



EATERIE FOOD HALL

@ Puente Hills Mall

1600 S. Azusa Avenue, City of Industry, CA 91748

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

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.

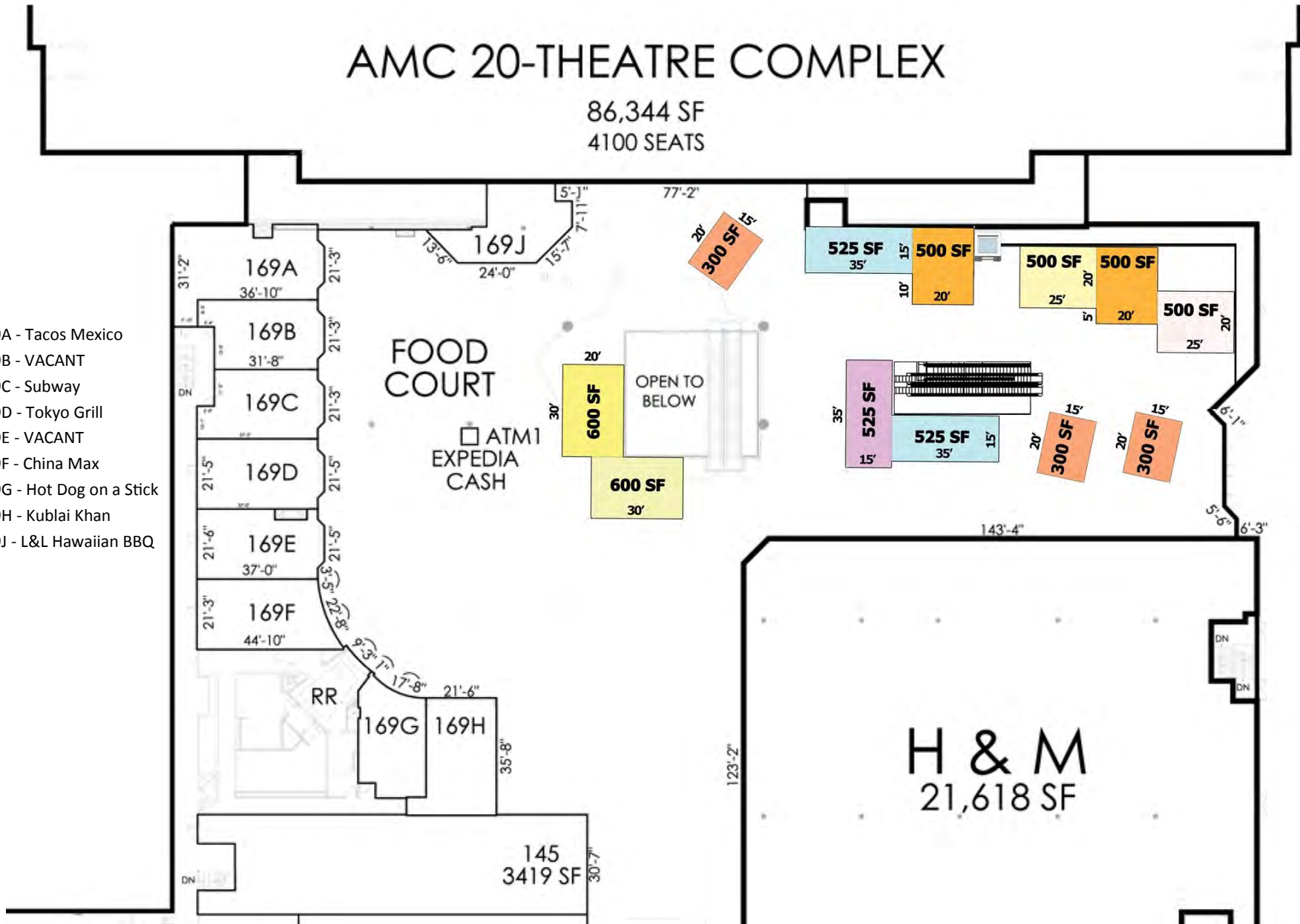


The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.

AMC 20-THEATRE COMPLEX

86,344 SF
4100 SEATS

- 169A - Tacos Mexico
- 169B - VACANT
- 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



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	2018	2023
Population	360,972	373,608	381,486
Households	101,508	103,904	105,630
Families	84,383	86,591	88,101
Average Household Size	3.54	3.58	3.60
Owner Occupied Housing Units	71,986	71,883	75,595
Renter Occupied Housing Units	29,522	32,021	30,035
Median Age	36.5	37.4	38.8
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.42%	0.82%	0.83%
Households	0.33%	0.76%	0.79%
Families	0.35%	0.76%	0.71%
Owner HHs	1.01%	1.73%	1.16%
Median Household Income	2.55%	3.25%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	6,570	6.3%	5,247	5.0%
\$15,000 - \$24,999	6,979	6.7%	5,646	5.3%
\$25,000 - \$34,999	7,219	6.9%	5,998	5.7%
\$35,000 - \$49,999	11,442	11.0%	10,103	9.6%
\$50,000 - \$74,999	18,786	18.1%	17,766	16.8%
\$75,000 - \$99,999	14,786	14.2%	15,216	14.4%
\$100,000 - \$149,999	19,904	19.2%	22,547	21.3%
\$150,000 - \$199,999	9,187	8.8%	10,985	10.4%
\$200,000+	9,032	8.7%	12,122	11.5%
Median Household Income	\$76,211		\$86,440	
Average Household Income	\$98,540		\$114,716	
Per Capita Income	\$27,580		\$31,932	

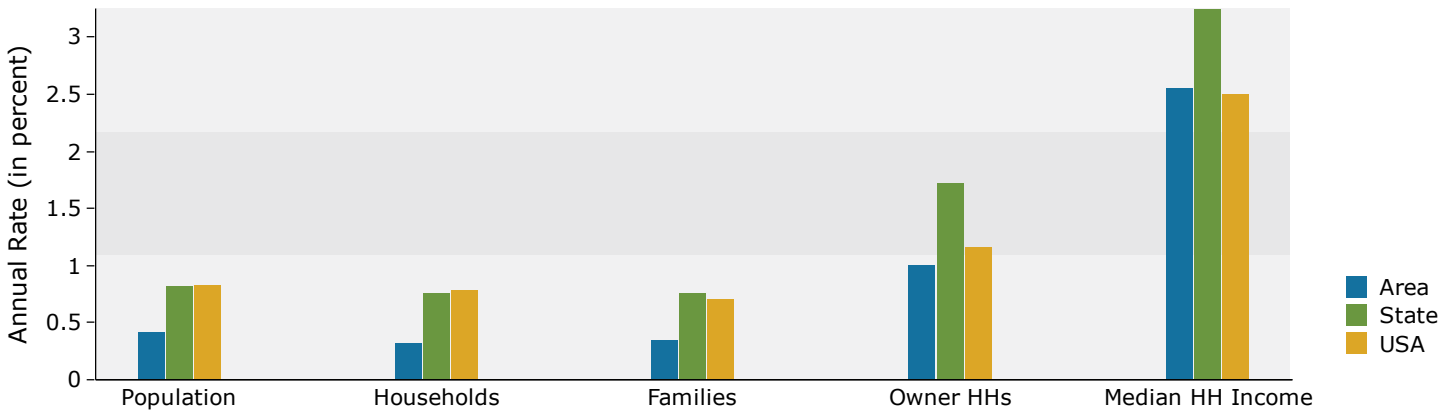
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	21,492	6.0%	21,540	5.8%	21,981	5.8%
5 - 9	22,948	6.4%	22,007	5.9%	21,533	5.6%
10 - 14	26,576	7.4%	23,471	6.3%	23,116	6.1%
15 - 19	29,121	8.1%	24,375	6.5%	22,587	5.9%
20 - 24	26,801	7.4%	25,959	6.9%	23,092	6.1%
25 - 34	46,484	12.9%	57,714	15.4%	56,281	14.8%
35 - 44	48,863	13.5%	46,819	12.5%	54,605	14.3%
45 - 54	52,608	14.6%	47,634	12.7%	45,965	12.0%
55 - 64	42,175	11.7%	46,722	12.5%	46,361	12.2%
65 - 74	24,332	6.7%	33,515	9.0%	37,590	9.9%
75 - 84	14,366	4.0%	16,996	4.5%	20,716	5.4%
85+	5,206	1.4%	6,856	1.8%	7,659	2.0%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	157,035	43.5%	156,474	41.9%	157,467	41.3%
Black Alone	7,984	2.2%	7,655	2.0%	7,374	1.9%
American Indian Alone	2,601	0.7%	2,577	0.7%	2,536	0.7%
Asian Alone	101,118	28.0%	109,127	29.2%	114,399	30.0%
Pacific Islander Alone	529	0.1%	537	0.1%	548	0.1%
Some Other Race Alone	78,340	21.7%	82,864	22.2%	84,383	22.1%
Two or More Races	13,364	3.7%	14,374	3.8%	14,778	3.9%
Hispanic Origin (Any Race)	190,595	52.8%	200,538	53.7%	207,037	54.3%

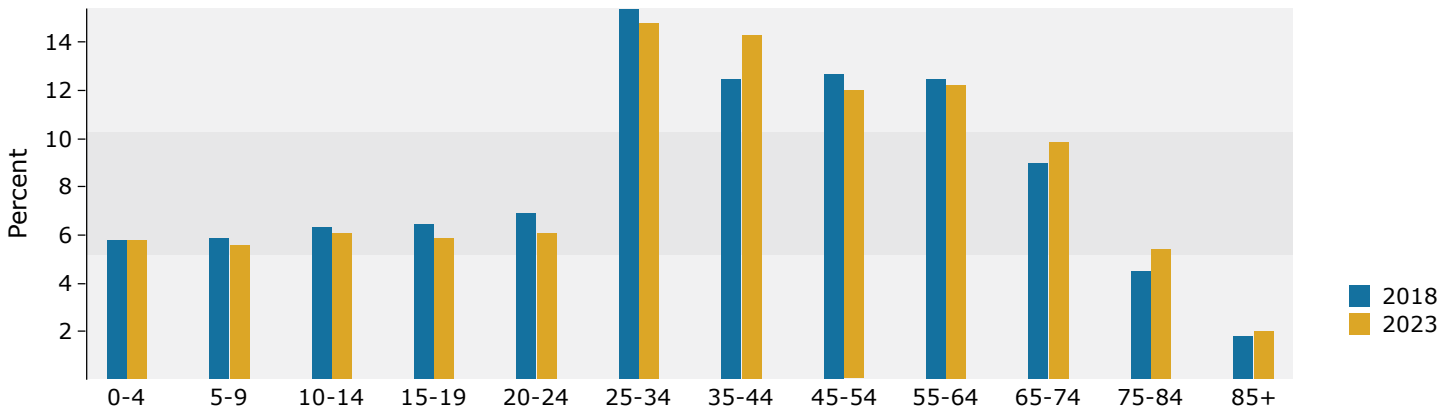
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

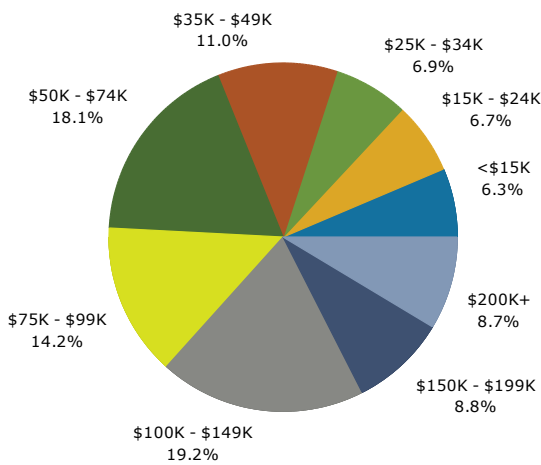
Trends 2018-2023



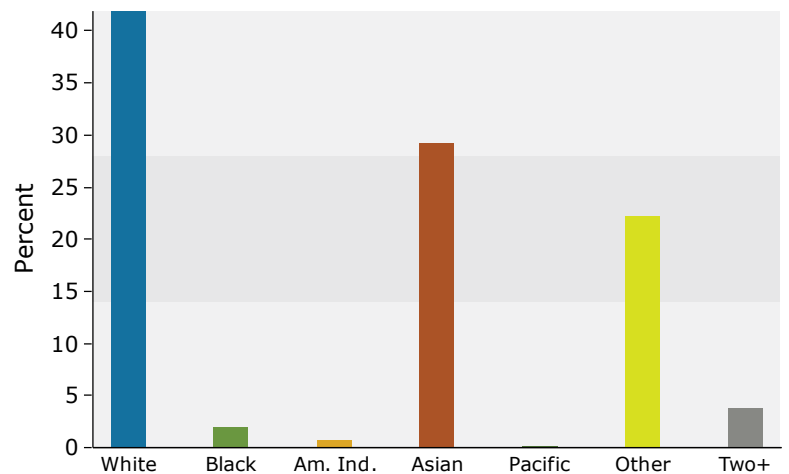
Population by Age



2018 Household Income



2018 Population by Race



2018 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	2018	2023
Population	1,577,477	1,650,346	1,692,626
Households	455,054	470,848	480,434
Families	361,298	374,591	382,808
Average Household Size	3.42	3.46	3.48
Owner Occupied Housing Units	293,073	294,418	313,812
Renter Occupied Housing Units	161,981	176,430	166,622
Median Age	34.9	35.9	37.4
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.51%	0.82%	0.83%
Households	0.40%	0.76%	0.79%
Families	0.43%	0.76%	0.71%
Owner HHs	1.28%	1.73%	1.16%
Median Household Income	2.82%	3.25%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	34,010	7.2%	27,778	5.8%
\$15,000 - \$24,999	35,313	7.5%	28,844	6.0%
\$25,000 - \$34,999	35,421	7.5%	29,885	6.2%
\$35,000 - \$49,999	54,029	11.5%	48,419	10.1%
\$50,000 - \$74,999	84,016	17.8%	80,413	16.7%
\$75,000 - \$99,999	64,687	13.7%	66,748	13.9%
\$100,000 - \$149,999	85,098	18.1%	97,056	20.2%
\$150,000 - \$199,999	39,993	8.5%	48,697	10.1%
\$200,000+	38,269	8.1%	52,582	10.9%
Median Household Income	\$71,978		\$82,698	
Average Household Income	\$95,032		\$111,379	
Per Capita Income	\$27,580		\$32,077	

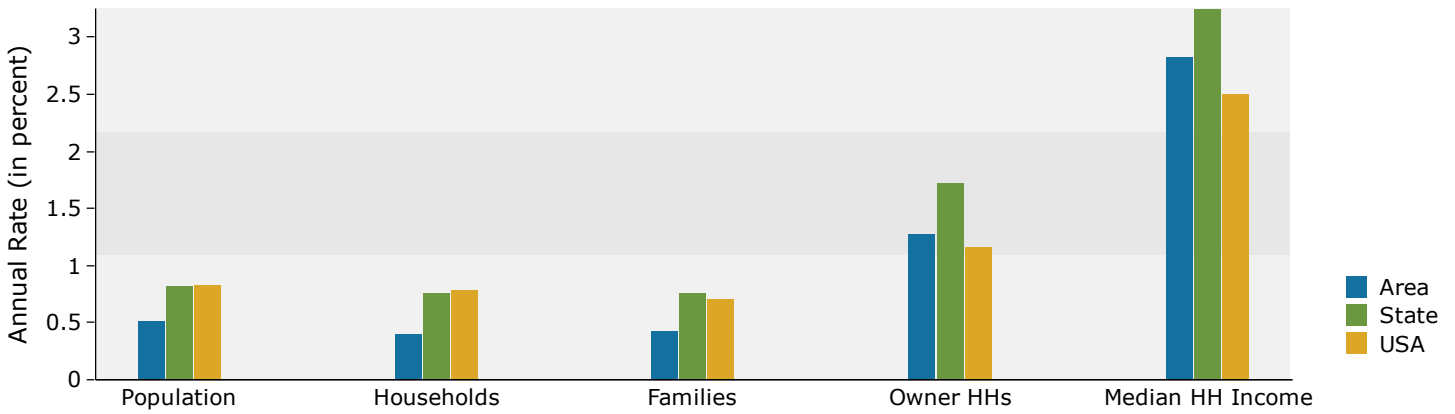
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	100,882	6.4%	101,147	6.1%	103,530	6.1%
5 - 9	104,975	6.7%	103,126	6.2%	100,339	5.9%
10 - 14	117,379	7.4%	108,272	6.6%	106,961	6.3%
15 - 19	132,479	8.4%	114,994	7.0%	109,087	6.4%
20 - 24	124,681	7.9%	123,137	7.5%	111,278	6.6%
25 - 34	210,239	13.3%	255,320	15.5%	253,312	15.0%
35 - 44	218,167	13.8%	210,407	12.7%	241,405	14.3%
45 - 54	222,594	14.1%	209,178	12.7%	203,354	12.0%
55 - 64	168,295	10.7%	195,455	11.8%	197,529	11.7%
65 - 74	95,400	6.0%	132,799	8.0%	152,545	9.0%
75 - 84	59,153	3.7%	67,301	4.1%	81,796	4.8%
85+	23,232	1.5%	29,209	1.8%	31,487	1.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	795,685	50.4%	801,414	48.6%	807,673	47.7%
Black Alone	36,153	2.3%	36,537	2.2%	36,150	2.1%
American Indian Alone	13,935	0.9%	13,964	0.8%	13,807	0.8%
Asian Alone	311,138	19.7%	347,024	21.0%	371,460	21.9%
Pacific Islander Alone	2,708	0.2%	2,807	0.2%	2,868	0.2%
Some Other Race Alone	354,745	22.5%	379,273	23.0%	388,600	23.0%
Two or More Races	63,114	4.0%	69,326	4.2%	72,068	4.3%
Hispanic Origin (Any Race)	878,504	55.7%	935,512	56.7%	972,200	57.4%

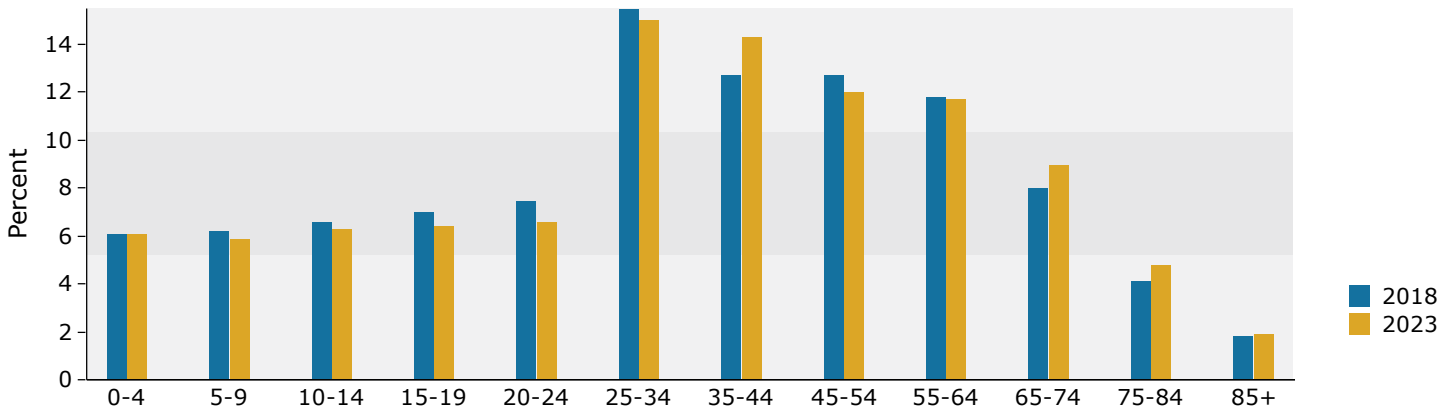
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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

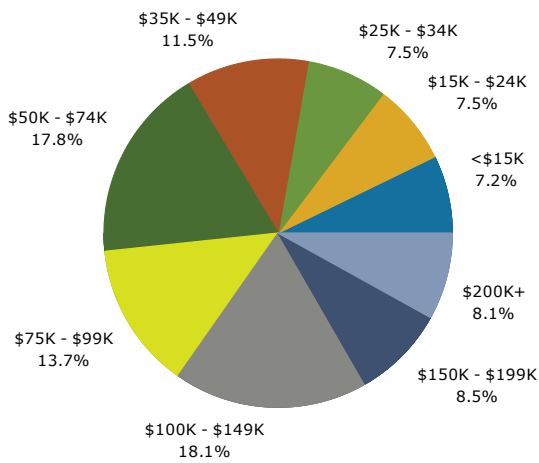
Trends 2018-2023



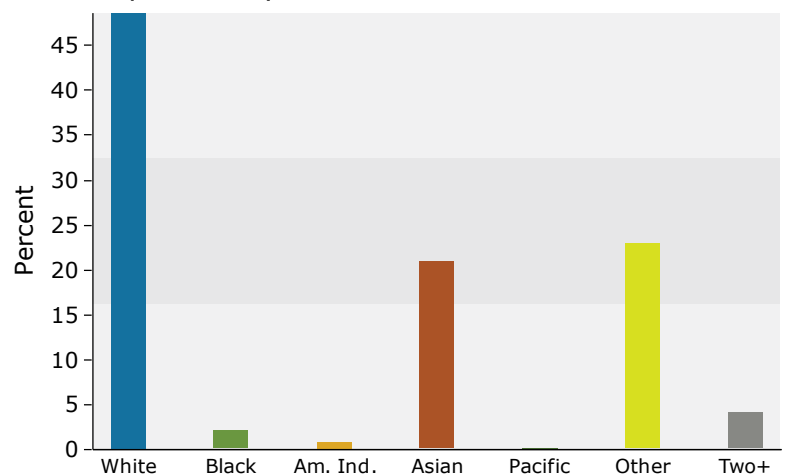
Population by Age



2018 Household Income



2018 Population by Race



2018 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	2018	2023
Population	3,813,481	3,998,095	4,107,620
Households	1,126,084	1,167,246	1,193,400
Families	881,228	915,272	937,064
Average Household Size	3.34	3.38	3.39
Owner Occupied Housing Units	668,739	668,528	717,091
Renter Occupied Housing Units	457,345	498,718	476,309
Median Age	35.0	35.9	37.4
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.54%	0.82%	0.83%
Households	0.44%	0.76%	0.79%
Families	0.47%	0.76%	0.71%
Owner HHs	1.41%	1.73%	1.16%
Median Household Income	3.01%	3.25%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	92,042	7.9%	75,607	6.3%
\$15,000 - \$24,999	91,563	7.8%	75,734	6.3%
\$25,000 - \$34,999	89,968	7.7%	76,384	6.4%
\$35,000 - \$49,999	136,819	11.7%	123,294	10.3%
\$50,000 - \$74,999	206,840	17.7%	199,851	16.7%
\$75,000 - \$99,999	156,890	13.4%	162,990	13.7%
\$100,000 - \$149,999	201,541	17.3%	231,320	19.4%
\$150,000 - \$199,999	95,192	8.2%	116,281	9.7%
\$200,000+	96,362	8.3%	131,908	11.1%
Median Household Income	\$69,555		\$80,658	
Average Household Income	\$94,357		\$110,695	
Per Capita Income	\$28,010		\$32,611	

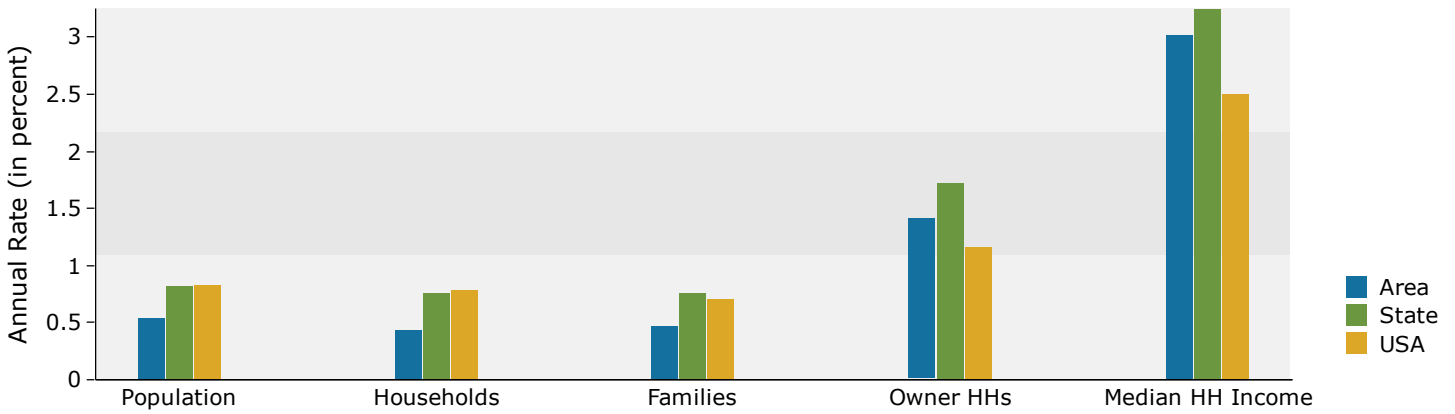
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	248,751	6.5%	248,521	6.2%	254,658	6.2%
5 - 9	255,635	6.7%	252,576	6.3%	245,503	6.0%
10 - 14	282,901	7.4%	264,429	6.6%	260,435	6.3%
15 - 19	314,038	8.2%	276,322	6.9%	262,272	6.4%
20 - 24	290,695	7.6%	294,658	7.4%	267,062	6.5%
25 - 34	517,218	13.6%	614,722	15.4%	619,178	15.1%
35 - 44	536,137	14.1%	516,040	12.9%	583,557	14.2%
45 - 54	539,176	14.1%	512,415	12.8%	498,991	12.1%
55 - 64	402,062	10.5%	470,978	11.8%	480,558	11.7%
65 - 74	227,626	6.0%	316,984	7.9%	365,555	8.9%
75 - 84	141,051	3.7%	159,573	4.0%	194,019	4.7%
85+	58,192	1.5%	70,878	1.8%	75,831	1.8%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,902,275	49.9%	1,911,044	47.8%	1,921,992	46.8%
Black Alone	113,832	3.0%	115,578	2.9%	114,893	2.8%
American Indian Alone	31,913	0.8%	32,096	0.8%	31,800	0.8%
Asian Alone	785,443	20.6%	879,799	22.0%	945,921	23.0%
Pacific Islander Alone	9,230	0.2%	9,585	0.2%	9,739	0.2%
Some Other Race Alone	815,203	21.4%	877,501	21.9%	902,840	22.0%
Two or More Races	155,586	4.1%	172,492	4.3%	180,435	4.4%
Hispanic Origin (Any Race)	1,986,766	52.1%	2,129,783	53.3%	2,222,140	54.1%

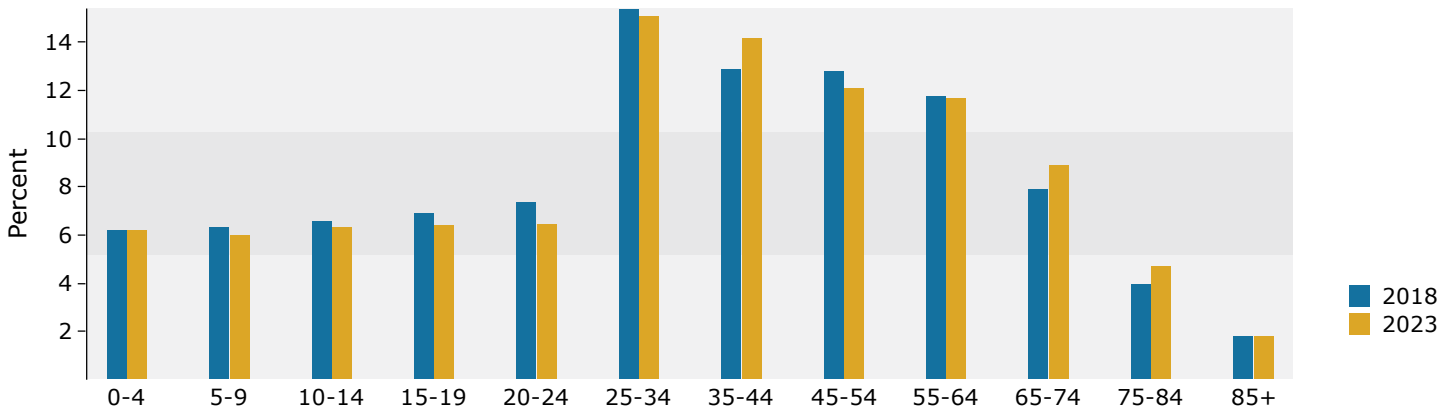
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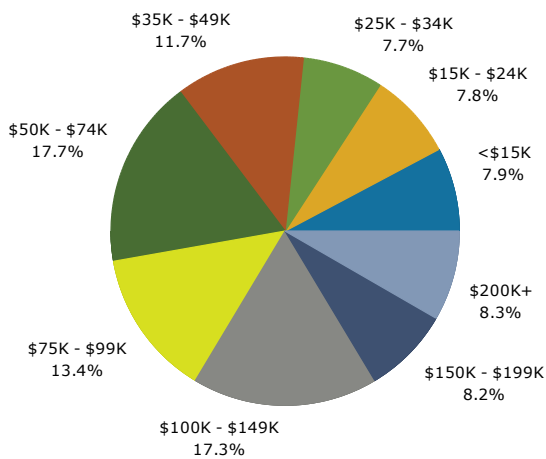
Trends 2018-2023



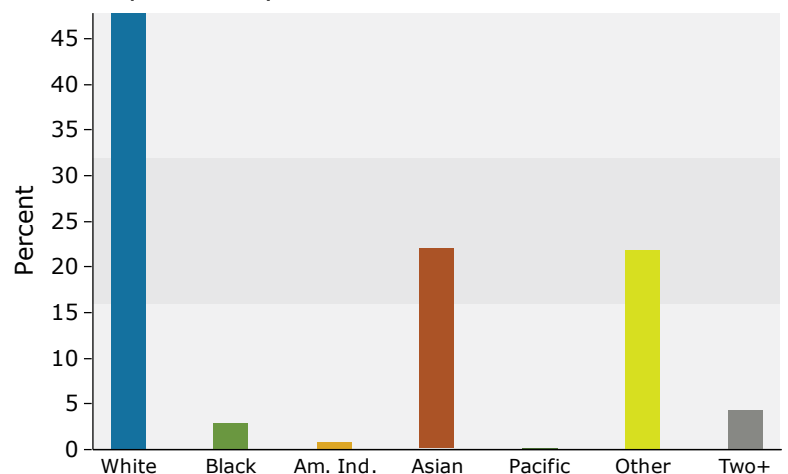
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 53.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.