



Plaza Metro Atlantic

Retail/Office Space For Lease

5161 Pomona Boulevard, East Los Angeles, CA 90022



FEATURES:

- Plaza Metro Atlantic, approximately 22,597 sq. ft. GLA on 44,000 +/- sq. ft. lot, has ample parking on-site, 64 parking spaces.
- Heavy Trafficked location: Property is situated just west of the major signalized intersection of Pomona Boulevard and Atlantic Boulevard, one block south of the 60 Freeway.
- Heavy Foot Traffic: Property is adjacent to a Gold Line Metro Atlantic Station parking structure with 266 +/- parking spaces. Immediately across from Gold Line Metro Station. Property is surrounded by strong businesses such as McDonald's, Kaiser Permanente, Pep Boys, Chevron, and more.

For more information, please contact
BP International, Inc.

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www.BPInternational.net

DEMOGRAPHICS

Source : CoStar (2017)

Population (2017)

Average HH Income (2017)

1-MILE

3-MILE

5-MILE

43,329

275,150

742,179

\$58,184

\$63,701

\$62,920

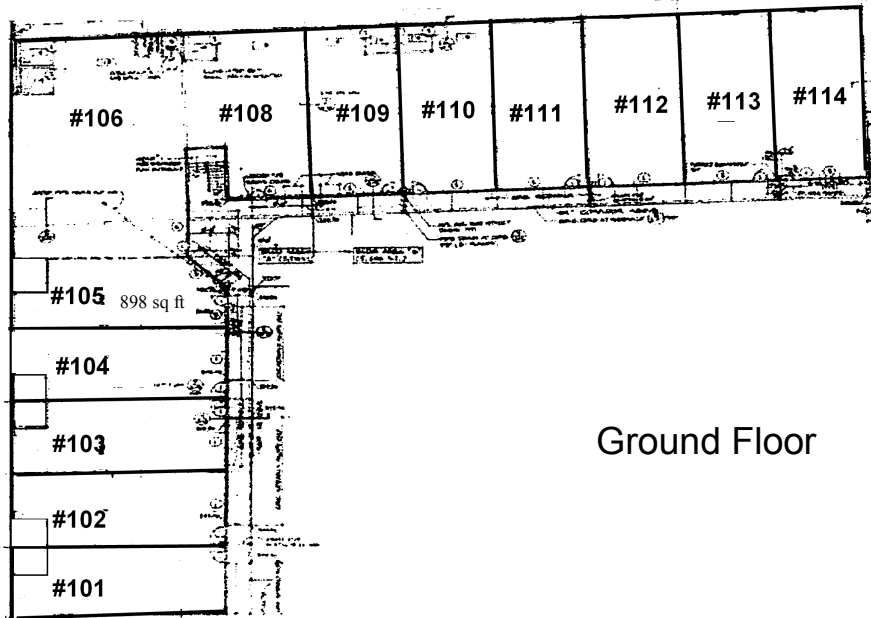
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Plaza Metro Atlantic

For Lease

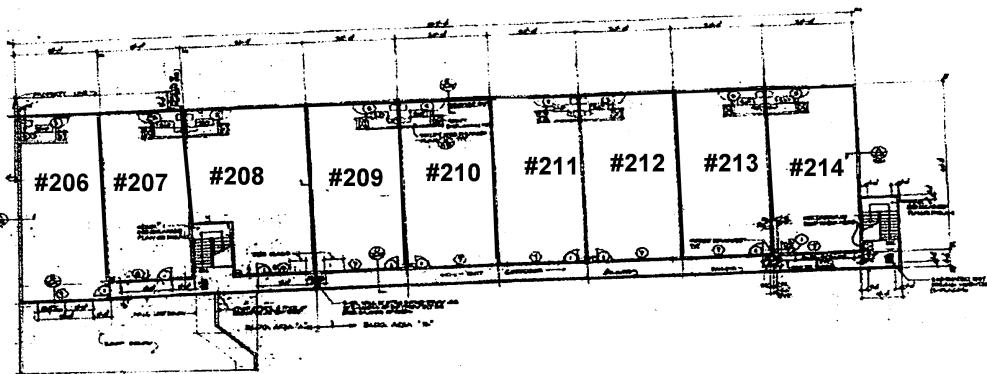
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Ground Floor

Restaurant and Retail Spaces Available (Ground Floor)

Unit	Tenant	Sq. Ft.
# 101 - 102	Tacos Ensenada	1,879
103 - 104	Chinese Restaurant	1,866
105	Beauty Salon	898
106	Party Store	2,184
108	Training Center	1,124
109	AVAILABLE	+/- 1,063
110	A+ Financials	1,000
111	T-Mobile	865
112	Dental Office	960
113	AVAILABLE	+/- 933
114	Health Food Store	933



Second Floor

Office Spaces Available (Second Floor)

Unit	Tenant	Sq. Ft.
# 206	Karate Studio	1,040
207	Computer Training	840
208	AVAILABLE	1,226
209	People's Yoga	957
210	Real Estate	933
211	Real Estate	933
212	Insurance	1,030
213	3D-Printing	1,016
214	Dasein	933

Demographic Detail Report

Plaza Metro Atlantic

5161 Pomona Blvd, Los Angeles, CA 90022

Building Type: **General Retail** Total Available: **1,996 SF**
 Secondary: **Storefront** % Leased: **91%**
 GLA: **22,171 SF** Rent/SF/Yr: **\$20.40**
 Year Built: **1990**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	44,555		280,811		759,014	
2017 Estimate	43,329		275,150		742,179	
2010 Census	41,675		275,573		735,252	
Growth 2017 - 2022	2.83%		2.06%		2.27%	
Growth 2010 - 2017	3.97%		-0.15%		0.94%	
2017 Population by Age						
	43,329		275,150		742,179	
Age 0 - 4	2,976	6.87%	18,416	6.69%	49,707	6.70%
Age 5 - 9	2,913	6.72%	18,095	6.58%	48,346	6.51%
Age 10 - 14	2,958	6.83%	18,294	6.65%	48,703	6.56%
Age 15 - 19	3,188	7.36%	19,504	7.09%	51,982	7.00%
Age 20 - 24	3,557	8.21%	21,517	7.82%	57,499	7.75%
Age 25 - 29	3,706	8.55%	22,664	8.24%	61,220	8.25%
Age 30 - 34	3,266	7.54%	20,570	7.48%	56,285	7.58%
Age 35 - 39	2,895	6.68%	18,680	6.79%	51,486	6.94%
Age 40 - 44	2,792	6.44%	18,087	6.57%	50,004	6.74%
Age 45 - 49	2,715	6.27%	17,612	6.40%	48,846	6.58%
Age 50 - 54	2,603	6.01%	16,735	6.08%	46,502	6.27%
Age 55 - 59	2,374	5.48%	15,417	5.60%	42,789	5.77%
Age 60 - 64	1,960	4.52%	13,158	4.78%	36,192	4.88%
Age 65 - 69	1,571	3.63%	10,750	3.91%	28,976	3.90%
Age 70 - 74	1,180	2.72%	8,177	2.97%	21,338	2.88%
Age 75 - 79	931	2.15%	6,369	2.31%	15,952	2.15%
Age 80 - 84	768	1.77%	4,968	1.81%	11,956	1.61%
Age 85+	977	2.25%	6,139	2.23%	14,397	1.94%
Age 65+	5,427	12.53%	36,403	13.23%	92,619	12.48%
Median Age	33.60		34.60		34.80	
Average Age	35.90		36.60		36.40	



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Demographic Detail Report

Plaza Metro Atlantic						
5161 Pomona Blvd, Los Angeles, CA 90022						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population By Race	43,329		275,150		742,179	
White	36,545	84.34%	211,182	76.75%	544,806	73.41%
Black	421	0.97%	3,361	1.22%	11,315	1.52%
Am. Indian & Alaskan	884	2.04%	5,274	1.92%	13,682	1.84%
Asian	4,757	10.98%	50,466	18.34%	158,470	21.35%
Hawaiian & Pacific Island	80	0.18%	493	0.18%	1,331	0.18%
Other	643	1.48%	4,374	1.59%	12,574	1.69%
Population by Hispanic Origin	43,329		275,150		742,179	
Non-Hispanic Origin	5,752	13.28%	60,899	22.13%	198,501	26.75%
Hispanic Origin	37,578	86.73%	214,251	77.87%	543,678	73.25%
2017 Median Age, Male	32.30		33.40		33.60	
2017 Average Age, Male	34.60		35.30		35.20	
2017 Median Age, Female	35.00		36.00		36.10	
2017 Average Age, Female	37.20		37.80		37.50	
2017 Population by Occupation Classification	33,847		216,450		585,045	
Civilian Employed	19,032	56.23%	121,486	56.13%	337,428	57.68%
Civilian Unemployed	1,319	3.90%	8,122	3.75%	22,000	3.76%
Civilian Non-Labor Force	13,478	39.82%	86,688	40.05%	225,383	38.52%
Armed Forces	18	0.05%	154	0.07%	234	0.04%
Households by Marital Status						
Married	5,819		38,120		103,222	
Married No Children	2,783		18,911		50,032	
Married w/Children	3,036		19,209		53,191	
2017 Population by Education	29,599		191,211		520,033	
Some High School, No Diploma	11,939	40.34%	73,055	38.21%	193,779	37.26%
High School Grad (Incl Equivalency)	6,530	22.06%	42,987	22.48%	112,455	21.62%
Some College, No Degree	5,930	20.03%	37,608	19.67%	101,624	19.54%
Associate Degree	1,862	6.29%	11,886	6.22%	34,091	6.56%
Bachelor Degree	2,530	8.55%	17,885	9.35%	54,922	10.56%
Advanced Degree	808	2.73%	7,790	4.07%	23,162	4.45%



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Demographic Detail Report

Plaza Metro Atlantic 5161 Pomona Blvd, Los Angeles, CA 90022						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	36,624		233,103		645,622	
Real Estate & Finance	713	1.95%	5,459	2.34%	15,203	2.35%
Professional & Management	5,473	14.94%	37,915	16.27%	107,847	16.70%
Public Administration	723	1.97%	4,764	2.04%	12,617	1.95%
Education & Health	4,008	10.94%	23,040	9.88%	64,942	10.06%
Services	3,991	10.90%	24,993	10.72%	71,974	11.15%
Information	278	0.76%	2,203	0.95%	6,721	1.04%
Sales	5,129	14.00%	32,256	13.84%	87,057	13.48%
Transportation	1,949	5.32%	10,871	4.66%	26,938	4.17%
Retail	2,508	6.85%	14,953	6.41%	41,361	6.41%
Wholesale	989	2.70%	6,762	2.90%	17,955	2.78%
Manufacturing	2,207	6.03%	15,948	6.84%	45,518	7.05%
Production	3,947	10.78%	24,594	10.55%	68,223	10.57%
Construction	1,920	5.24%	11,901	5.11%	30,796	4.77%
Utilities	1,429	3.90%	8,101	3.48%	22,154	3.43%
Agriculture & Mining	145	0.40%	977	0.42%	2,301	0.36%
Farming, Fishing, Forestry	127	0.35%	830	0.36%	1,988	0.31%
Other Services	1,088	2.97%	7,536	3.23%	22,027	3.41%
2017 Worker Travel Time to Job	18,486		117,869		325,294	
<30 Minutes	8,804	47.63%	58,434	49.58%	162,972	50.10%
30-60 Minutes	7,804	42.22%	46,542	39.49%	126,554	38.90%
60+ Minutes	1,878	10.16%	12,893	10.94%	35,768	11.00%
2010 Households by HH Size	11,507		75,894		205,739	
1-Person Households	1,775	15.43%	11,575	15.25%	32,496	15.79%
2-Person Households	2,358	20.49%	16,081	21.19%	43,780	21.28%
3-Person Households	2,025	17.60%	13,387	17.64%	36,629	17.80%
4-Person Households	2,014	17.50%	13,087	17.24%	36,049	17.52%
5-Person Households	1,461	12.70%	9,434	12.43%	25,200	12.25%
6-Person Households	847	7.36%	5,506	7.25%	14,643	7.12%
7 or more Person Households	1,027	8.93%	6,824	8.99%	16,942	8.23%
2017 Average Household Size	3.60		3.60		3.50	
Households						
2022 Projection	12,323		77,536		212,886	
2017 Estimate	11,979		75,931		208,060	
2010 Census	11,507		75,894		205,738	
Growth 2017 - 2022	2.87%		2.11%		2.32%	
Growth 2010 - 2017	4.10%		0.05%		1.13%	



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Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	11,980		75,931		208,061	
<\$25,000	3,407	28.44%	19,965	26.29%	55,862	26.85%
\$25,000 - \$50,000	3,103	25.90%	20,004	26.34%	55,247	26.55%
\$50,000 - \$75,000	2,292	19.13%	13,484	17.76%	36,688	17.63%
\$75,000 - \$100,000	1,581	13.20%	9,028	11.89%	23,949	11.51%
\$100,000 - \$125,000	559	4.67%	5,173	6.81%	14,676	7.05%
\$125,000 - \$150,000	467	3.90%	3,155	4.16%	8,181	3.93%
\$150,000 - \$200,000	399	3.33%	3,212	4.23%	8,094	3.89%
\$200,000+	172	1.44%	1,910	2.52%	5,364	2.58%
2017 Avg Household Income	\$58,184		\$63,701		\$62,920	
2017 Med Household Income	\$44,315		\$47,094		\$46,012	
2017 Occupied Housing	11,979		75,931		208,060	
Owner Occupied	5,132	42.84%	34,450	45.37%	85,008	40.86%
Renter Occupied	6,847	57.16%	41,481	54.63%	123,052	59.14%
2010 Housing Units	12,193		78,304		215,010	
1 Unit	8,936	73.29%	56,814	72.56%	140,150	65.18%
2 - 4 Units	1,500	12.30%	8,637	11.03%	23,798	11.07%
5 - 19 Units	1,395	11.44%	7,223	9.22%	28,672	13.34%
20+ Units	362	2.97%	5,630	7.19%	22,390	10.41%
2017 Housing Value	5,132		34,450		85,007	
<\$100,000	146	2.84%	824	2.39%	2,107	2.48%
\$100,000 - \$200,000	112	2.18%	947	2.75%	2,088	2.46%
\$200,000 - \$300,000	705	13.74%	3,888	11.29%	9,048	10.64%
\$300,000 - \$400,000	1,290	25.14%	7,866	22.83%	19,867	23.37%
\$400,000 - \$500,000	1,315	25.62%	7,800	22.64%	19,568	23.02%
\$500,000 - \$1,000,000	1,520	29.62%	12,529	36.37%	29,189	34.34%
\$1,000,000+	44	0.86%	596	1.73%	3,140	3.69%
2017 Median Home Value	\$423,802		\$447,435		\$448,004	
2017 Housing Units by Yr Built	12,228		78,706		216,924	
Built 2010+	335	2.74%	1,764	2.24%	5,430	2.50%
Built 2000 - 2010	253	2.07%	2,356	2.99%	8,883	4.09%
Built 1990 - 1999	472	3.86%	2,694	3.42%	9,935	4.58%
Built 1980 - 1989	498	4.07%	4,994	6.35%	18,558	8.56%
Built 1970 - 1979	1,522	12.45%	9,382	11.92%	25,631	11.82%
Built 1960 - 1969	2,037	16.66%	13,734	17.45%	35,934	16.57%
Built 1950 - 1959	3,210	26.25%	17,692	22.48%	43,788	20.19%
Built <1949	3,901	31.90%	26,090	33.15%	68,765	31.70%
2017 Median Year Built	1956		1956		1958	



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