



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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DEMOGRAPHICS

Source : CoStar (2017)

Population (2017)

Average HH Income (2017)

1-MILE

43,329

\$58,184

3-MILE

275,150

\$63,701

5-MILE

742,179

\$62,920

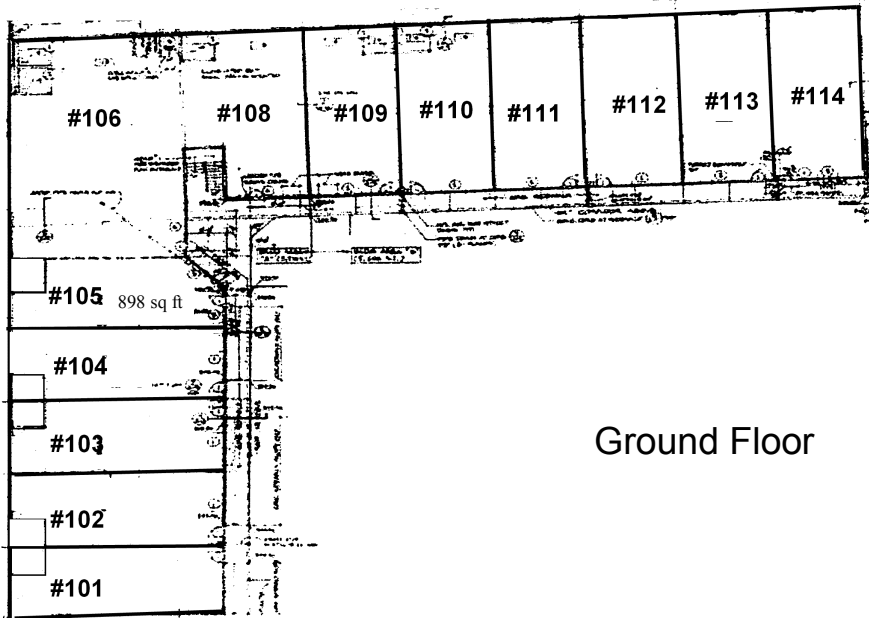
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Plaza Metro Atlantic

For Lease

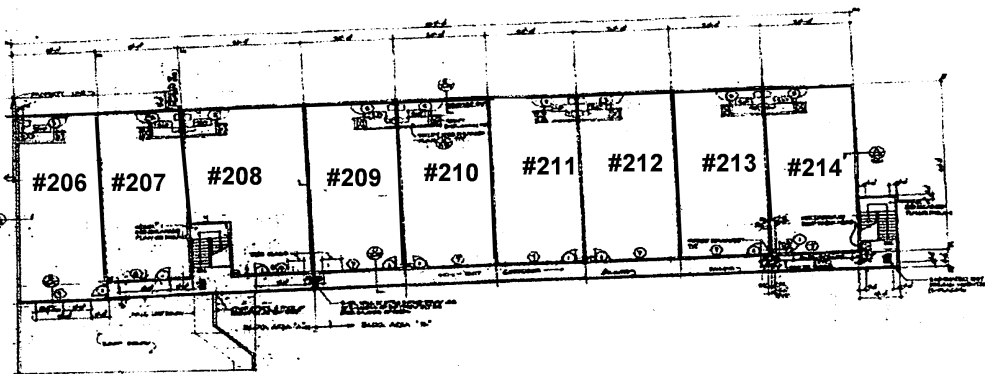
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Ground Floor

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

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| 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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