



**International, Inc.**  
**BUSINESS**  
**PROPERTIES**

# Mandarin Plaza

## Retail Space For Lease

**18900-18932 E. Gale Ave. Rowland Heights, CA 91748**



- Huge 11,430 Sq. Ft. Boiling Crab restaurant just opened. Center is doing great business.
- Kang Ho-Dong BaekJeong Korean BBQ Restaurant and After's Ice Cream Grand Opened in January 2016.
- Adjacent to Freeway 60 & excellent freeway visibility. Tenant signs and building seen by over 250,000 cars daily.
- Directly across from 99 Ranch Market Shopping Center and the busiest of *all* 99 Ranch Markets.
- Adjacent to Best Western Hotel. Hotel has no on-site restaurant. Hotel clients come to Mandarin Plaza for meals.

- Brand new traffic light and crosswalk installed between 99 Ranch Market and Mandarin Plaza. Easy access and increased foot traffic from 99 Ranch Market Shopping Center to Mandarin Plaza.
- Over 10,000 employees within 1 mile. A primary focus point for daily shopping, lunch and dinner business. Area is a major commercial / industrial hub.
- +/- 1,300 Sq. Ft Restaurant Space (Feb. 2017)
- Located in a free-standing building, shared with easy ingress/ egress.

For more information, please contact **BP International, Inc.**

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DEMOGRAPHICS Source : CoStar	1-MILE	3-MILE	5-MILE
Population (2018)	21,474	139,581	323,632
Average HH Income (2018)	\$72,677	\$91,317	\$98,583

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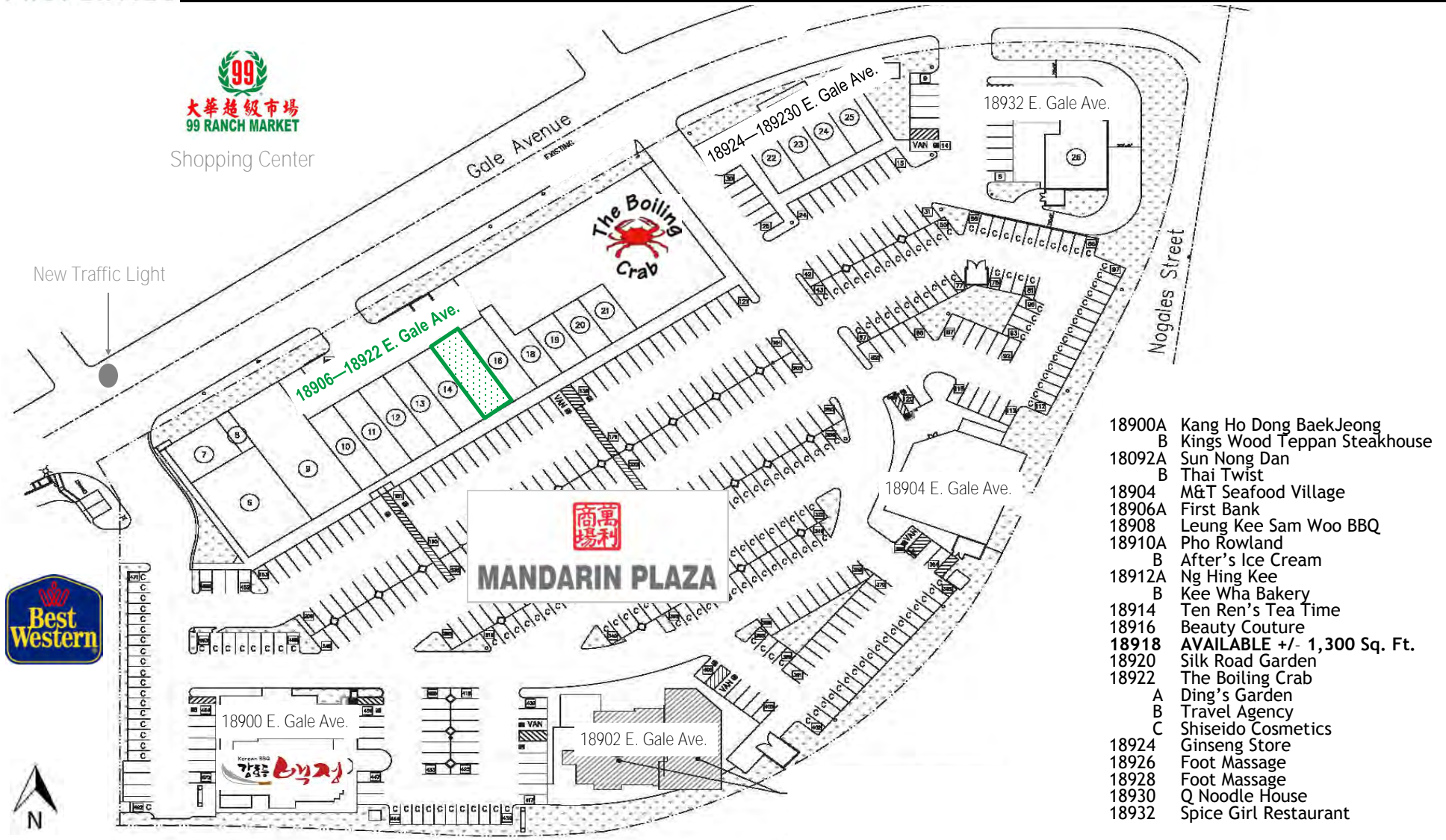


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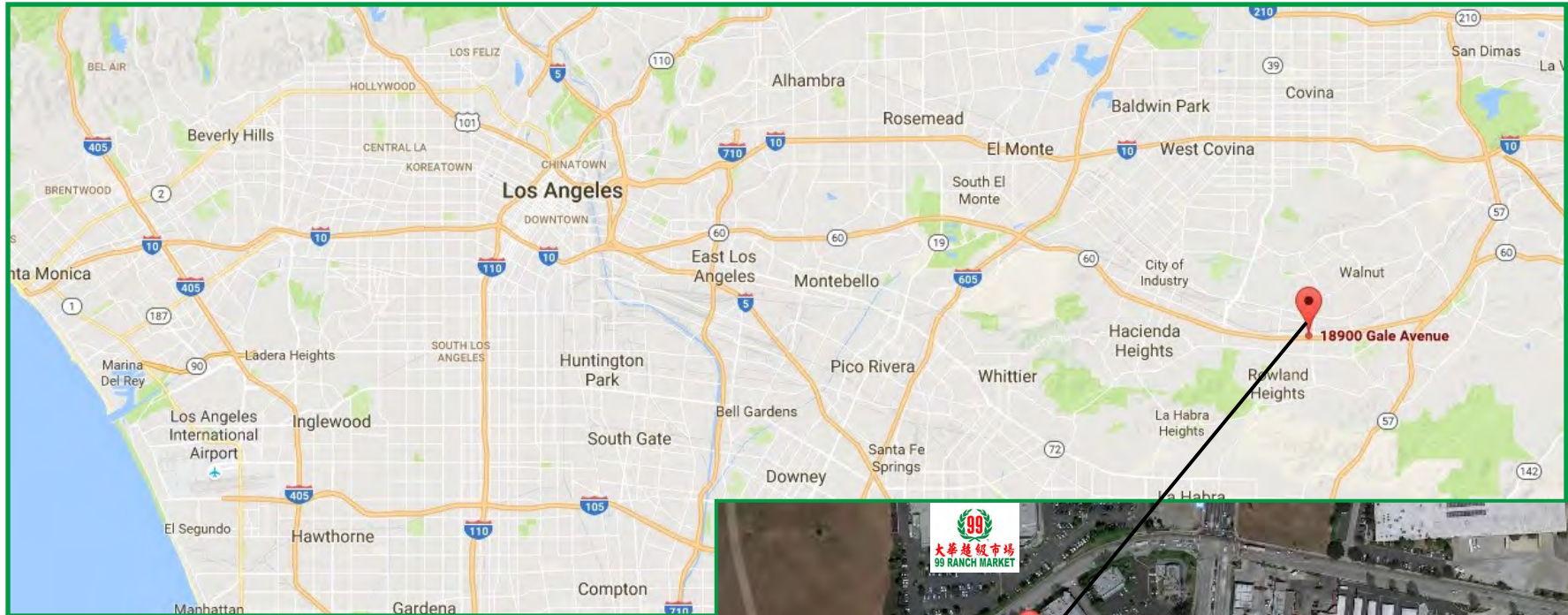


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# Demographic Detail Report

## Mandarin Plaza

18906-18922 E Gale Ave, Rowland Heights, CA 91748

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: -      % Leased: **100%**  
 GLA: **31,629 SF**      Rent/SF/Yr: -  
 Year Built: **1984**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Projection	22,163	143,520	332,859
2017 Estimate	21,474	139,581	323,632
2010 Census	20,233	134,308	311,890
Growth 2017 - 2022	3.21%	2.82%	2.85%
Growth 2010 - 2017	6.13%	3.93%	3.76%
<b>2017 Population by Age</b>			
	<b>21,474</b>	<b>139,581</b>	<b>323,632</b>
Age 0 - 4	1,306 6.08%	8,266 5.92%	19,041 5.88%
Age 5 - 9	1,173 5.46%	7,602 5.45%	17,803 5.50%
Age 10 - 14	1,177 5.48%	7,774 5.57%	18,660 5.77%
Age 15 - 19	1,341 6.24%	8,797 6.30%	21,193 6.55%
Age 20 - 24	1,605 7.47%	10,227 7.33%	24,137 7.46%
Age 25 - 29	1,768 8.23%	11,076 7.94%	25,269 7.81%
Age 30 - 34	1,548 7.21%	9,851 7.06%	22,067 6.82%
Age 35 - 39	1,335 6.22%	8,655 6.20%	19,573 6.05%
Age 40 - 44	1,310 6.10%	8,520 6.10%	19,726 6.10%
Age 45 - 49	1,393 6.49%	9,047 6.48%	21,304 6.58%
Age 50 - 54	1,465 6.82%	9,676 6.93%	22,837 7.06%
Age 55 - 59	1,456 6.78%	9,859 7.06%	22,942 7.09%
Age 60 - 64	1,303 6.07%	9,017 6.46%	20,395 6.30%
Age 65 - 69	1,086 5.06%	7,500 5.37%	16,676 5.15%
Age 70 - 74	806 3.75%	5,383 3.86%	12,053 3.72%
Age 75 - 79	583 2.71%	3,646 2.61%	8,408 2.60%
Age 80 - 84	403 1.88%	2,372 1.70%	5,723 1.77%
Age 85+	418 1.95%	2,313 1.66%	5,824 1.80%
Age 65+	3,296 15.35%	21,214 15.20%	48,684 15.04%
<b>Median Age</b>	<b>38.10</b>	<b>38.60</b>	<b>38.50</b>
<b>Average Age</b>	<b>39.00</b>	<b>39.10</b>	<b>39.00</b>



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4/30/2018

## Demographic Detail Report

<b>Mandarin Plaza</b>						
18906-18922 E Gale Ave, Rowland Heights, CA 91748						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2017 Population By Race</b>	<b>21,474</b>		<b>139,581</b>		<b>323,632</b>	
White	10,243	47.70%	65,129	46.66%	180,573	55.80%
Black	517	2.41%	3,757	2.69%	8,455	2.61%
Am. Indian & Alaskan	342	1.59%	1,473	1.06%	3,697	1.14%
Asian	9,878	46.00%	65,918	47.23%	122,785	37.94%
Hawaiian & Pacific Island	42	0.20%	318	0.23%	725	0.22%
Other	451	2.10%	2,986	2.14%	7,397	2.29%
<b>Population by Hispanic Origin</b>	<b>21,474</b>		<b>139,581</b>		<b>323,632</b>	
Non-Hispanic Origin	12,026	56.00%	81,146	58.14%	177,509	54.85%
Hispanic Origin	9,448	44.00%	58,436	41.87%	146,123	45.15%
<b>2017 Median Age, Male</b>	<b>36.20</b>		<b>36.60</b>		<b>36.60</b>	
<b>2017 Average Age, Male</b>	<b>37.80</b>		<b>37.90</b>		<b>37.80</b>	
<b>2017 Median Age, Female</b>	<b>40.00</b>		<b>40.50</b>		<b>40.40</b>	
<b>2017 Average Age, Female</b>	<b>40.10</b>		<b>40.20</b>		<b>40.10</b>	
<b>2017 Population by Occupation Classification</b>	<b>17,551</b>		<b>114,179</b>		<b>263,884</b>	
Civilian Employed	9,888	56.34%	65,869	57.69%	155,850	59.06%
Civilian Unemployed	435	2.48%	3,173	2.78%	7,690	2.91%
Civilian Non-Labor Force	7,227	41.18%	45,107	39.51%	100,215	37.98%
Armed Forces	1	0.01%	30	0.03%	129	0.05%
<b>Households by Marital Status</b>						
Married	3,477		24,619		58,428	
Married No Children	2,014		14,009		32,560	
Married w/Children	1,463		10,611		25,868	
<b>2017 Population by Education</b>	<b>16,037</b>		<b>103,421</b>		<b>236,765</b>	
Some High School, No Diploma	3,334	20.79%	19,016	18.39%	39,987	16.89%
High School Grad (Incl Equivalency)	3,502	21.84%	19,564	18.92%	46,945	19.83%
Some College, No Degree	4,391	27.38%	25,913	25.06%	61,621	26.03%
Associate Degree	1,163	7.25%	6,503	6.29%	13,968	5.90%
Bachelor Degree	2,875	17.93%	24,345	23.54%	52,911	22.35%
Advanced Degree	772	4.81%	8,080	7.81%	21,333	9.01%



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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2017 Population by Occupation</b>	<b>18,591</b>		<b>124,804</b>		<b>294,824</b>	
Real Estate & Finance	544	2.93%	4,569	3.66%	11,151	3.78%
Professional & Management	3,823	20.56%	28,829	23.10%	72,201	24.49%
Public Administration	201	1.08%	2,313	1.85%	6,610	2.24%
Education & Health	1,781	9.58%	13,453	10.78%	33,457	11.35%
Services	1,995	10.73%	11,338	9.08%	25,368	8.60%
Information	53	0.29%	876	0.70%	2,702	0.92%
Sales	2,915	15.68%	19,458	15.59%	45,061	15.28%
Transportation	387	2.08%	2,532	2.03%	4,815	1.63%
Retail	1,475	7.93%	7,874	6.31%	18,036	6.12%
Wholesale	934	5.02%	5,302	4.25%	11,166	3.79%
Manufacturing	1,141	6.14%	7,689	6.16%	18,379	6.23%
Production	1,544	8.31%	8,817	7.06%	18,842	6.39%
Construction	573	3.08%	3,964	3.18%	9,405	3.19%
Utilities	592	3.18%	4,049	3.24%	9,262	3.14%
Agriculture & Mining	50	0.27%	381	0.31%	736	0.25%
Farming, Fishing, Forestry	59	0.32%	239	0.19%	516	0.18%
Other Services	524	2.82%	3,121	2.50%	7,117	2.41%
<b>2017 Worker Travel Time to Job</b>	<b>9,395</b>		<b>62,587</b>		<b>148,612</b>	
<30 Minutes	4,311	45.89%	27,595	44.09%	66,657	44.85%
30-60 Minutes	3,619	38.52%	23,412	37.41%	55,936	37.64%
60+ Minutes	1,465	15.59%	11,580	18.50%	26,019	17.51%
<b>2010 Households by HH Size</b>	<b>5,692</b>		<b>37,630</b>		<b>89,701</b>	
1-Person Households	686	12.05%	4,006	10.65%	11,125	12.40%
2-Person Households	1,420	24.95%	9,095	24.17%	22,196	24.74%
3-Person Households	1,105	19.41%	7,580	20.14%	17,387	19.38%
4-Person Households	1,037	18.22%	7,442	19.78%	17,387	19.38%
5-Person Households	613	10.77%	4,351	11.56%	10,213	11.39%
6-Person Households	354	6.22%	2,395	6.36%	5,320	5.93%
7 or more Person Households	477	8.38%	2,761	7.34%	6,073	6.77%
<b>2017 Average Household Size</b>	<b>3.50</b>		<b>3.50</b>		<b>3.40</b>	
<b>Households</b>						
2022 Projection	6,254		40,374		96,016	
2017 Estimate	6,055		39,236		93,294	
2010 Census	5,693		37,631		89,701	
Growth 2017 - 2022	3.29%		2.90%		2.92%	
Growth 2010 - 2017	6.36%		4.27%		4.01%	



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<b>2017 Households by HH Income</b>	<b>6,056</b>		<b>39,236</b>		<b>93,295</b>	
<\$25,000	1,239	20.46%	5,439	13.86%	11,638	12.47%
\$25,000 - \$50,000	1,408	23.25%	8,051	20.52%	16,794	18.00%
\$50,000 - \$75,000	1,121	18.51%	7,297	18.60%	16,801	18.01%
\$75,000 - \$100,000	855	14.12%	5,502	14.02%	13,433	14.40%
\$100,000 - \$125,000	519	8.57%	4,006	10.21%	10,787	11.56%
\$125,000 - \$150,000	436	7.20%	3,181	8.11%	7,376	7.91%
\$150,000 - \$200,000	318	5.25%	3,004	7.66%	8,595	9.21%
\$200,000+	160	2.64%	2,756	7.02%	7,871	8.44%
<b>2017 Avg Household Income</b>	<b>\$72,677</b>		<b>\$91,317</b>		<b>\$98,583</b>	
<b>2017 Med Household Income</b>	<b>\$57,920</b>		<b>\$70,688</b>		<b>\$77,632</b>	
<b>2017 Occupied Housing</b>	<b>6,055</b>		<b>39,236</b>		<b>93,294</b>	
Owner Occupied	3,589	59.27%	27,343	69.69%	68,106	73.00%
Renter Occupied	2,466	40.73%	11,893	30.31%	25,188	27.00%
<b>2010 Housing Units</b>	<b>5,340</b>		<b>38,551</b>		<b>93,512</b>	
1 Unit	3,646	68.28%	30,927	80.22%	77,278	82.64%
2 - 4 Units	473	8.86%	2,484	6.44%	4,172	4.46%
5 - 19 Units	600	11.24%	2,026	5.26%	4,523	4.84%
20+ Units	621	11.63%	3,114	8.08%	7,539	8.06%
<b>2017 Housing Value</b>	<b>3,590</b>		<b>27,343</b>		<b>68,107</b>	
<\$100,000	399	11.11%	962	3.52%	1,645	2.42%
\$100,000 - \$200,000	32	0.89%	308	1.13%	717	1.05%
\$200,000 - \$300,000	239	6.66%	1,891	6.92%	4,376	6.43%
\$300,000 - \$400,000	942	26.24%	4,108	15.02%	11,210	16.46%
\$400,000 - \$500,000	1,008	28.08%	5,570	20.37%	13,327	19.57%
\$500,000 - \$1,000,000	894	24.90%	13,101	47.91%	32,327	47.47%
\$1,000,000+	76	2.12%	1,403	5.13%	4,505	6.61%
<b>2017 Median Home Value</b>	<b>\$418,155</b>		<b>\$531,772</b>		<b>\$542,975</b>	
<b>2017 Housing Units by Yr Built</b>	<b>6,180</b>		<b>40,285</b>		<b>96,261</b>	
Built 2010+	253	4.09%	1,615	4.01%	4,001	4.16%
Built 2000 - 2010	154	2.49%	952	2.36%	3,415	3.55%
Built 1990 - 1999	295	4.77%	3,205	7.96%	5,931	6.16%
Built 1980 - 1989	795	12.86%	9,394	23.32%	18,954	19.69%
Built 1970 - 1979	2,279	36.88%	13,544	33.62%	25,600	26.59%
Built 1960 - 1969	1,739	28.14%	7,528	18.69%	19,401	20.15%
Built 1950 - 1959	464	7.51%	3,092	7.68%	15,237	15.83%
Built <1949	201	3.25%	955	2.37%	3,722	3.87%
<b>2017 Median Year Built</b>	<b>1972</b>		<b>1975</b>		<b>1973</b>	



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