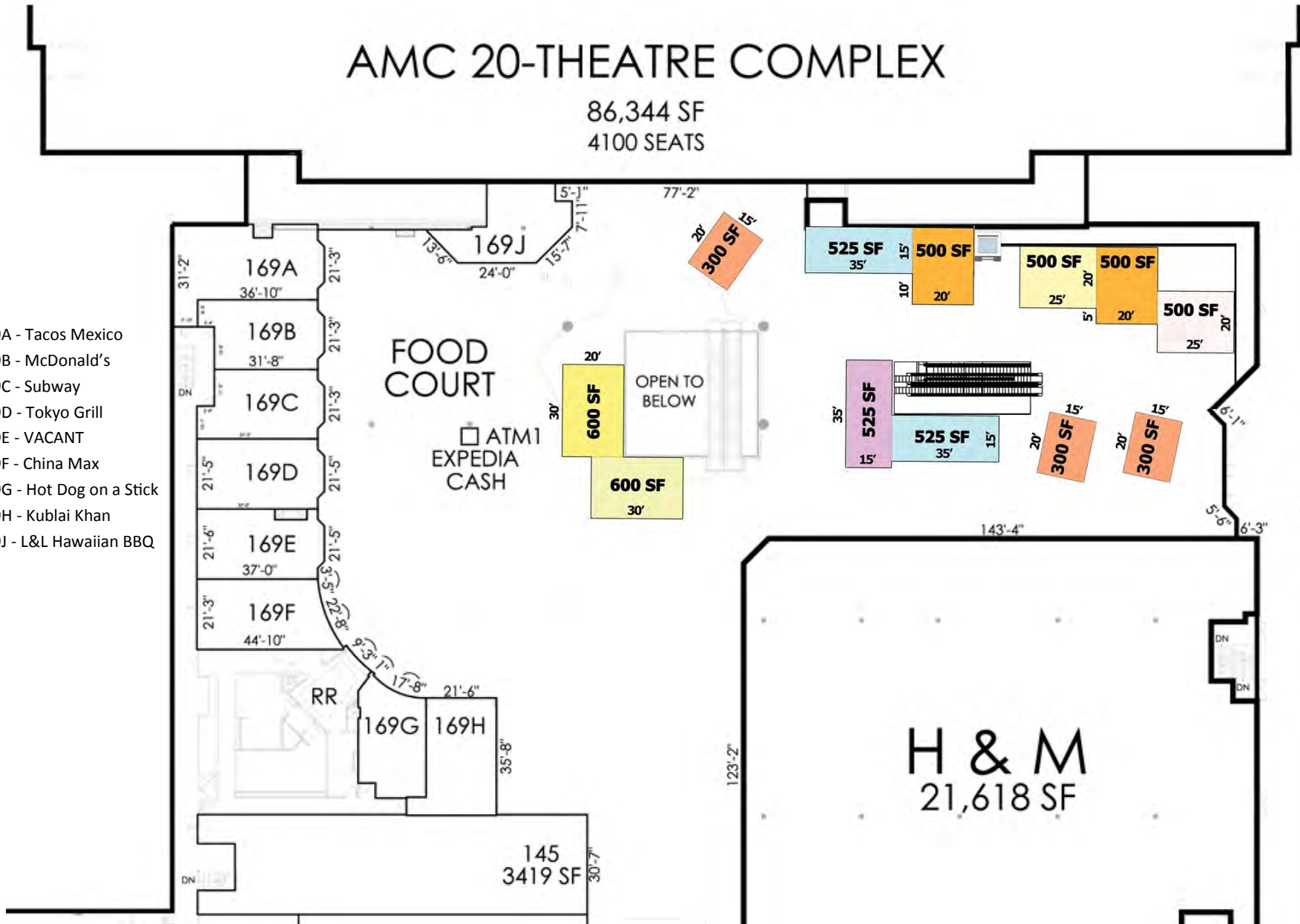


The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.

AMC 20-THEATRE COMPLEX

86,344 SF
4100 SEATS

- 169A - Tacos Mexico
- 169B - McDonald's
- 169C - Subway
- 169D - Tokyo Grill
- 169E - VACANT
- 169F - China Max
- 169G - Hot Dog on a Stick
- 169H - Kublai Khan
- 169J - L&L Hawaiian BBQ



UPPER LEVEL

Puente Hills Mall, 1600 S. Azusa Avenue, City of Industry, CA 91748

AMC 20-THEATRE COMPLEX

86,344 SF
4100 SEATS

THEATER
ENTRANCE

MALL ENTRY



LOWER LEVEL

Puente Hills Mall, 1600 S. Azusa Avenue, City of Industry, CA 91748



Demographic and Income Profile

Puente Hills Mall
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.99395
Longitude: -117.92737

Summary	Census 2010	2017	2022
Population	360,960	374,966	385,734
Households	101,502	104,357	106,867
Families	84,378	86,854	88,982
Average Household Size	3.54	3.58	3.59
Owner Occupied Housing Units	71,982	72,553	73,915
Renter Occupied Housing Units	29,520	31,804	32,952
Median Age	36.5	37.3	38.7
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.57%	0.84%	0.83%
Households	0.48%	0.77%	0.79%
Families	0.49%	0.77%	0.71%
Owner HHs	0.37%	0.67%	0.72%
Median Household Income	1.90%	2.66%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	6,652	6.4%	6,763	6.3%
\$15,000 - \$24,999	7,560	7.2%	7,211	6.7%
\$25,000 - \$34,999	8,025	7.7%	7,384	6.9%
\$35,000 - \$49,999	11,902	11.4%	10,438	9.8%
\$50,000 - \$74,999	19,314	18.5%	17,500	16.4%
\$75,000 - \$99,999	15,257	14.6%	16,603	15.5%
\$100,000 - \$149,999	18,936	18.1%	20,968	19.6%
\$150,000 - \$199,999	8,659	8.3%	10,165	9.5%
\$200,000+	8,051	7.7%	9,834	9.2%
Median Household Income	\$72,697		\$79,881	
Average Household Income	\$94,478		\$106,485	
Per Capita Income	\$26,472		\$29,672	

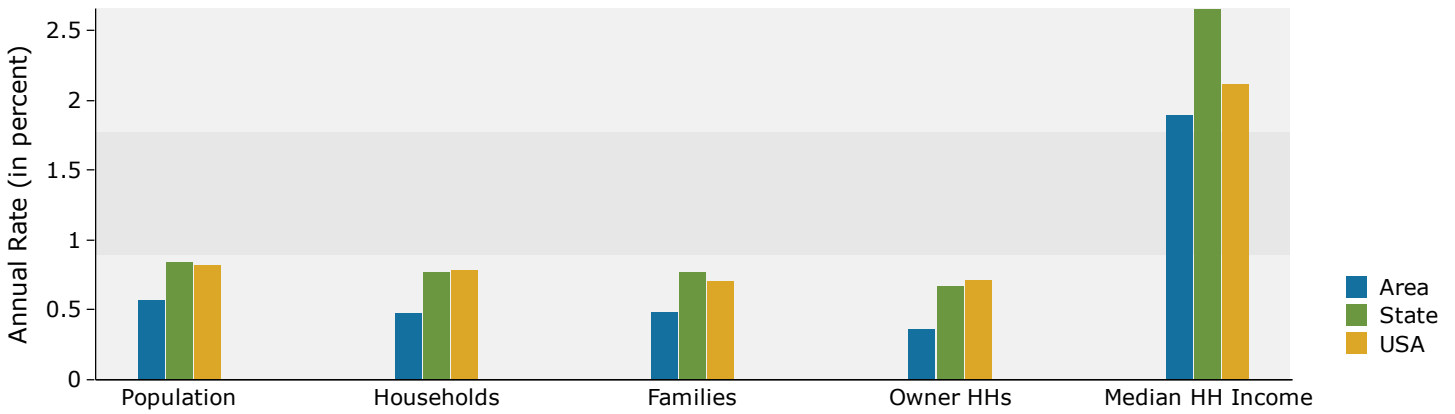
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	21,491	6.0%	21,614	5.8%	22,269	5.8%
5 - 9	22,947	6.4%	22,180	5.9%	21,740	5.6%
10 - 14	26,575	7.4%	23,970	6.4%	23,640	6.1%
15 - 19	29,120	8.1%	25,029	6.7%	23,297	6.0%
20 - 24	26,801	7.4%	26,803	7.1%	23,815	6.2%
25 - 34	46,482	12.9%	56,686	15.1%	57,173	14.8%
35 - 44	48,861	13.5%	47,060	12.6%	53,718	13.9%
45 - 54	52,606	14.6%	48,677	13.0%	47,207	12.2%
55 - 64	42,173	11.7%	46,940	12.5%	47,820	12.4%
65 - 74	24,332	6.7%	32,758	8.7%	37,447	9.7%
75 - 84	14,366	4.0%	16,473	4.4%	20,030	5.2%
85+	5,206	1.4%	6,776	1.8%	7,577	2.0%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	157,026	43.5%	157,646	42.0%	159,985	41.5%
Black Alone	7,984	2.2%	7,780	2.1%	7,578	2.0%
American Indian Alone	2,601	0.7%	2,607	0.7%	2,601	0.7%
Asian Alone	101,118	28.0%	108,853	29.0%	114,816	29.8%
Pacific Islander Alone	529	0.1%	537	0.1%	550	0.1%
Some Other Race Alone	78,338	21.7%	83,194	22.2%	85,406	22.1%
Two or More Races	13,363	3.7%	14,349	3.8%	14,797	3.8%
Hispanic Origin (Any Race)	190,590	52.8%	201,361	53.7%	209,545	54.3%

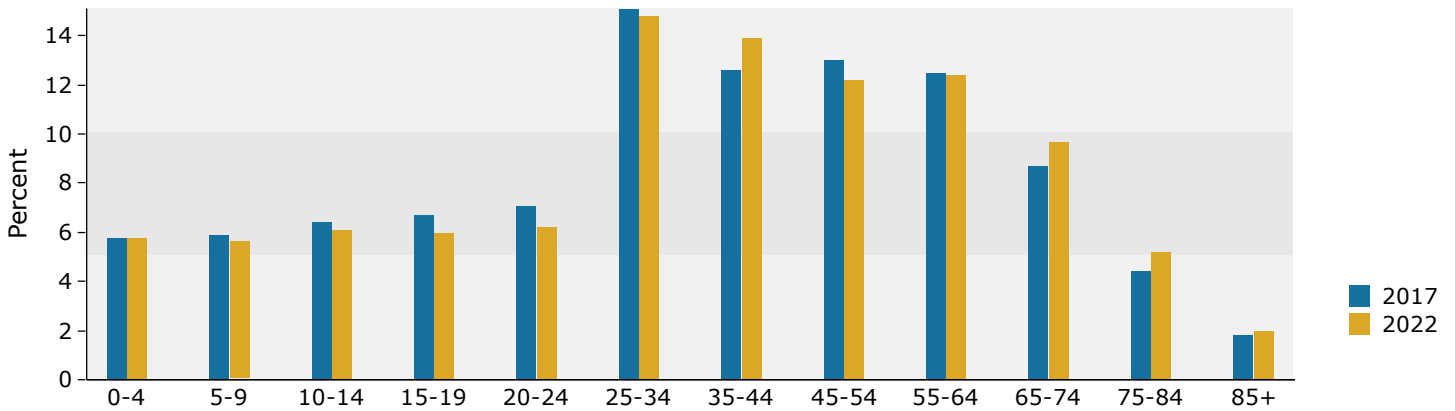
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

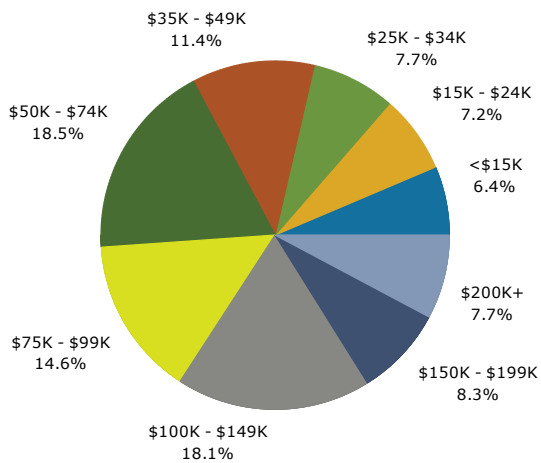
Trends 2017-2022



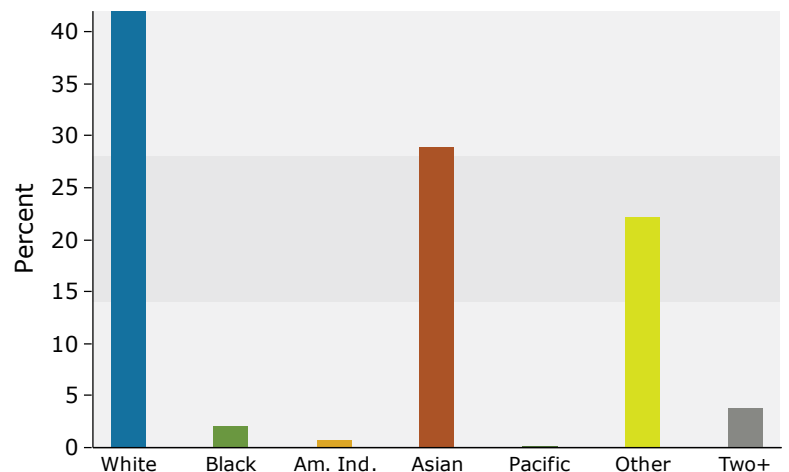
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 53.7%



Demographic and Income Profile

Puente Hills Mall
Ring: 10 mile radius

Prepared by Esri
Latitude: 33.99395
Longitude: -117.92737

Summary	Census 2010	2017	2022
Population	1,578,312	1,651,549	1,705,059
Households	455,336	471,680	484,957
Families	361,545	374,722	385,384
Average Household Size	3.42	3.45	3.47
Owner Occupied Housing Units	293,344	297,096	304,335
Renter Occupied Housing Units	161,992	174,583	180,622
Median Age	34.9	35.8	37.3
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.64%	0.84%	0.83%
Households	0.56%	0.77%	0.79%
Families	0.56%	0.77%	0.71%
Owner HHs	0.48%	0.67%	0.72%
Median Household Income	2.40%	2.66%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	35,381	7.5%	36,272	7.5%
\$15,000 - \$24,999	38,305	8.1%	36,835	7.6%
\$25,000 - \$34,999	38,521	8.2%	35,556	7.3%
\$35,000 - \$49,999	55,700	11.8%	49,226	10.2%
\$50,000 - \$74,999	85,730	18.2%	77,990	16.1%
\$75,000 - \$99,999	65,813	14.0%	71,660	14.8%
\$100,000 - \$149,999	80,997	17.2%	90,669	18.7%
\$150,000 - \$199,999	37,449	7.9%	44,920	9.3%
\$200,000+	33,772	7.2%	41,816	8.6%
Median Household Income	\$68,137		\$76,726	
Average Household Income	\$90,893		\$102,815	
Per Capita Income	\$26,431		\$29,706	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	100,907	6.4%	101,411	6.1%	104,608	6.1%
5 - 9	105,026	6.7%	103,401	6.3%	100,639	5.9%
10 - 14	117,449	7.4%	109,254	6.6%	108,340	6.4%
15 - 19	132,558	8.4%	117,012	7.1%	110,653	6.5%
20 - 24	124,727	7.9%	126,523	7.7%	113,751	6.7%
25 - 34	210,286	13.3%	251,764	15.2%	257,877	15.1%
35 - 44	218,274	13.8%	210,327	12.7%	237,151	13.9%
45 - 54	222,770	14.1%	213,076	12.9%	207,763	12.2%
55 - 64	168,434	10.7%	194,938	11.8%	202,648	11.9%
65 - 74	95,459	6.0%	129,402	7.8%	151,134	8.9%
75 - 84	59,183	3.7%	65,429	4.0%	79,199	4.6%
85+	23,240	1.5%	29,012	1.8%	31,296	1.8%

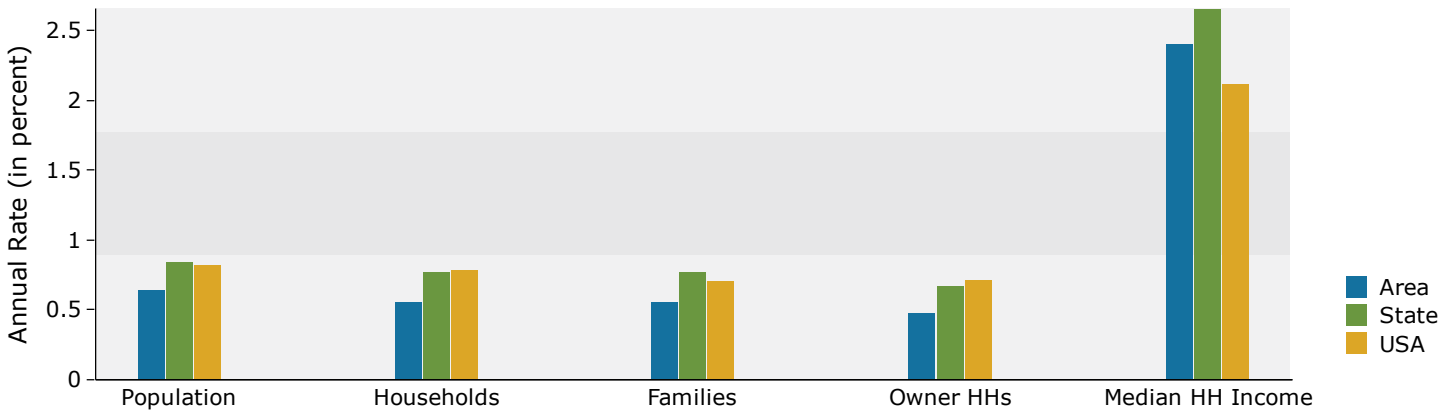
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	796,174	50.4%	804,349	48.7%	817,095	47.9%
Black Alone	36,196	2.3%	36,823	2.2%	36,915	2.2%
American Indian Alone	13,937	0.9%	14,082	0.9%	14,110	0.8%
Asian Alone	311,357	19.7%	345,116	20.9%	371,094	21.8%
Pacific Islander Alone	2,708	0.2%	2,797	0.2%	2,879	0.2%
Some Other Race Alone	354,798	22.5%	379,468	23.0%	391,170	22.9%
Two or More Races	63,142	4.0%	68,913	4.2%	71,795	4.2%
Hispanic Origin (Any Race)	878,673	55.7%	936,147	56.7%	979,132	57.4%

Data Note: Income is expressed in current dollars.

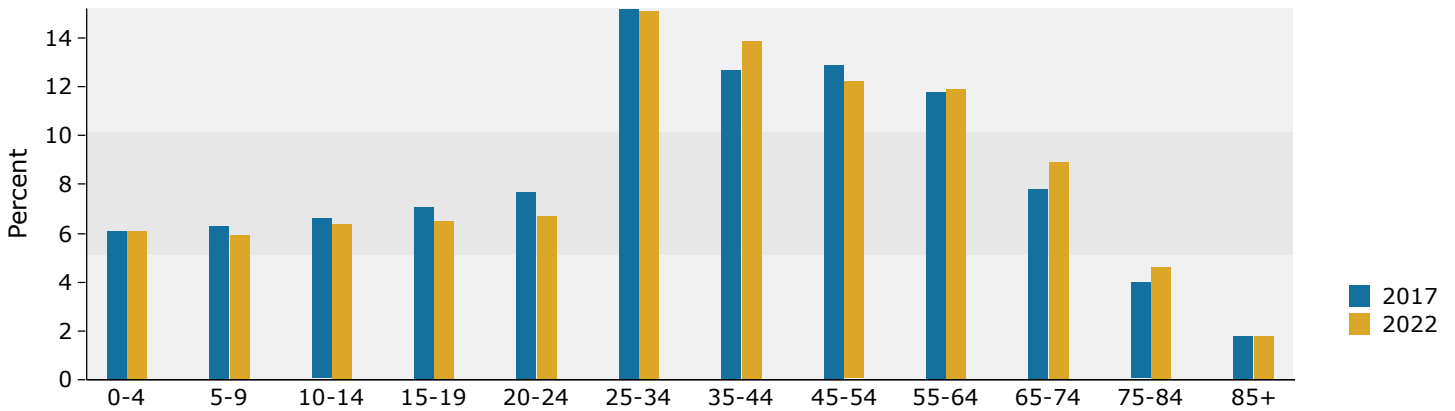
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

March 22, 2018

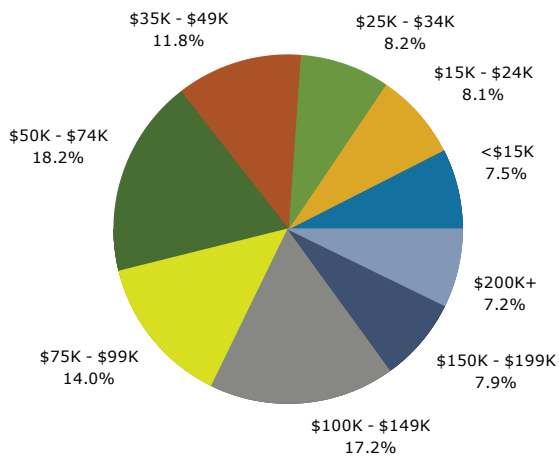
Trends 2017-2022



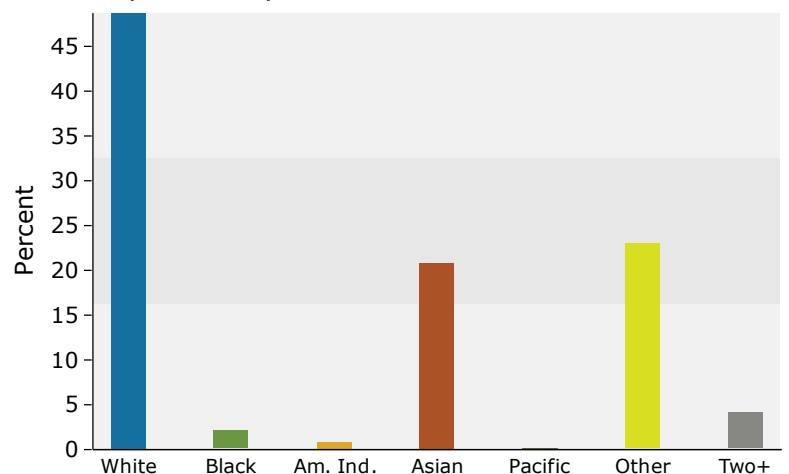
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 56.7%



Demographic and Income Profile

Puente Hills Mall
Ring: 15 mile radius

Prepared by Esri
Latitude: 33.99395
Longitude: -117.92737

Summary	Census 2010	2017	2022
Population	3,813,213	3,997,567	4,129,420
Households	1,125,952	1,167,626	1,200,901
Families	881,143	914,374	940,729
Average Household Size	3.34	3.37	3.39
Owner Occupied Housing Units	668,632	676,085	692,332
Renter Occupied Housing Units	457,321	491,542	508,569
Median Age	34.9	35.8	37.2
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.65%	0.84%	0.83%
Households	0.56%	0.77%	0.79%
Families	0.57%	0.77%	0.71%
Owner HHs	0.48%	0.67%	0.72%
Median Household Income	2.58%	2.66%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	95,379	8.2%	98,049	8.2%
\$15,000 - \$24,999	98,885	8.5%	95,560	8.0%
\$25,000 - \$34,999	97,067	8.3%	89,490	7.5%
\$35,000 - \$49,999	140,527	12.0%	124,572	10.4%
\$50,000 - \$74,999	209,243	17.9%	191,156	15.9%
\$75,000 - \$99,999	159,164	13.6%	173,954	14.5%
\$100,000 - \$149,999	192,383	16.5%	216,193	18.0%
\$150,000 - \$199,999	89,669	7.7%	107,332	8.9%
\$200,000+	85,280	7.3%	104,564	8.7%
Median Household Income	\$66,175		\$75,169	
Average Household Income	\$90,395		\$102,077	
Per Capita Income	\$26,874		\$30,142	

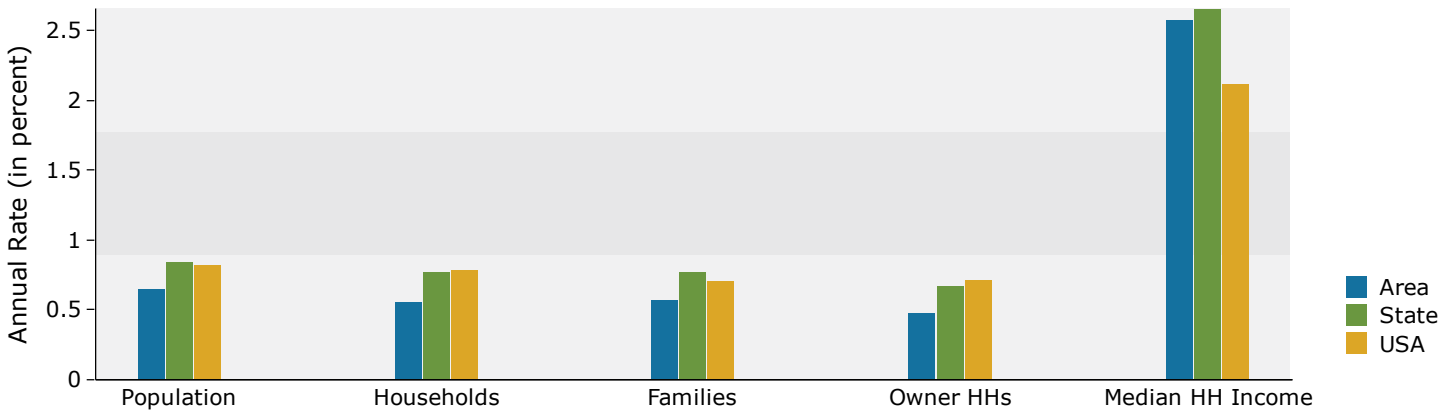
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	248,737	6.5%	249,316	6.2%	257,158	6.2%
5 - 9	255,622	6.7%	253,673	6.3%	246,438	6.0%
10 - 14	282,887	7.4%	266,012	6.7%	263,644	6.4%
15 - 19	314,023	8.2%	280,403	7.0%	265,236	6.4%
20 - 24	290,686	7.6%	301,496	7.5%	272,146	6.6%
25 - 34	517,177	13.6%	607,252	15.2%	627,641	15.2%
35 - 44	536,095	14.1%	516,834	12.9%	575,517	13.9%
45 - 54	539,125	14.1%	520,034	13.0%	507,517	12.3%
55 - 64	402,022	10.5%	468,307	11.7%	490,150	11.9%
65 - 74	227,607	6.0%	308,461	7.7%	360,827	8.7%
75 - 84	141,041	3.7%	155,304	3.9%	187,725	4.5%
85+	58,191	1.5%	70,475	1.8%	75,418	1.8%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,902,077	49.9%	1,917,839	48.0%	1,942,794	47.0%
Black Alone	113,822	3.0%	116,715	2.9%	117,259	2.8%
American Indian Alone	31,911	0.8%	32,384	0.8%	32,464	0.8%
Asian Alone	785,403	20.6%	872,741	21.8%	940,841	22.8%
Pacific Islander Alone	9,228	0.2%	9,630	0.2%	9,884	0.2%
Some Other Race Alone	815,196	21.4%	877,241	21.9%	907,293	22.0%
Two or More Races	155,576	4.1%	171,017	4.3%	178,884	4.3%
Hispanic Origin (Any Race)	1,986,719	52.1%	2,129,994	53.3%	2,234,466	54.1%

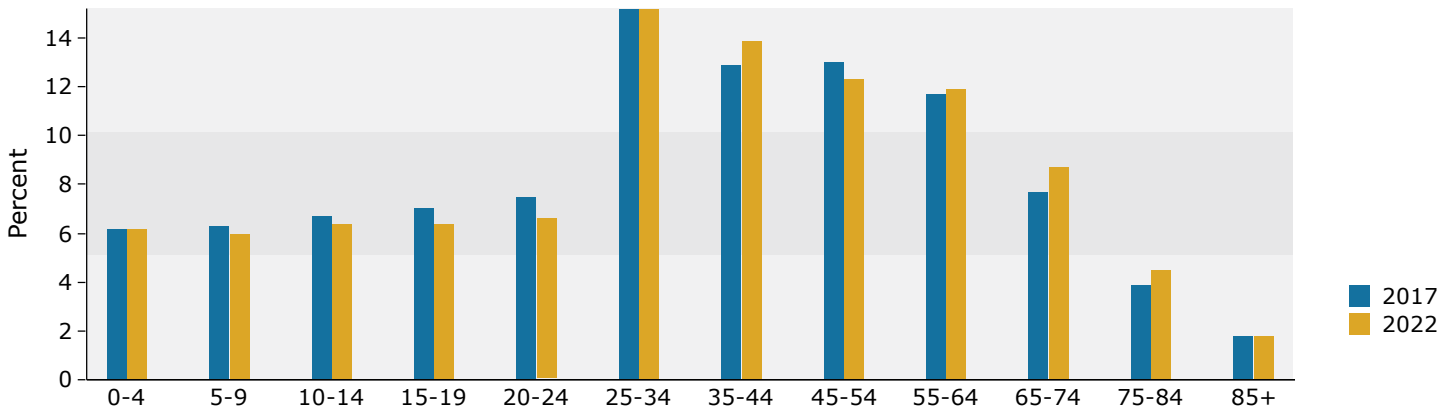
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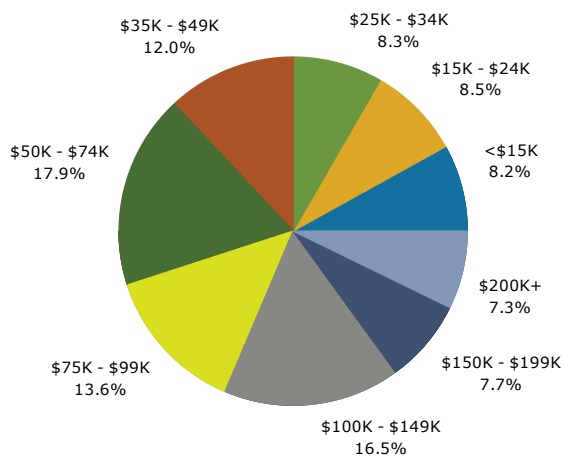
Trends 2017-2022



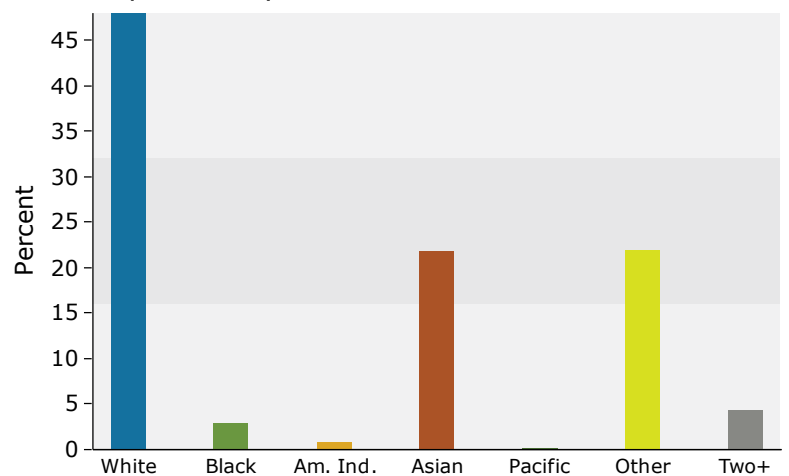
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 53.3%