

Puente Hills East Retail/Restaurant Space for Lease

17883 Colima Road, City of Industry, CA



FEATURES:

Puente Hills East shopping center is strategically located in the heart of Puente Hills retail hub, adjacent to the Puente Hills Mall. It is easily accessible from the Pomona (SR-60) Freeway via Azusa Avenue, benefiting from high traffic counts, the Center is on Colima Rd and the 60 Freeway, anchored by Costco, Target, LA Fitness and many strong national and regional tenants.

- Located on Colima Road between Walnut Hall Road and Stoner Creek Road;
- Co-Tenants are In-N-Out Burger, Nijya Market, Citibank, BIF Furniture, Pep Boys, Union Bank, Curry House, etc.

The design of the Puente Hills East captures the affluent population that resides in the vicinity of the project and in the nearby neighborhoods of San Gabriel Valley and North Orange County.

DEMOGRAPHICS Source : CoStar (2018)	1-MILE	3-MILE	5-MILE
Population	16,335	145,524	363,917
Average HH Income	\$84,000	\$89,532	\$94,601

Total GLA: 425,624 SF

Traffic Counts:

Pomona Freeway (Hwy 60):	219,500 CPD
Colima Rd & Azusa Blvd.:	91,718 CPD
Gale Ave.:	21,788 CPD

For more information, please contact **BP International, Inc.**
Patsy Ma, MBA, CCIM, CRRP, CRX, CLS DRE# 00980137
patsyma@bpinternational.net
 650 W. Duarte Rd., #1088, Arcadia, CA 91007
 Tel: 626-821-3448 x 100 Fax: 626-821-9099 www.BPInternational.net

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.

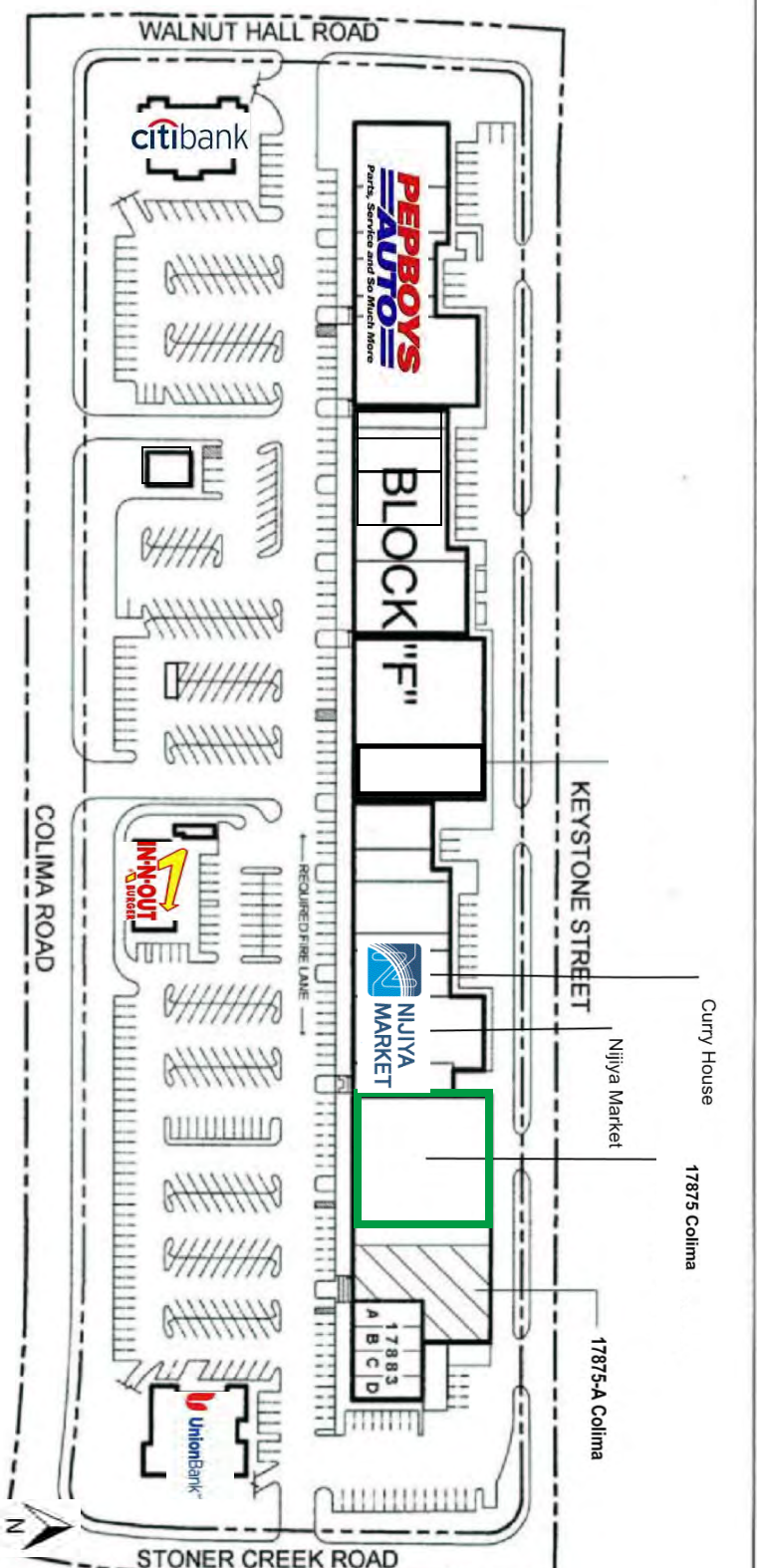


Puente Hills East Retail/Restaurant Space for Lease

17883 Colima Road, City of Industry, CA

Unit Colima Road	Tenant	GLA
17805	Pepboys	22,188
17827	Dental Office	1,596
17829	Lu's Garden	2,016
17831	Veterinary Clinic	1,680
17833	CA Eye and Ear Specialist	2,352
17837	Puente Hills Cleaners	1,440
17843	Re/Max 2000 Realty	8,000
17851	China Trust Bank USA	11,433
17851-B	Far East National Bank	5,346
17855	Sushi Kamon	3,132
17859	Pho Fula II	2,200
17861-A	I Fu Bakery	2,280
17861-B	Tutti Frutti Frozen Yogurt	1,200
17863	Mr. Lamb Chinese Restaurant	1,392
17865	Curry House	3,045

Unit Colima Road	Tenant	GLA
17869	Nijiya Market	7,000
17871/17873	Credit Union of Southern CA	3,248
17875	AVAILABLE	12,500
17875A	DaVita	12,500
17883-A	Hair Salon	1,625
17883-B	Gongg-Cha Tea House	1,210
17883-C	Logistics	986
17883-D	Smelly Pot Restaurant	1,382
17801	Citi Bank	5,040
17823	Cowboy Café	1,102
17841	Kiosk	486
17849	In-N-Out Burger	3,050
17899	Union Bank of California	5,445



For more information, please contact **BP International, Inc.**

Patsy Ma, MBA, CCIM, CRX, CLS DRE# 00980137
patsyma@bpinternational.net

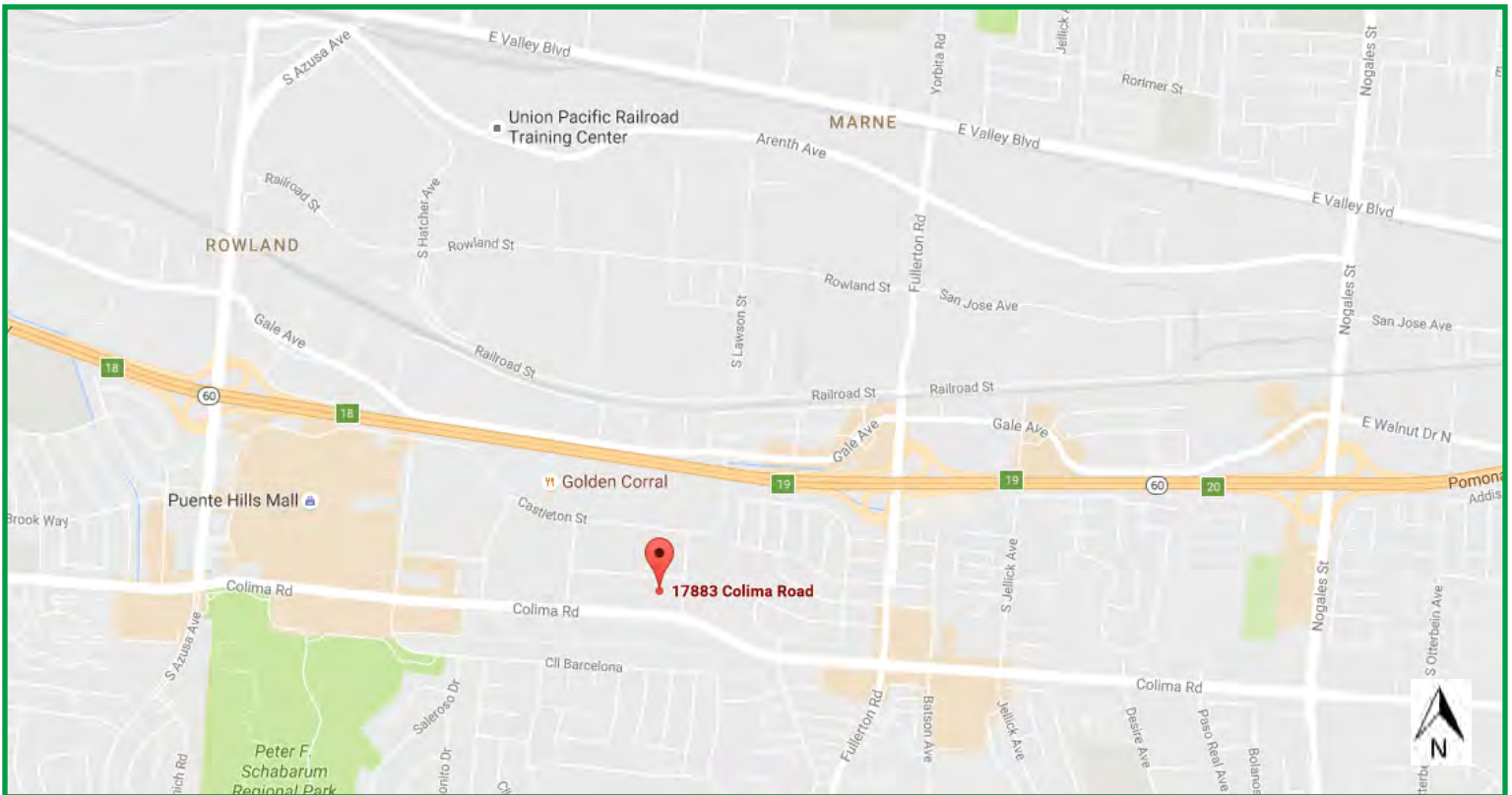
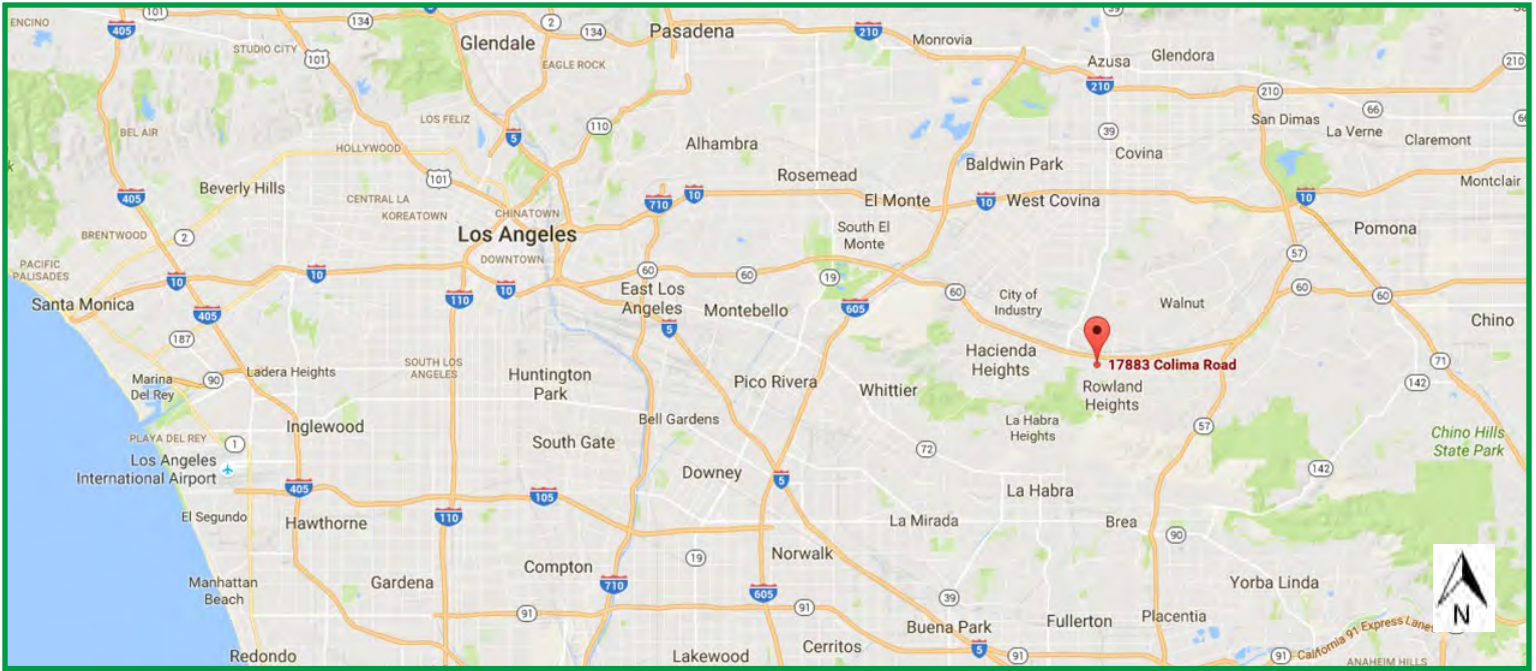
650 W. Duarte Rd., #1088, Arcadia, CA 91007

Tel: 626-821-3448 x 100 Fax: 626-821-9099 www.BPInternational.net

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.



Puente Hills East Retail/Restaurant Space for Lease 17883 Colima Road, City of Industry, CA



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.

96'-0"

Storage

Electric room

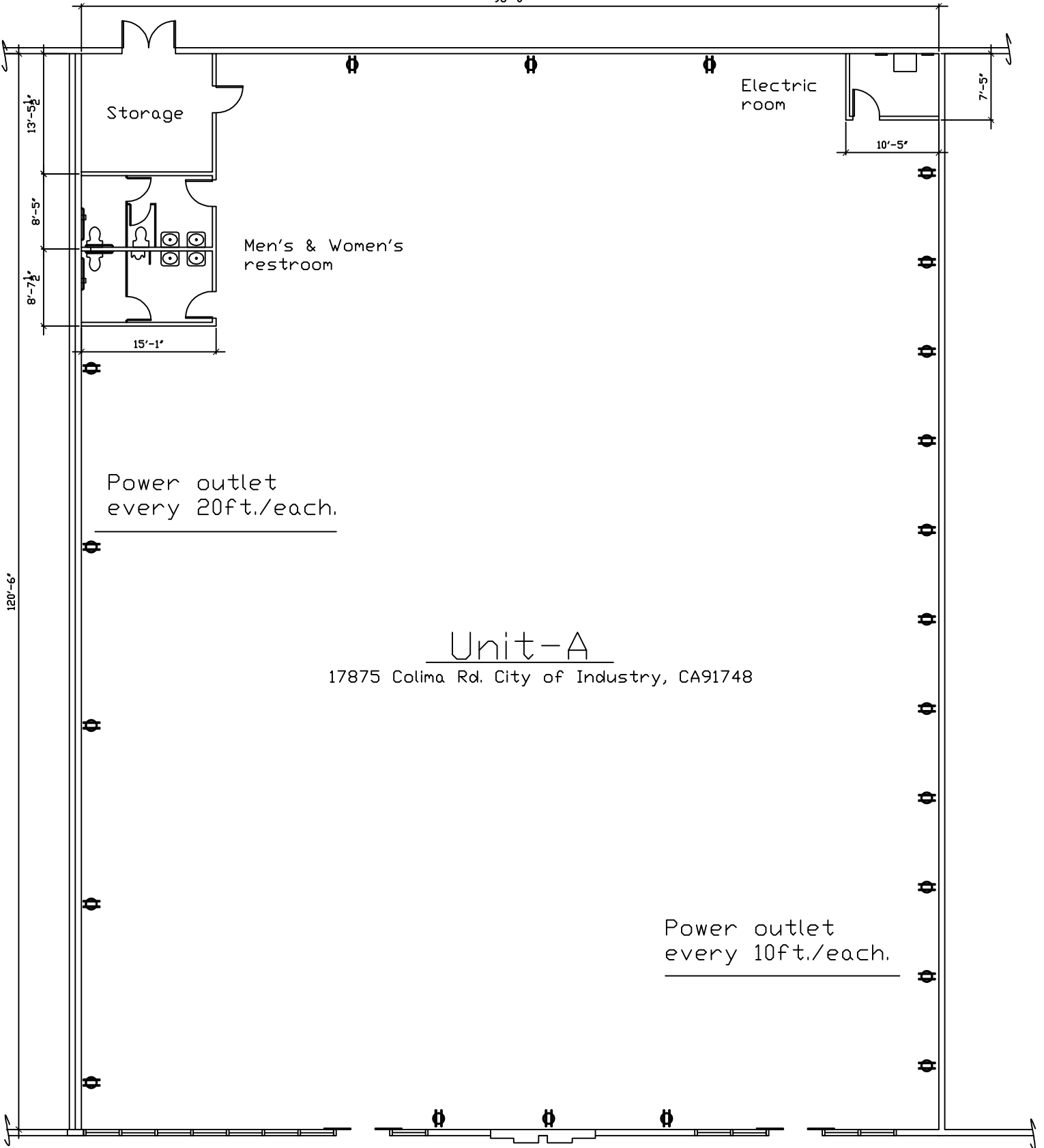
Men's & Women's restroom

Power outlet every 20ft./each.

Unit-A

17875 Colima Rd. City of Industry, CA91748

Power outlet every 10ft./each.



Demographic Detail Report

Puente Hills East 17829-17883 Colima Rd, City of Industry, CA 91748

Building Type: **General Retail** Total Available: **12,500 SF**
 Secondary: **Storefront** % Leased: **100%**
 GLA: **84,114 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1980**



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	17,019	149,787	374,438
2017 Estimate	16,355	145,524	363,917
2010 Census	14,688	139,215	350,636
Growth 2017 - 2022	4.06%	2.93%	2.89%
Growth 2010 - 2017	11.35%	4.53%	3.79%

2017 Population by Age	16,355		145,524		363,917	
Age 0 - 4	1,017	6.22%	8,780	6.03%	21,807	5.99%
Age 5 - 9	935	5.72%	8,175	5.62%	20,723	5.69%
Age 10 - 14	888	5.43%	8,337	5.73%	21,757	5.98%
Age 15 - 19	944	5.77%	9,293	6.39%	24,354	6.69%
Age 20 - 24	1,124	6.87%	10,688	7.34%	27,352	7.52%
Age 25 - 29	1,343	8.21%	11,554	7.94%	28,488	7.83%
Age 30 - 34	1,300	7.95%	10,363	7.12%	24,998	6.87%
Age 35 - 39	1,175	7.18%	9,235	6.35%	22,290	6.13%
Age 40 - 44	1,117	6.83%	9,106	6.26%	22,441	6.17%
Age 45 - 49	1,106	6.76%	9,508	6.53%	23,904	6.57%
Age 50 - 54	1,114	6.81%	9,916	6.81%	25,158	6.91%
Age 55 - 59	1,100	6.73%	9,910	6.81%	24,903	6.84%
Age 60 - 64	975	5.96%	8,919	6.13%	21,971	6.04%
Age 65 - 69	796	4.87%	7,416	5.10%	18,032	4.95%
Age 70 - 74	560	3.42%	5,441	3.74%	13,170	3.62%
Age 75 - 79	374	2.29%	3,822	2.63%	9,319	2.56%
Age 80 - 84	243	1.49%	2,557	1.76%	6,474	1.78%
Age 85+	245	1.50%	2,504	1.72%	6,778	1.86%
Age 65+	2,218	13.56%	21,740	14.94%	53,773	14.78%
Median Age	37.70		38.00		37.80	
Average Age	38.30		38.70		38.60	



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. Copyrighted report licensed to BP International, Inc. - 854092.

5/1/2018

Demographic Detail Report

Puente Hills East						
17829-17883 Colima Rd, City of Industry, CA 91748						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population By Race	16,355		145,524		363,917	
White	6,785	41.49%	76,797	52.77%	226,267	62.18%
Black	356	2.18%	3,502	2.41%	8,904	2.45%
Am. Indian & Alaskan	159	0.97%	1,780	1.22%	4,646	1.28%
Asian	8,700	53.19%	60,147	41.33%	115,099	31.63%
Hawaiian & Pacific Island	23	0.14%	342	0.24%	815	0.22%
Other	332	2.03%	2,957	2.03%	8,186	2.25%
Population by Hispanic Origin	16,355		145,524		363,917	
Non-Hispanic Origin	9,988	61.07%	75,637	51.98%	177,632	48.81%
Hispanic Origin	6,367	38.93%	69,887	48.02%	186,286	51.19%
2017 Median Age, Male	36.20		36.20		36.00	
2017 Average Age, Male	37.30		37.60		37.40	
2017 Median Age, Female	39.30		39.80		39.60	
2017 Average Age, Female	39.30		39.80		39.70	
2017 Population by Occupation Classification	13,326		118,375		294,756	
Civilian Employed	7,589	56.95%	68,229	57.64%	173,449	58.84%
Civilian Unemployed	256	1.92%	3,294	2.78%	8,831	3.00%
Civilian Non-Labor Force	5,465	41.01%	46,813	39.55%	112,313	38.10%
Armed Forces	16	0.12%	39	0.03%	163	0.06%
Households by Marital Status						
Married	2,799		24,822		63,490	
Married No Children	1,599		14,024		35,184	
Married w/Children	1,200		10,799		28,306	
2017 Population by Education	12,725		107,168		263,569	
Some High School, No Diploma	1,899	14.92%	21,663	20.21%	49,108	18.63%
High School Grad (Incl Equivalency)	2,451	19.26%	22,129	20.65%	56,248	21.34%
Some College, No Degree	2,930	23.03%	26,202	24.45%	69,052	26.20%
Associate Degree	1,278	10.04%	6,916	6.45%	15,645	5.94%
Bachelor Degree	3,222	25.32%	22,620	21.11%	52,298	19.84%
Advanced Degree	945	7.43%	7,638	7.13%	21,218	8.05%



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. Copyrighted report licensed to BP International, Inc. - 854092.

5/1/2018

Demographic Detail Report

Puente Hills East						
17829-17883 Colima Rd, City of Industry, CA 91748						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	14,122		128,615		327,726	
Real Estate & Finance	630	4.46%	4,277	3.33%	11,646	3.55%
Professional & Management	3,226	22.84%	28,303	22.01%	74,815	22.83%
Public Administration	249	1.76%	2,400	1.87%	6,926	2.11%
Education & Health	1,419	10.05%	13,617	10.59%	35,985	10.98%
Services	1,738	12.31%	12,171	9.46%	30,247	9.23%
Information	91	0.64%	971	0.75%	2,987	0.91%
Sales	2,201	15.59%	20,040	15.58%	50,732	15.48%
Transportation	456	3.23%	2,544	1.98%	5,423	1.65%
Retail	1,016	7.19%	8,590	6.68%	21,273	6.49%
Wholesale	410	2.90%	4,941	3.84%	12,071	3.68%
Manufacturing	768	5.44%	8,156	6.34%	21,030	6.42%
Production	879	6.22%	9,831	7.64%	22,973	7.01%
Construction	265	1.88%	4,449	3.46%	11,427	3.49%
Utilities	365	2.58%	4,286	3.33%	10,183	3.11%
Agriculture & Mining	12	0.08%	448	0.35%	896	0.27%
Farming, Fishing, Forestry	11	0.08%	254	0.20%	617	0.19%
Other Services	386	2.73%	3,337	2.59%	8,495	2.59%
2017 Worker Travel Time to Job	7,374		65,164		166,082	
<30 Minutes	3,815	51.74%	28,276	43.39%	76,053	45.79%
30-60 Minutes	2,454	33.28%	25,219	38.70%	63,286	38.11%
60+ Minutes	1,105	14.99%	11,669	17.91%	26,743	16.10%
2010 Households by HH Size	4,375		38,330		99,335	
1-Person Households	533	12.18%	4,190	10.93%	12,580	12.66%
2-Person Households	1,111	25.39%	9,105	23.75%	24,155	24.32%
3-Person Households	981	22.42%	7,446	19.43%	18,527	18.65%
4-Person Households	832	19.02%	7,304	19.06%	18,778	18.90%
5-Person Households	447	10.22%	4,529	11.82%	11,674	11.75%
6-Person Households	225	5.14%	2,568	6.70%	6,191	6.23%
7 or more Person Households	246	5.62%	3,188	8.32%	7,430	7.48%
2017 Average Household Size	3.30		3.60		3.50	
Households						
2022 Projection	5,123		41,423		106,354	
2017 Estimate	4,915		40,211		103,302	
2010 Census	4,376		38,330		99,336	
Growth 2017 - 2022	4.23%		3.01%		2.95%	
Growth 2010 - 2017	12.32%		4.91%		3.99%	



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. Copyrighted report licensed to BP International, Inc. - 854092.

5/1/2018

Demographic Detail Report

Puente Hills East						
17829-17883 Colima Rd, City of Industry, CA 91748						
Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	4,916		40,210		103,303	
<\$25,000	966	19.65%	5,799	14.42%	13,543	13.11%
\$25,000 - \$50,000	1,182	24.04%	8,251	20.52%	19,848	19.21%
\$50,000 - \$75,000	1,015	20.65%	7,776	19.34%	18,747	18.15%
\$75,000 - \$100,000	534	10.86%	5,801	14.43%	15,153	14.67%
\$100,000 - \$125,000	264	5.37%	3,992	9.93%	11,655	11.28%
\$125,000 - \$150,000	265	5.39%	2,923	7.27%	7,626	7.38%
\$150,000 - \$200,000	258	5.25%	2,924	7.27%	8,977	8.69%
\$200,000+	432	8.79%	2,744	6.82%	7,754	7.51%
2017 Avg Household Income	\$84,000		\$89,532		\$94,601	
2017 Med Household Income	\$56,738		\$69,134		\$74,322	
2017 Occupied Housing	4,915		40,212		103,302	
Owner Occupied	2,117	43.07%	27,866	69.30%	73,825	71.47%
Renter Occupied	2,798	56.93%	12,346	30.70%	29,477	28.53%
2010 Housing Units	5,019		39,580		102,636	
1 Unit	2,477	49.35%	31,979	80.80%	84,160	82.00%
2 - 4 Units	895	17.83%	2,382	6.02%	4,376	4.26%
5 - 19 Units	758	15.10%	2,112	5.34%	5,075	4.94%
20+ Units	889	17.71%	3,107	7.85%	9,025	8.79%
2017 Housing Value	2,116		27,865		73,826	
<\$100,000	17	0.80%	921	3.31%	2,212	3.00%
\$100,000 - \$200,000	11	0.52%	322	1.16%	912	1.24%
\$200,000 - \$300,000	74	3.50%	2,503	8.98%	5,416	7.34%
\$300,000 - \$400,000	326	15.41%	5,809	20.85%	13,497	18.28%
\$400,000 - \$500,000	333	15.74%	5,813	20.86%	14,900	20.18%
\$500,000 - \$1,000,000	1,172	55.39%	11,416	40.97%	32,553	44.09%
\$1,000,000+	183	8.65%	1,081	3.88%	4,336	5.87%
2017 Median Home Value	\$626,706		\$475,305		\$499,838	
2017 Housing Units by Yr Built	5,029		41,088		106,334	
Built 2010+	392	7.79%	1,694	4.12%	4,130	3.88%
Built 2000 - 2010	34	0.68%	902	2.20%	3,155	2.97%
Built 1990 - 1999	370	7.36%	2,846	6.93%	5,931	5.58%
Built 1980 - 1989	1,364	27.12%	6,828	16.62%	16,831	15.83%
Built 1970 - 1979	1,500	29.83%	13,287	32.34%	26,134	24.58%
Built 1960 - 1969	995	19.79%	8,831	21.49%	22,883	21.52%
Built 1950 - 1959	325	6.46%	5,373	13.08%	21,697	20.40%
Built <1949	49	0.97%	1,327	3.23%	5,573	5.24%
2017 Median Year Built	1977		1973		1970	



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. Copyrighted report licensed to BP International, Inc. - 854092.

5/1/2018