



Montrose Shopping Center

2254-2260 Honolulu Street, Montrose

Restaurant / Retail Space for Lease



LOCATION:

- Located in the heart of Montrose Shopping Park, host to the Annual Arts and Crafts Festival, Oktoberfest and weekend farmers market.

BUILDING FEATURES:

- Quaint, old town neighborhood, with heavy pedestrian traffic.
- Between Verdugo and Ocean View; border by 210 (Foothill/Pasadena) & 2 (Glendale) freeways to the north and east nestled in the Foothills;
- Between the San Gabriel and Verdugo Mountains just north of Glendale; 15 miles North of Downtown LA & 8 miles East of Pasadena.
- Honolulu Avenue is the main business street, with many restaurants and retailers.
- Over 65,000 in population resides in the Montrose, La Crescenta, Verdugo and La Canada Flintridge

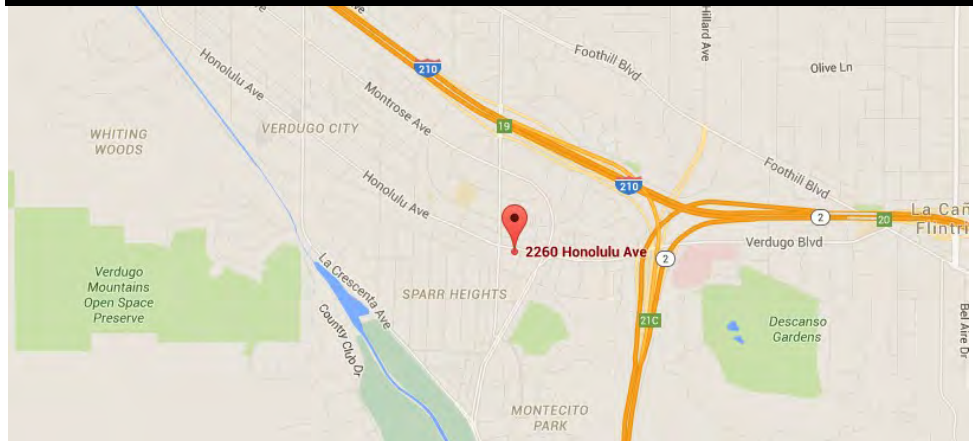
For More Information Please Contact

Patsy Ma, MBA, CCIM, CRX, CLS
 Tel: 626-821-3448 x100
 Fax: 626-821-9099
 Patsyma@bpinternational.net
 BRE# 00980137

BP International, Inc.
 650 West Duarte Road,
 Suite 1088
 Arcadia, CA 91007

www.bpinternational.net

DEMOGRAPHICS Source: CoStar	1-MILE	3-MILE	5-MILE
Population	16,585	84,366	319,393
Average HH Income	\$109,259	\$136,030	\$97,224



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.

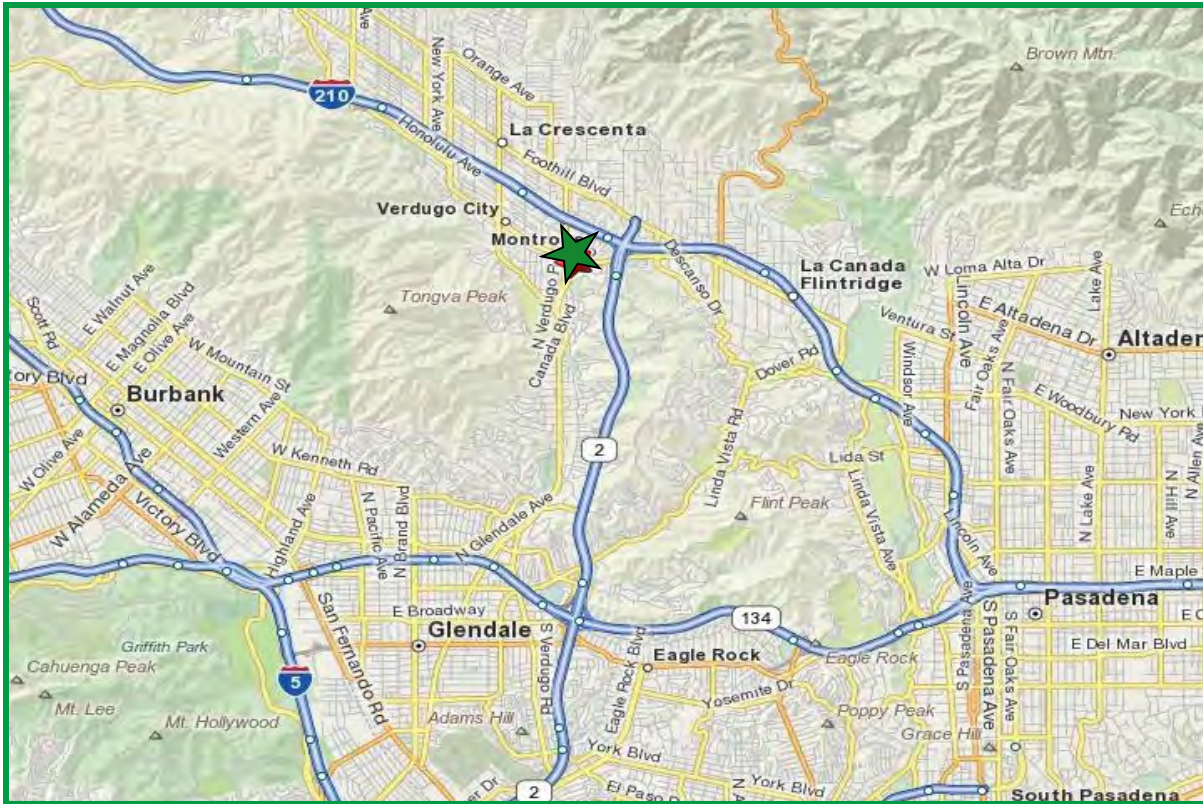


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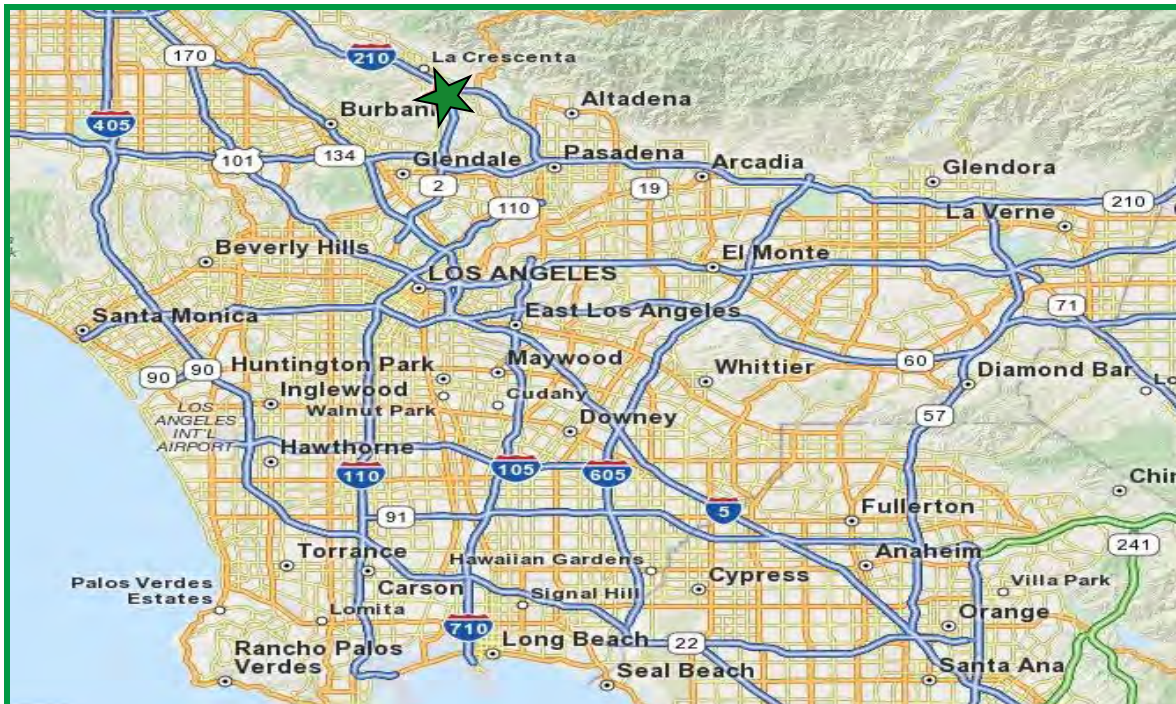
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Area Map



Regional Map



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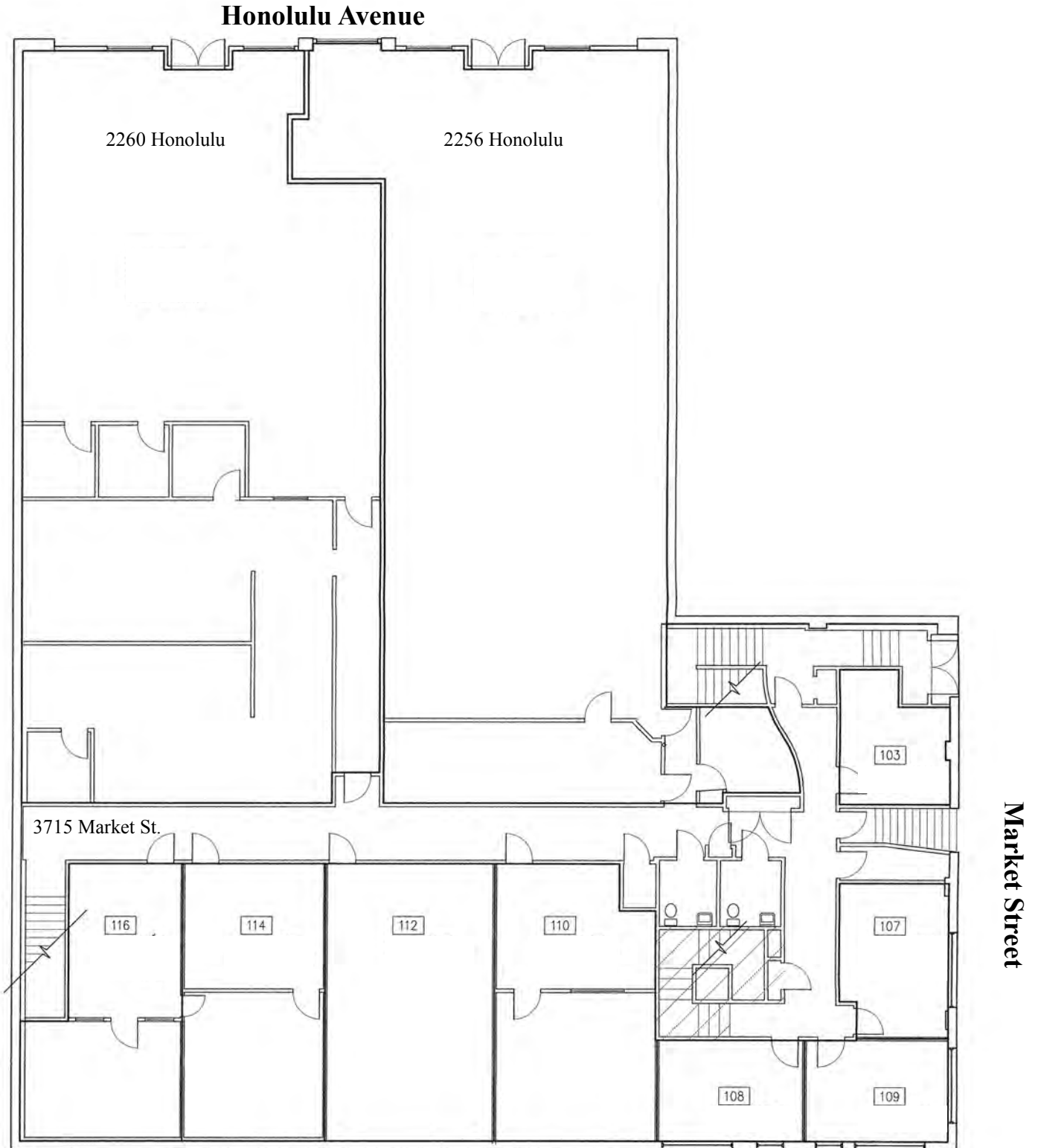




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Floor plan is not drawn to scale and subject to change without notice.

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Demographic Detail Report

3715 Market St, Glendale, CA 91208

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Storefront Retail/Office** % Leased: **100%**
 GLA: **11,295 SF** Rent/SF/Yr: **-**
 Year Built: **1945**



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	17,228	86,860	328,735
2017 Estimate	16,858	84,366	319,393
2010 Census	16,769	80,588	305,634
Growth 2017 - 2022	2.19%	2.96%	2.92%
Growth 2010 - 2017	0.53%	4.69%	4.50%
2017 Population by Age			
	16,858	84,366	319,393
Age 0 - 4	865 5.13%	4,097 4.86%	17,843 5.59%
Age 5 - 9	833 4.94%	3,998 4.74%	16,128 5.05%
Age 10 - 14	937 5.56%	4,680 5.55%	16,112 5.04%
Age 15 - 19	1,072 6.36%	5,602 6.64%	17,834 5.58%
Age 20 - 24	1,097 6.51%	5,884 6.97%	20,160 6.31%
Age 25 - 29	1,056 6.26%	5,337 6.33%	22,284 6.98%
Age 30 - 34	924 5.48%	4,208 4.99%	21,189 6.63%
Age 35 - 39	905 5.37%	3,867 4.58%	19,911 6.23%
Age 40 - 44	1,047 6.21%	4,564 5.41%	20,478 6.41%
Age 45 - 49	1,255 7.44%	5,889 6.98%	22,433 7.02%
Age 50 - 54	1,391 8.25%	7,047 8.35%	24,157 7.56%
Age 55 - 59	1,374 8.15%	7,292 8.64%	24,127 7.55%
Age 60 - 64	1,179 6.99%	6,401 7.59%	21,291 6.67%
Age 65 - 69	935 5.55%	5,097 6.04%	17,347 5.43%
Age 70 - 74	677 4.02%	3,665 4.34%	12,942 4.05%
Age 75 - 79	489 2.90%	2,645 3.14%	9,708 3.04%
Age 80 - 84	353 2.09%	1,894 2.24%	7,145 2.24%
Age 85+	470 2.79%	2,199 2.61%	8,303 2.60%
Age 65+	2,924 17.34%	15,500 18.37%	55,445 17.36%
Median Age	43.50	44.90	42.00
Average Age	41.50	42.00	41.10



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Demographic Detail Report

3715 Market St, Glendale, CA 91208

Radius	1 Mile	3 Mile	5 Mile
2017 Population By Race	16,858	84,366	319,393
White	12,017 71.28%	58,674 69.55%	230,638 72.21%
Black	167 0.99%	730 0.87%	14,890 4.66%
Am. Indian & Alaskan	57 0.34%	298 0.35%	2,060 0.64%
Asian	4,052 24.04%	21,857 25.91%	59,069 18.49%
Hawaiian & Pacific Island	15 0.09%	70 0.08%	351 0.11%
Other	551 3.27%	2,737 3.24%	12,384 3.88%
Population by Hispanic Origin	16,858	84,366	319,393
Non-Hispanic Origin	14,751 87.50%	75,531 89.53%	256,867 80.42%
Hispanic Origin	2,108 12.50%	8,836 10.47%	62,526 19.58%
2017 Median Age, Male	41.50	43.10	40.10
2017 Average Age, Male	40.00	40.90	39.80
2017 Median Age, Female	45.20	46.10	43.70
2017 Average Age, Female	42.80	43.00	42.40
2017 Population by Occupation Classification	14,011	70,478	265,743
Civilian Employed	8,888 63.44%	42,455 60.24%	159,112 59.87%
Civilian Unemployed	286 2.04%	1,372 1.95%	8,214 3.09%
Civilian Non-Labor Force	4,837 34.52%	26,632 37.79%	98,379 37.02%
Armed Forces	0 0.00%	19 0.03%	38 0.01%
Households by Marital Status			
Married	3,372	19,070	61,908
Married No Children	1,736	10,269	34,954
Married w/Children	1,636	8,801	26,954
2017 Population by Education	12,767	63,235	244,682
Some High School, No Diploma	705 5.52%	2,826 4.47%	30,836 12.60%
High School Grad (Incl Equivalency)	1,743 13.65%	7,640 12.08%	40,898 16.71%
Some College, No Degree	3,132 24.53%	15,097 23.87%	62,991 25.74%
Associate Degree	712 5.58%	3,130 4.95%	13,367 5.46%
Bachelor Degree	4,118 32.26%	20,201 31.95%	61,911 25.30%
Advanced Degree	2,357 18.46%	14,341 22.68%	34,679 14.17%



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Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	16,888		80,532		302,594	
Real Estate & Finance	810	4.80%	4,279	5.31%	12,788	4.23%
Professional & Management	6,311	37.37%	31,332	38.91%	95,684	31.62%
Public Administration	393	2.33%	1,588	1.97%	5,964	1.97%
Education & Health	2,138	12.66%	10,310	12.80%	38,940	12.87%
Services	831	4.92%	3,682	4.57%	24,374	8.06%
Information	745	4.41%	2,515	3.12%	10,079	3.33%
Sales	2,123	12.57%	10,464	12.99%	39,804	13.15%
Transportation	103	0.61%	393	0.49%	5,347	1.77%
Retail	747	4.42%	3,708	4.60%	16,110	5.32%
Wholesale	303	1.79%	1,775	2.20%	4,872	1.61%
Manufacturing	732	4.33%	3,253	4.04%	11,090	3.66%
Production	617	3.65%	2,026	2.52%	11,700	3.87%
Construction	284	1.68%	1,452	1.80%	9,215	3.05%
Utilities	158	0.94%	1,061	1.32%	6,266	2.07%
Agriculture & Mining	38	0.23%	179	0.22%	411	0.14%
Farming, Fishing, Forestry	7	0.04%	70	0.09%	220	0.07%
Other Services	548	3.24%	2,445	3.04%	9,730	3.22%
2017 Worker Travel Time to Job	8,420		40,022		150,281	
<30 Minutes	4,176	49.60%	21,498	53.72%	85,317	56.77%
30-60 Minutes	3,084	36.63%	14,636	36.57%	50,798	33.80%
60+ Minutes	1,160	13.78%	3,888	9.71%	14,166	9.43%
2010 Households by HH Size	6,640		28,995		112,464	
1-Person Households	1,962	29.55%	5,720	19.73%	27,046	24.05%
2-Person Households	1,863	28.06%	8,729	30.11%	33,014	29.36%
3-Person Households	1,148	17.29%	5,535	19.09%	20,560	18.28%
4-Person Households	1,135	17.09%	5,993	20.67%	19,682	17.50%
5-Person Households	371	5.59%	2,070	7.14%	7,525	6.69%
6-Person Households	110	1.66%	667	2.30%	2,762	2.46%
7 or more Person Households	51	0.77%	281	0.97%	1,875	1.67%
2017 Average Household Size	2.50		2.80		2.70	
Households						
2022 Projection	6,761		31,030		120,249	
2017 Estimate	6,625		30,171		116,923	
2010 Census	6,640		28,997		112,465	
Growth 2017 - 2022	2.05%		2.85%		2.84%	
Growth 2010 - 2017	-0.23%		4.05%		3.96%	



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Demographic Detail Report

3715 Market St, Glendale, CA 91208

Radius	1 Mile	3 Mile	5 Mile
2017 Households by HH Income	6,625	30,171	116,921
<\$25,000	879 13.27%	3,018 10.00%	23,083 19.74%
\$25,000 - \$50,000	1,009 15.23%	3,725 12.35%	21,107 18.05%
\$50,000 - \$75,000	1,097 16.56%	3,521 11.67%	16,661 14.25%
\$75,000 - \$100,000	697 10.52%	3,639 12.06%	15,186 12.99%
\$100,000 - \$125,000	927 13.99%	3,417 11.33%	11,160 9.54%
\$125,000 - \$150,000	590 8.91%	2,574 8.53%	7,342 6.28%
\$150,000 - \$200,000	615 9.28%	3,996 13.24%	9,885 8.45%
\$200,000+	811 12.24%	6,281 20.82%	12,497 10.69%
2017 Avg Household Income	\$109,259	\$136,030	\$97,224
2017 Med Household Income	\$86,746	\$108,651	\$71,355
2017 Occupied Housing	6,625	30,171	116,923
Owner Occupied	3,492 52.71%	22,057 73.11%	56,359 48.20%
Renter Occupied	3,133 47.29%	8,114 26.89%	60,564 51.80%
2010 Housing Units	6,820	30,834	119,763
1 Unit	3,899 57.17%	24,828 80.52%	63,323 52.87%
2 - 4 Units	675 9.90%	1,381 4.48%	8,191 6.84%
5 - 19 Units	1,202 17.62%	2,056 6.67%	26,871 22.44%
20+ Units	1,044 15.31%	2,569 8.33%	21,378 17.85%
2017 Housing Value	3,490	22,056	56,360
<\$100,000	17 0.49%	73 0.33%	306 0.54%
\$100,000 - \$200,000	21 0.60%	39 0.18%	241 0.43%
\$200,000 - \$300,000	45 1.29%	132 0.60%	1,420 2.52%
\$300,000 - \$400,000	79 2.26%	429 1.95%	4,391 7.79%
\$400,000 - \$500,000	356 10.20%	1,476 6.69%	7,520 13.34%
\$500,000 - \$1,000,000	2,175 62.32%	12,407 56.25%	30,837 54.71%
\$1,000,000+	797 22.84%	7,500 34.00%	11,645 20.66%
2017 Median Home Value	\$782,068	\$857,821	\$731,896
2017 Housing Units by Yr Built	6,838	30,923	120,053
Built 2010+	123 1.80%	1,101 3.56%	3,464 2.89%
Built 2000 - 2010	370 5.41%	944 3.05%	5,335 4.44%
Built 1990 - 1999	378 5.53%	1,521 4.92%	7,493 6.24%
Built 1980 - 1989	559 8.17%	2,339 7.56%	15,669 13.05%
Built 1970 - 1979	880 12.87%	3,310 10.70%	14,549 12.12%
Built 1960 - 1969	1,170 17.11%	5,080 16.43%	16,212 13.50%
Built 1950 - 1959	1,342 19.63%	7,600 24.58%	20,368 16.97%
Built <1949	2,016 29.48%	9,028 29.20%	36,963 30.79%
2017 Median Year Built	1960	1957	1961



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