



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 (2020)

	1-MILE	3-MILE	5-MILE
Population	41,301	263,461	727,581
Average HH Income	\$66,679	\$71,928	\$70,679

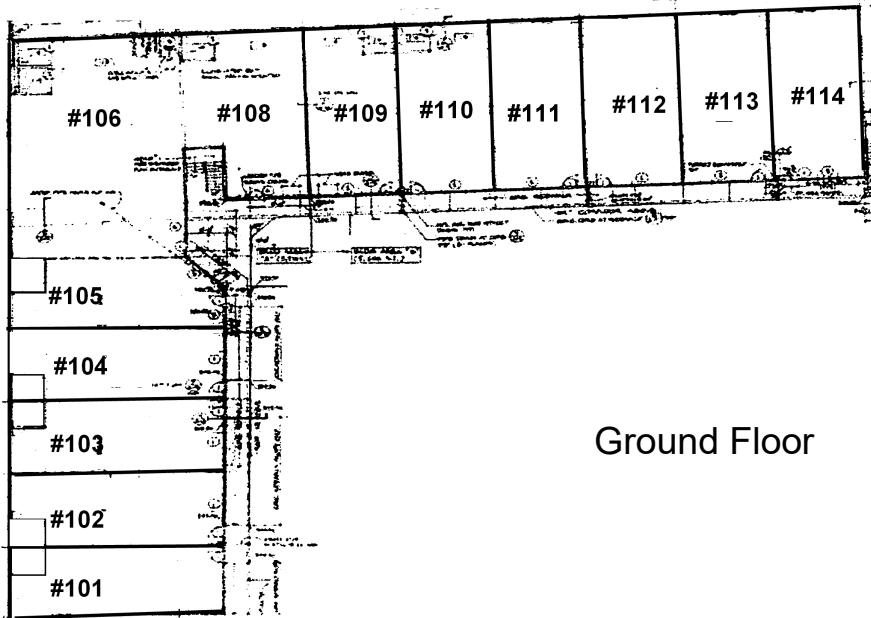
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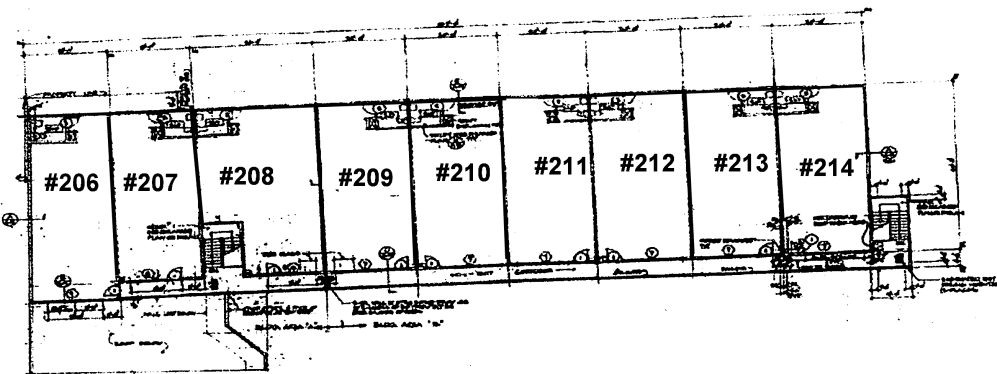
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Ground Floor



Second Floor

Restaurant and Retail Spaces Available (Ground Floor)

<u>Unit</u>	<u>Tenant</u>	<u>Sq. Ft.</u>
# 101 - 102	Tacos Ensenada	1,879
103 - 104	AVAILABLE	1,866 +/- Sq. Ft.
105	Beauty Salon	898
106	AVAILABLE	2,184 +/- Sq. Ft.
108	Training Center	1,124
109	Barber Shop	1,063
110	A+ Financials	1,000
111	Metro PCS	865
112	Dental Office	960
113	Cell Phone Repair	933
114	AVAILABLE	933 +/- Sq. Ft.

Office Spaces Available (Second Floor)

<u>Unit</u>	<u>Tenant</u>	<u>Sq. Ft.</u>
# 206	Karate Studio	1,040
207	AVAILABLE	840 +/- Sq. Ft.
208	Law Office	1,226
209	People's Yoga Studio	957
210-211	AVAILABLE	1,866 +/- Sq. Ft.
212	All State Insurance	1,030
213	3D-Printing	1,016
214	Farmers Insurance	933

Demographic Summary Report

Plaza Metro Atlantic

5161 Pomona Blvd, Los Angeles, CA 90022

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **22,171 SF**
 Year Built: **1990**

Total Available: **4,572 SF**
 % Leased: **87.79%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	41,095		260,180		722,216	
2020 Estimate	41,301		263,461		727,581	
2010 Census	41,483		275,113		740,136	
Growth 2020 - 2025	-0.50%		-1.25%		-0.74%	
Growth 2010 - 2020	-0.44%		-4.24%		-1.70%	
2020 Population by Hispanic Origin	35,906		204,894		530,748	
2020 Population	41,301		263,461		727,581	
White	34,852	84.39%	201,562	76.51%	531,271	73.02%
Black	403	0.98%	3,194	1.21%	12,890	1.77%
Am. Indian & Alaskan	827	2.00%	4,919	1.87%	12,979	1.78%
Asian	4,518	10.94%	48,994	18.60%	156,422	21.50%
Hawaiian & Pacific Island	74	0.18%	482	0.18%	1,343	0.18%
Other	628	1.52%	4,310	1.64%	12,677	1.74%
U.S. Armed Forces	14		67		110	
Households						
2025 Projection	11,272		71,521		200,871	
2020 Estimate	11,336		72,443		202,364	
2010 Census	11,438		75,772		205,940	
Growth 2020 - 2025	-0.56%		-1.27%		-0.74%	
Growth 2010 - 2020	-0.89%		-4.39%		-1.74%	
Owner Occupied	4,833	42.63%	32,871	45.37%	82,271	40.65%
Renter Occupied	6,504	57.37%	39,572	54.63%	120,092	59.34%
2020 Households by HH Income	11,336		72,445		202,365	
Income: <\$25,000	2,714	23.94%	17,028	23.50%	48,626	24.03%
Income: \$25,000 - \$50,000	3,106	27.40%	17,352	23.95%	48,999	24.21%
Income: \$50,000 - \$75,000	2,124	18.74%	13,022	17.98%	36,171	17.87%
Income: \$75,000 - \$100,000	1,290	11.38%	9,083	12.54%	24,798	12.25%
Income: \$100,000 - \$125,000	761	6.71%	5,993	8.27%	16,701	8.25%
Income: \$125,000 - \$150,000	450	3.97%	3,321	4.58%	9,415	4.65%
Income: \$150,000 - \$200,000	515	4.54%	3,495	4.82%	9,460	4.67%
Income: \$200,000+	376	3.32%	3,151	4.35%	8,195	4.05%
2020 Avg Household Income	\$66,679		\$71,928		\$70,679	
2020 Med Household Income	\$48,724		\$53,224		\$52,209	



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7/23/2020