



International, Inc.
BUSINESS
PROPERTIES

Mandarin Plaza

Retail Space Available

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



- Huge 11,430 Sq. Ft. Boiling Crab restaurant. Center is doing great business.
- Co-Tenant with popular eateries such as Kang Ho-Dong BaekJeong Korean BBQ Restaurant, Sun Nong Dan and After's Ice Cream;
- 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 Retail Space (Sublease)
- Located in a the multi-tenant 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 (2020)	21,025	132,182	312,241
Average HH Income (2020)	\$72,708	\$94,002	\$101,073

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.

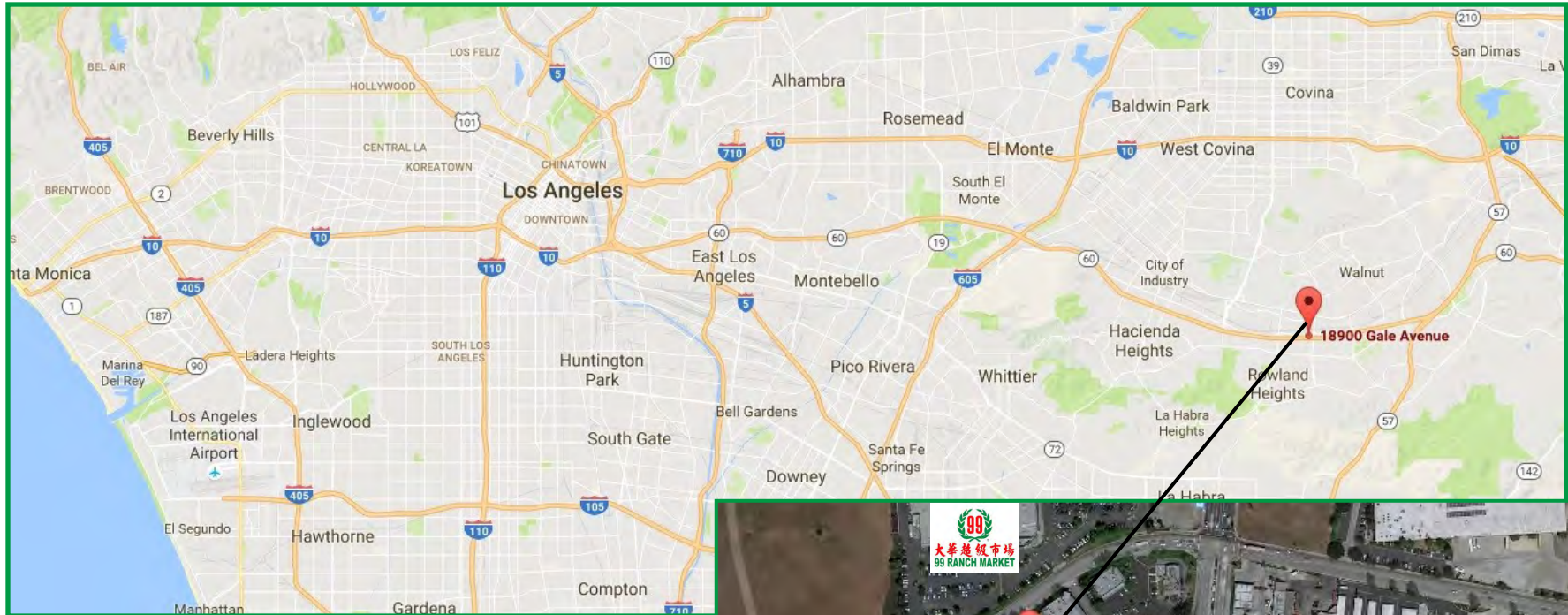


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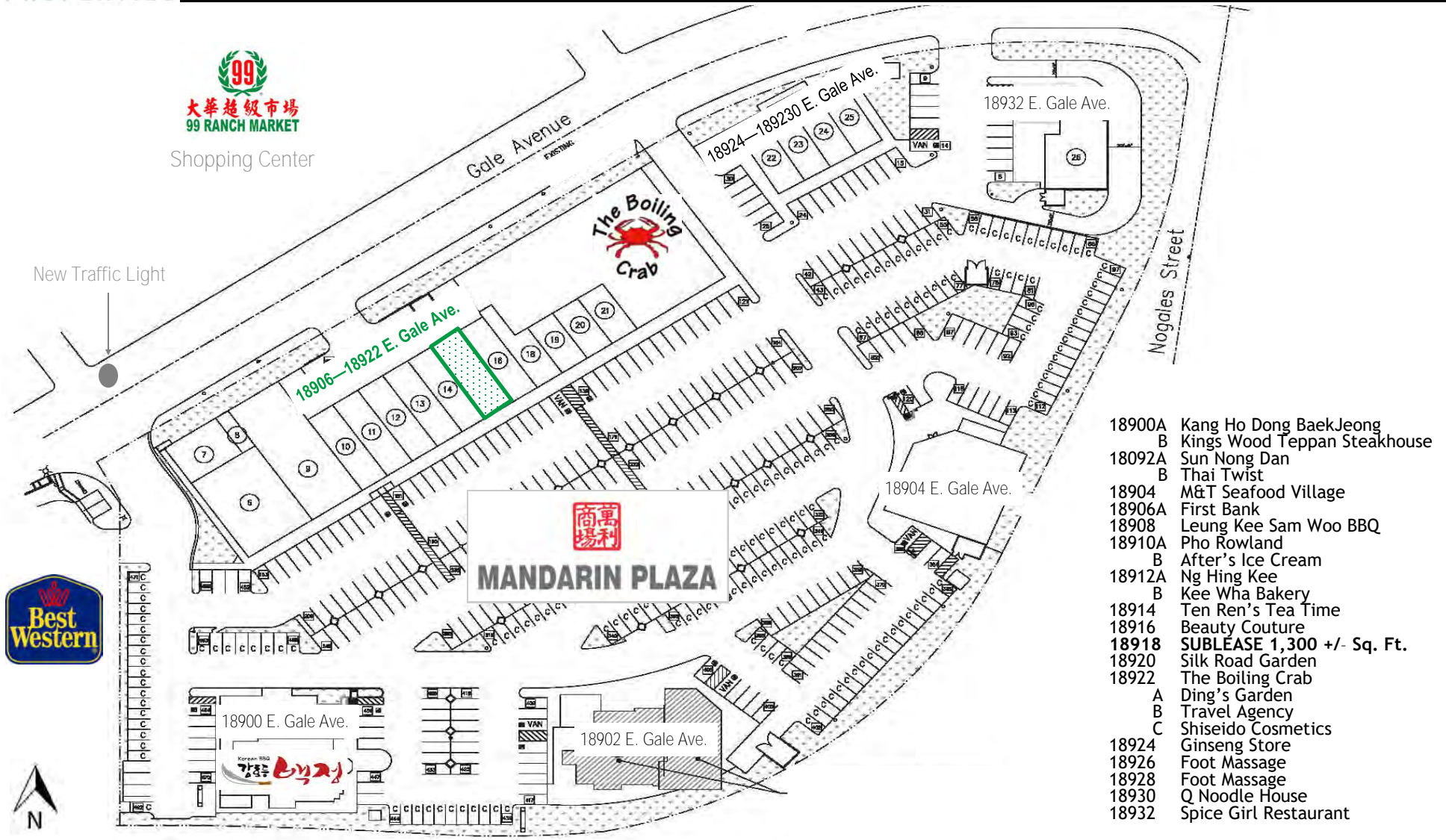


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Demographic Summary Report

Mandarin Plaza

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

Building Type: **General Retail**
 Secondary: -
 GLA: **31,629 SF**
 Year Built: **1984**

Total Available: **825 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	21,025		132,182		314,111	
2019 Estimate	20,862		131,736		312,241	
2010 Census	20,654		133,550		313,209	
Growth 2019 - 2024	0.78%		0.34%		0.60%	
Growth 2010 - 2019	1.01%		-1.36%		-0.31%	
2019 Population by Hispanic Origin	9,113		54,585		142,209	
2019 Population	20,862		131,736		312,241	
White	9,817	47.06%	60,707	46.08%	173,979	55.72%
Black	473	2.27%	3,410	2.59%	7,904	2.53%
Am. Indian & Alaskan	322	1.54%	1,343	1.02%	3,514	1.13%
Asian	9,766	46.81%	63,097	47.90%	118,840	38.06%
Hawaiian & Pacific Island	43	0.21%	304	0.23%	716	0.23%
Other	440	2.11%	2,875	2.18%	7,286	2.33%
U.S. Armed Forces	13		34		167	
Households						
2024 Projection	5,883		36,883		89,899	
2019 Estimate	5,844		36,785		89,384	
2010 Census	5,822		37,444		89,879	
Growth 2019 - 2024	0.67%		0.27%		0.58%	
Growth 2010 - 2019	0.38%		-1.76%		-0.55%	
Owner Occupied	3,341	57.17%	25,675	69.80%	65,058	72.78%
Renter Occupied	2,503	42.83%	11,110	30.20%	24,326	27.22%
2019 Households by HH Income	5,845		36,785		89,382	
Income: <\$25,000	1,231	21.06%	5,668	15.41%	11,749	13.14%
Income: \$25,000 - \$50,000	1,456	24.91%	6,859	18.65%	14,759	16.51%
Income: \$50,000 - \$75,000	1,041	17.81%	6,212	16.89%	15,130	16.93%
Income: \$75,000 - \$100,000	755	12.92%	5,196	14.13%	12,880	14.41%
Income: \$100,000 - \$125,000	484	8.28%	3,783	10.28%	10,611	11.87%
Income: \$125,000 - \$150,000	340	5.82%	3,137	8.53%	7,584	8.48%
Income: \$150,000 - \$200,000	342	5.85%	3,099	8.42%	8,685	9.72%
Income: \$200,000+	196	3.35%	2,831	7.70%	7,984	8.93%
2019 Avg Household Income	\$72,708		\$94,002		\$101,073	
2019 Med Household Income	\$55,438		\$73,523		\$80,926	



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1/27/2020