



International, Inc.
BUSINESS
PROPERTIES

FAIRWAY PLAZA RETAIL/RESTAURANT FOR LEASE

Anchored by Stater Bros Supermarket, East West Bank, & Wells Fargo Bank
19708-19772 E. Colima Rd. Rowland Heights, CA 91748



FEATURES:

- Fairway Plaza is located at the Southwest corner of Colima Road and Fairway Drive, Rowland Heights;
- Major Signalized intersection.;
- Anchored by Stater Bros Supermarket, East West Bank and Wells Fargo Bank;
- Over 67,000 Sq. Ft. of gross leasable area.;
- Easily accessible to 60 Pomona Freeway to the North and 57 Freeway to the East;
- Dense residential backup;
- Colima Road is a major commercial corridor connecting the cities of Walnut, Rowland Heights, and Hacienda Heights.

DEMOGRAPHICS Source : STDB 2020	1-MILE	3-MILE	5-MILE	TRAFFIC COUNT Source:	CARS PER DAY
Population	14,688	111,378	259,680	Colima Road and Fairway Drive	23,306
Average HH Income	\$101,321	\$104,311	\$111,390	Pepperdale Drive and Colima Road	28,544

For more information, please contact
BP International, Inc.

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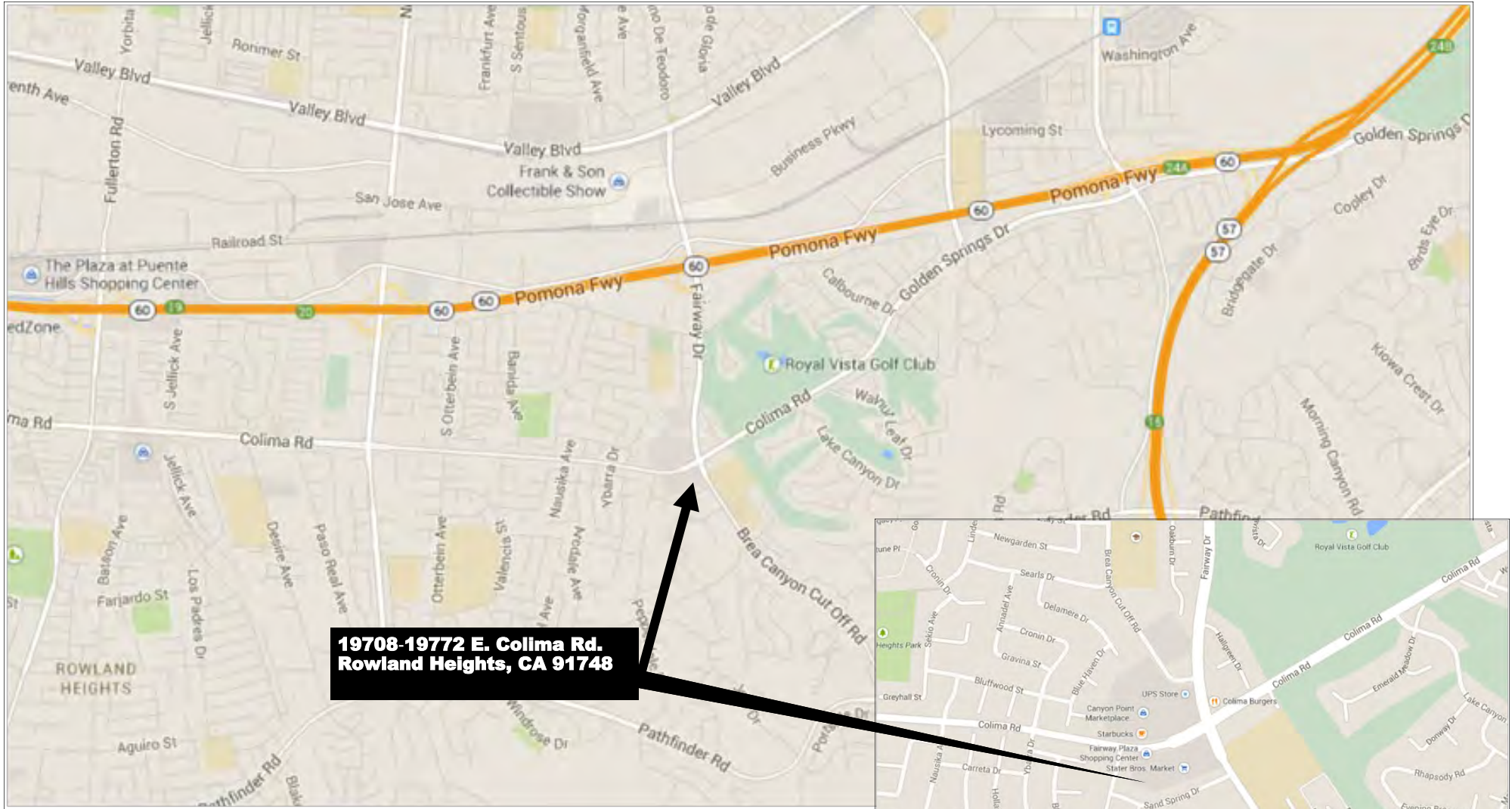
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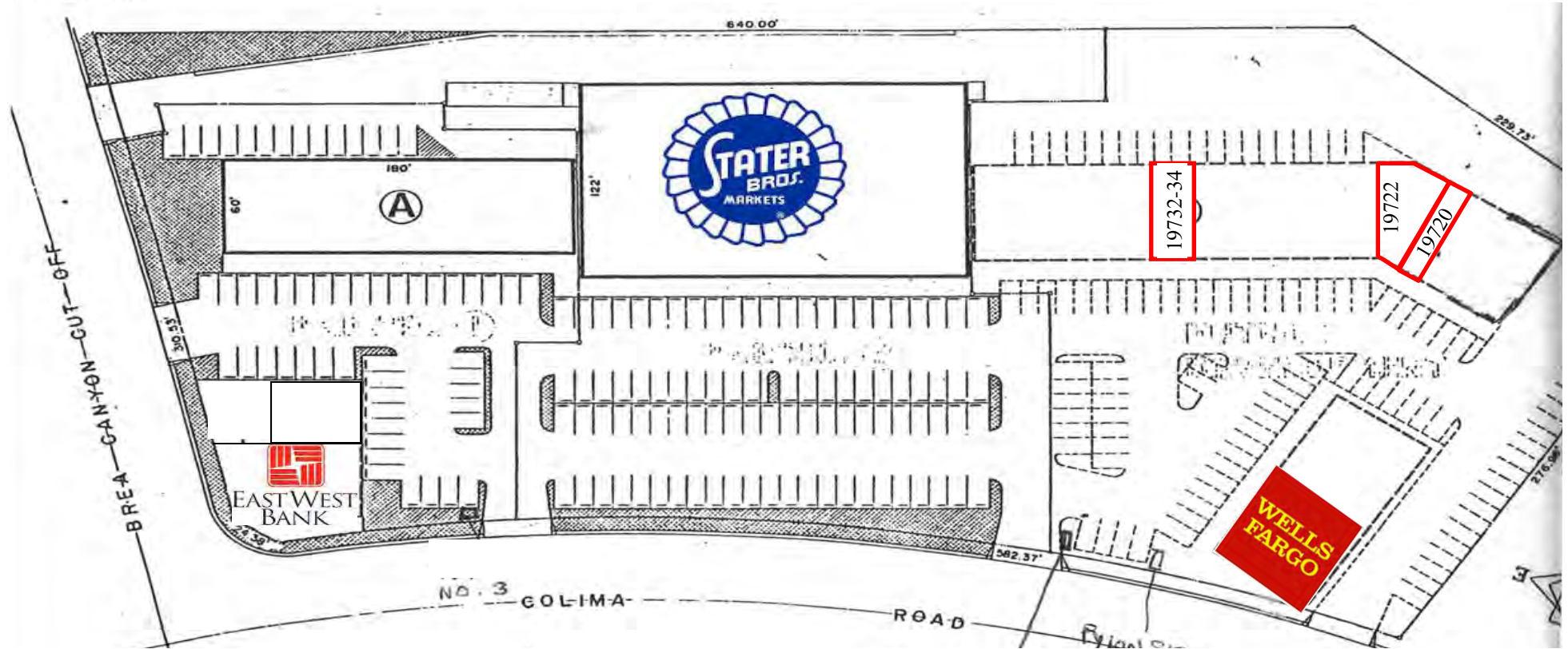




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Unit	Tenant	GLA	Unit	Tenant	GLA	Unit	Tenant	GLA
19708 - 19710	Wells Fargo Bank, N.A.	3,080	19728	Dr. Blackwelder, DDS	960	19758	Ginseng	1,200
19712	The Nail Place	840	19730	H&R Block	1,200	19760	Rowland Heights Music	1,500
19716	Fairway Chiropractic Group	2,053	19732 - 19734 Available		2,280	19762	Chefs Kitchen	1,200
19718	Knucks Asian Pub	1,920	19736 - 19738	Alpha Science Education Institute	2,160	19764	Share Tea	1,500
19720	Available	900	19740	Julia's Fashion Salon	1,200	19766	California Pharmacy	900
19722	AVAILABLE	2,217	19744	Mexican Restaurant	3,920	19768	American 1 - Care Opto	960
19724	Jade Escrow	1,200	19756-A & D	East West Bank	3,620	19768-B	Art & Education	970
19726	Threading	1,200	19756-B	T-Mobile	1,540	19772	Whiskey Barrel	2,400
			19756-C/E	Golden Wok	1,650			

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 and Income Comparison Profile

Stater Bros
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.98588
Longitude: -117.87097

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	14,688	111,378	259,680
Households	4,390	32,308	77,498
Families	3,758	27,661	64,370
Average Household Size	3.34	3.44	3.34
Owner Occupied Housing Units	3,527	23,759	56,567
Renter Occupied Housing Units	863	8,549	20,931
Median Age	42.4	39.3	38.4
2019 Summary			
Population	14,849	113,951	270,207
Households	4,410	32,854	79,867
Families	3,781	28,185	66,509
Average Household Size	3.36	3.46	3.37
Owner Occupied Housing Units	3,475	23,708	57,236
Renter Occupied Housing Units	935	9,146	22,631
Median Age	44.5	40.7	39.8
Median Household Income	\$78,071	\$81,603	\$86,569
Average Household Income	\$101,321	\$104,311	\$111,390
2024 Summary			
Population	14,930	115,042	274,929
Households	4,414	33,033	80,942
Families	3,789	28,384	67,467
Average Household Size	3.37	3.47	3.39
Owner Occupied Housing Units	3,502	24,004	58,297
Renter Occupied Housing Units	912	9,030	22,645
Median Age	45.1	42.1	41.1
Median Household Income	\$91,614	\$95,370	\$101,200
Average Household Income	\$117,573	\$122,321	\$129,789
Trends: 2019-2024 Annual Rate			
Population	0.11%	0.19%	0.35%
Households	0.02%	0.11%	0.27%
Families	0.04%	0.14%	0.29%
Owner Households	0.15%	0.25%	0.37%
Median Household Income	3.25%	3.17%	3.17%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2019 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	216	4.9%	1,903	5.8%	4,333	5.4%
\$15,000 - \$24,999	252	5.7%	1,862	5.7%	4,551	5.7%
\$25,000 - \$34,999	259	5.9%	2,150	6.5%	4,597	5.8%
\$35,000 - \$49,999	493	11.2%	3,504	10.7%	7,570	9.5%
\$50,000 - \$74,999	904	20.5%	5,567	16.9%	13,057	16.3%
\$75,000 - \$99,999	521	11.8%	4,452	13.6%	10,932	13.7%
\$100,000 - \$149,999	853	19.3%	6,880	20.9%	16,799	21.0%
\$150,000 - \$199,999	555	12.6%	3,201	9.7%	9,039	11.3%
\$200,000+	357	8.1%	3,334	10.1%	8,986	11.3%
Median Household Income	\$78,071		\$81,603		\$86,569	
Average Household Income	\$101,321		\$104,311		\$111,390	
Per Capita Income	\$30,052		\$30,181		\$32,914	

2024 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	191	4.3%	1,599	4.8%	3,596	4.4%
\$15,000 - \$24,999	218	4.9%	1,526	4.6%	3,617	4.5%
\$25,000 - \$34,999	218	4.9%	1,782	5.4%	3,774	4.7%
\$35,000 - \$49,999	425	9.6%	2,954	8.9%	6,354	7.9%
\$50,000 - \$74,999	807	18.3%	5,045	15.3%	11,794	14.6%
\$75,000 - \$99,999	485	11.0%	4,243	12.8%	10,646	13.2%
\$100,000 - \$149,999	889	20.1%	7,333	22.2%	17,966	22.2%
\$150,000 - \$199,999	704	15.9%	4,096	12.4%	11,464	14.2%
\$200,000+	477	10.8%	4,456	13.5%	11,729	14.5%
Median Household Income	\$91,614		\$95,370		\$101,200	
Average Household Income	\$117,573		\$122,321		\$129,789	
Per Capita Income	\$34,710		\$35,243		\$38,199	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Demographic and Income Comparison Profile

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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	623	4.2%	5,452	4.9%	13,573	5.2%
Age 5 - 9	713	4.9%	6,034	5.4%	14,929	5.7%
Age 10 - 14	917	6.2%	7,589	6.8%	18,067	7.0%
Age 15 - 19	1,110	7.6%	8,782	7.9%	20,570	7.9%
Age 20 - 24	979	6.7%	8,192	7.4%	19,146	7.4%
Age 25 - 34	1,668	11.4%	13,738	12.3%	32,179	12.4%
Age 35 - 44	1,849	12.6%	14,605	13.1%	34,737	13.4%
Age 45 - 54	2,437	16.6%	18,093	16.2%	41,061	15.8%
Age 55 - 64	2,205	15.0%	15,569	14.0%	34,137	13.1%
Age 65 - 74	1,335	9.1%	8,130	7.3%	18,427	7.1%
Age 75 - 84	626	4.3%	3,896	3.5%	9,555	3.7%
Age 85+	225	1.5%	1,299	1.2%	3,299	1.3%

2019 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	593	4.0%	5,222	4.6%	13,292	4.9%
Age 5 - 9	640	4.3%	5,488	4.8%	14,070	5.2%
Age 10 - 14	705	4.7%	5,947	5.2%	15,207	5.6%
Age 15 - 19	748	5.0%	6,403	5.6%	15,891	5.9%
Age 20 - 24	838	5.6%	7,299	6.4%	17,241	6.4%
Age 25 - 34	2,190	14.7%	18,051	15.8%	42,001	15.5%
Age 35 - 44	1,793	12.1%	14,032	12.3%	33,814	12.5%
Age 45 - 54	1,878	12.6%	14,518	12.7%	34,970	12.9%
Age 55 - 64	2,267	15.3%	16,474	14.5%	37,569	13.9%
Age 65 - 74	1,880	12.7%	12,786	11.2%	27,986	10.4%
Age 75 - 84	999	6.7%	5,854	5.1%	13,496	5.0%
Age 85+	319	2.1%	1,877	1.6%	4,673	1.7%

2024 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	592	4.0%	5,274	4.6%	13,548	4.9%
Age 5 - 9	639	4.3%	5,380	4.7%	13,818	5.0%
Age 10 - 14	703	4.7%	5,817	5.1%	14,944	5.4%
Age 15 - 19	694	4.6%	5,767	5.0%	14,630	5.3%
Age 20 - 24	714	4.8%	6,275	5.5%	15,001	5.5%
Age 25 - 34	1,934	13.0%	16,664	14.5%	39,739	14.5%
Age 35 - 44	2,171	14.5%	16,956	14.7%	40,763	14.8%
Age 45 - 54	1,775	11.9%	13,646	11.9%	33,260	12.1%
Age 55 - 64	2,085	14.0%	15,360	13.4%	35,642	13.0%
Age 65 - 74	1,976	13.2%	13,872	12.1%	30,820	11.2%
Age 75 - 84	1,248	8.4%	7,725	6.7%	17,163	6.2%
Age 85+	400	2.7%	2,307	2.0%	5,602	2.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Demographic and Income Comparison Profile

Stater Bros
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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,065	27.7%	30,989	27.8%	95,600	36.8%
Black Alone	276	1.9%	2,835	2.5%	6,882	2.7%
American Indian Alone	48	0.3%	513	0.5%	1,366	0.5%
Asian Alone	8,659	59.0%	58,112	52.2%	107,570	41.4%
Pacific Islander Alone	22	0.1%	167	0.1%	393	0.2%
Some Other Race Alone	1,175	8.0%	14,837	13.3%	38,327	14.8%
Two or More Races	443	3.0%	3,925	3.5%	9,541	3.7%
Hispanic Origin (Any Race)	3,417	23.3%	35,636	32.0%	94,522	36.4%

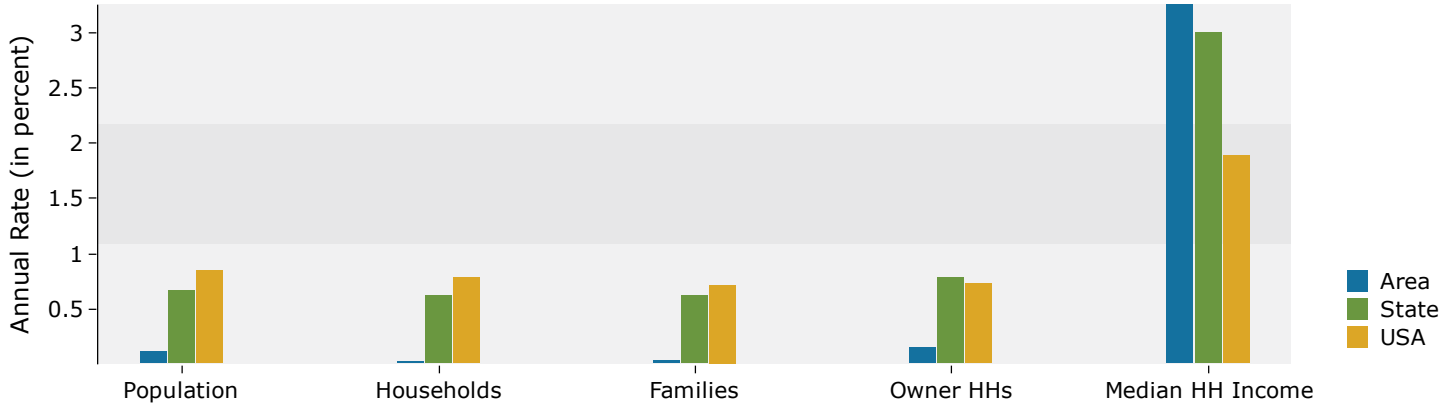
2019 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,730	25.1%	29,417	25.8%	93,127	34.5%
Black Alone	249	1.7%	2,580	2.3%	6,519	2.4%
American Indian Alone	44	0.3%	488	0.4%	1,318	0.5%
Asian Alone	9,164	61.7%	62,008	54.4%	118,443	43.8%
Pacific Islander Alone	21	0.1%	162	0.1%	391	0.1%
Some Other Race Alone	1,182	8.0%	15,170	13.3%	39,939	14.8%
Two or More Races	458	3.1%	4,126	3.6%	10,469	3.9%
Hispanic Origin (Any Race)	3,420	23.0%	36,284	31.8%	98,334	36.4%

2024 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,592	24.1%	28,854	25.1%	92,118	33.5%
Black Alone	233	1.6%	2,422	2.1%	6,253	2.3%
American Indian Alone	43	0.3%	476	0.4%	1,286	0.5%
Asian Alone	9,416	63.1%	63,898	55.5%	123,991	45.1%
Pacific Islander Alone	20	0.1%	159	0.1%	393	0.1%
Some Other Race Alone	1,169	7.8%	15,104	13.1%	40,154	14.6%
Two or More Races	457	3.1%	4,130	3.6%	10,734	3.9%
Hispanic Origin (Any Race)	3,445	23.1%	36,677	31.9%	100,443	36.5%

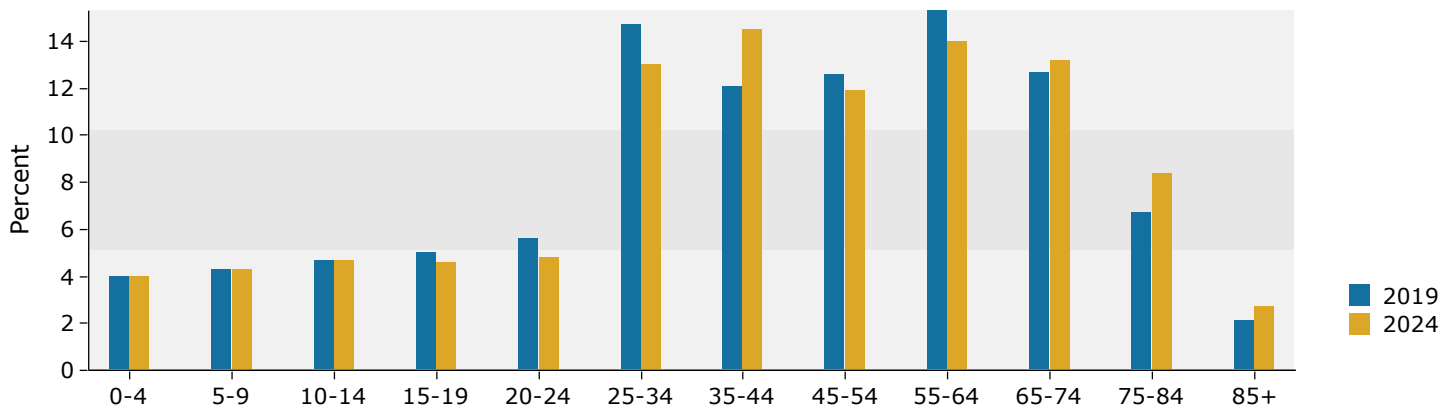
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

1 mile

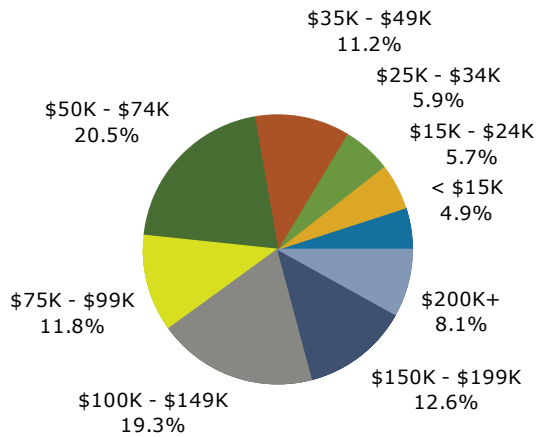
Trends 2019-2024



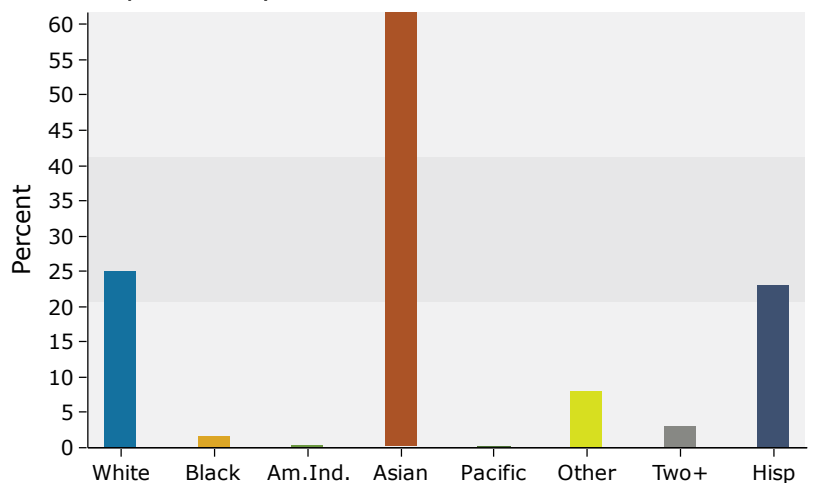
Population by Age



2019 Household Income



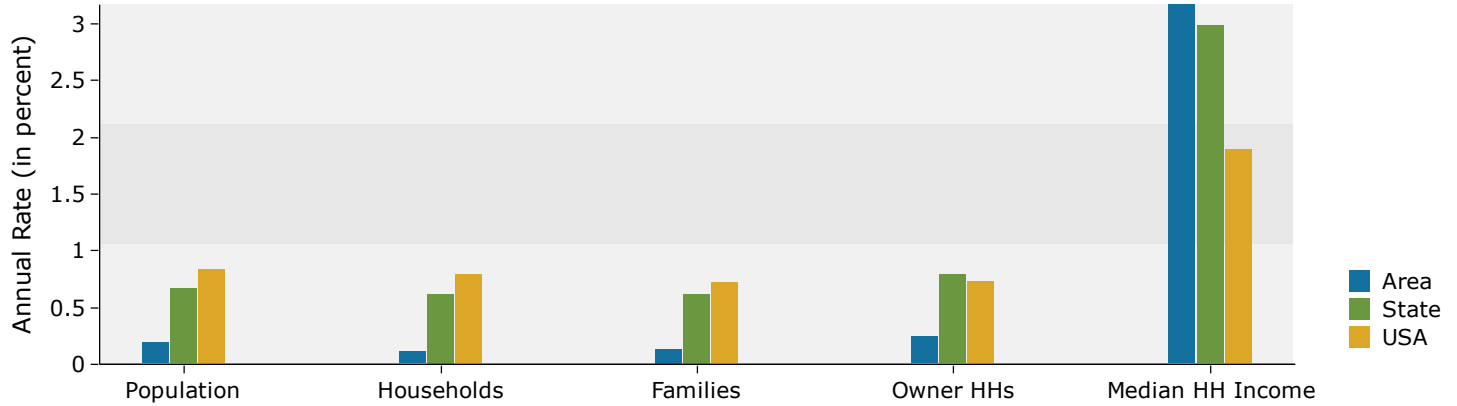
2019 Population by Race



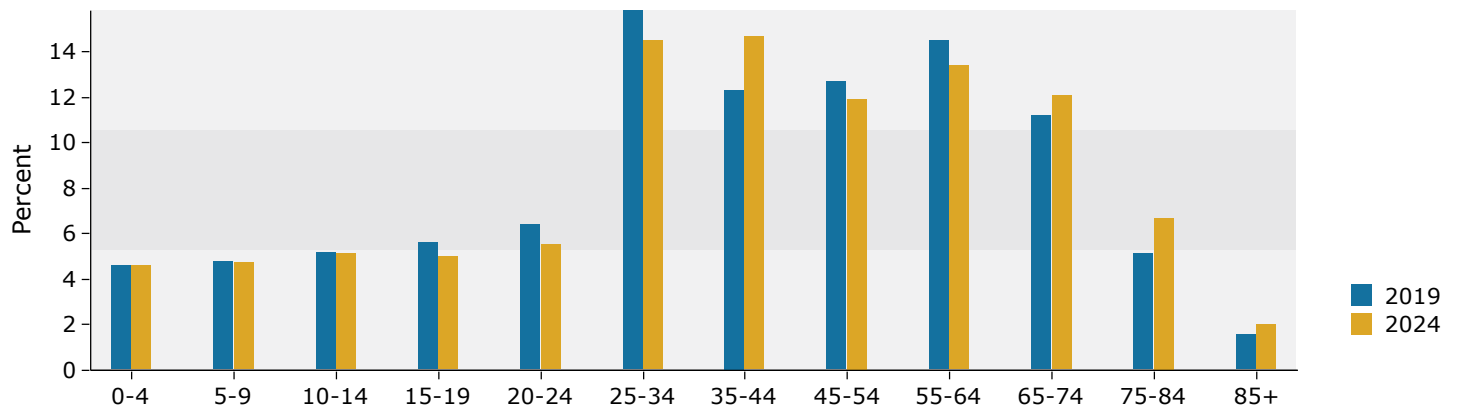
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3 miles

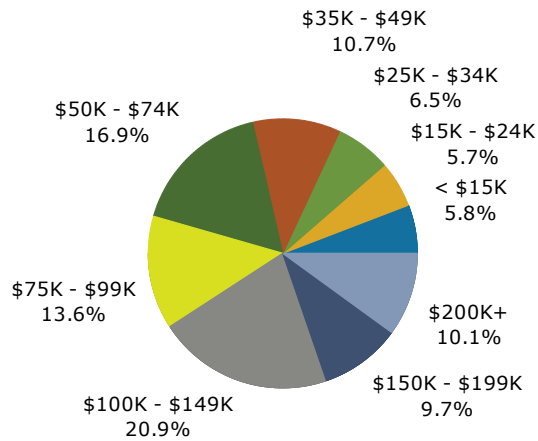
Trends 2019-2024



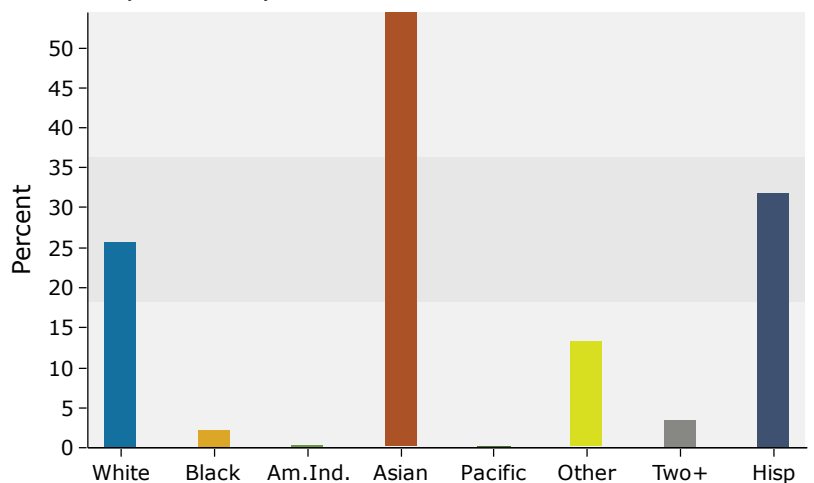
Population by Age



2019 Household Income



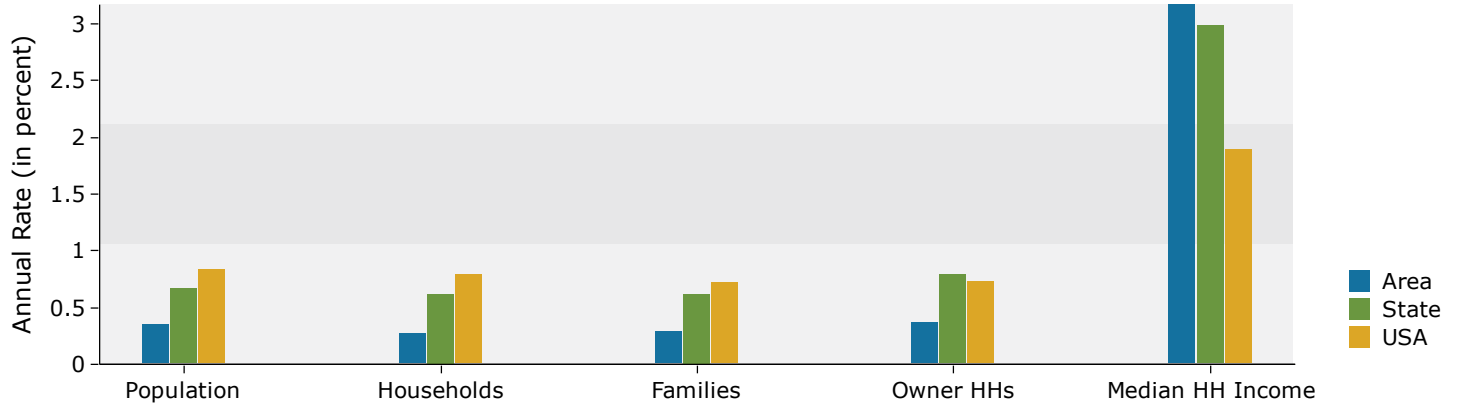
2019 Population by Race



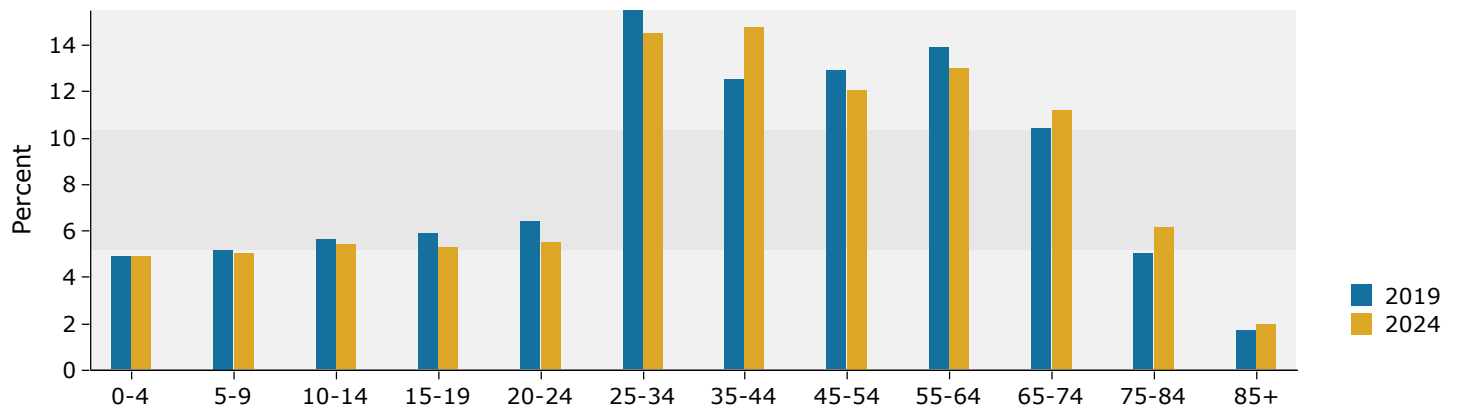
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

5 miles

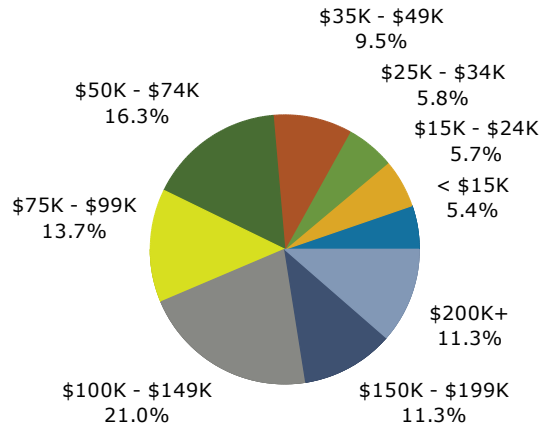
Trends 2019-2024



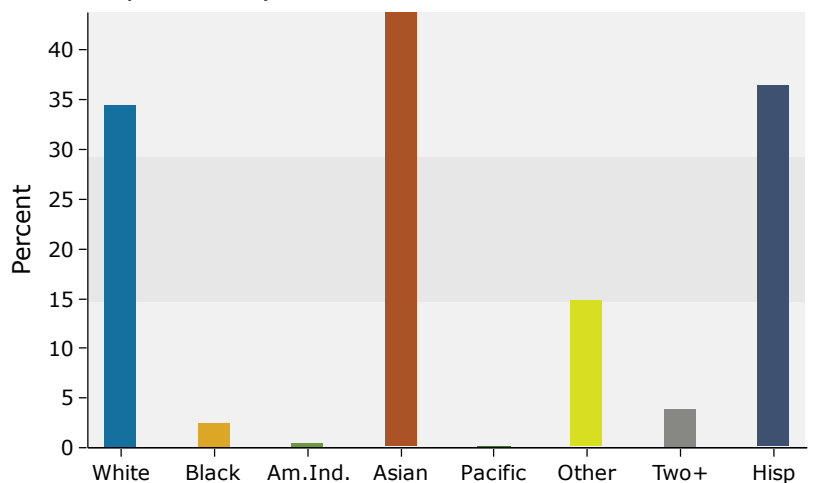
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.