



Puente Hills East Retail/Restaurant Space for Lease

17575 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, and many strong national and regional tenants. An integral feature of Puente Hills East is the strong retail and business activity generated by the Asian businesses and residential communities. It has an in-depth mix of convenience retail services, financial, restaurants, specialty ethnic foods and grocery market; these tenants include McDonald's, In-N-Out Burger, Nijiya Market, Marie Calendar's, Citibank, Pieology, Chili's, and BJ's.

Puente Hills East shopping center 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.

Video walk-thru of 17575 Colima Rd, Unit B: <https://youtu.be/wmjUpS19IMU>

DEMOGRAPHICS	Source : CoStar (2021)		
	1-MILE	3-MILE	5-MILE
Population	11,932	140,475	347,730
Average HH Income	\$99,437	\$104,044	\$110,207

Total GLA: 425,624 SF

Traffic Counts:

Pomona Freeway (Hwy 60):	331,334 CPD
Azusa Ave & Colima Rd:	37,214 CPD
Colima Rd & Albatross Rd:	34,770 CPD

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

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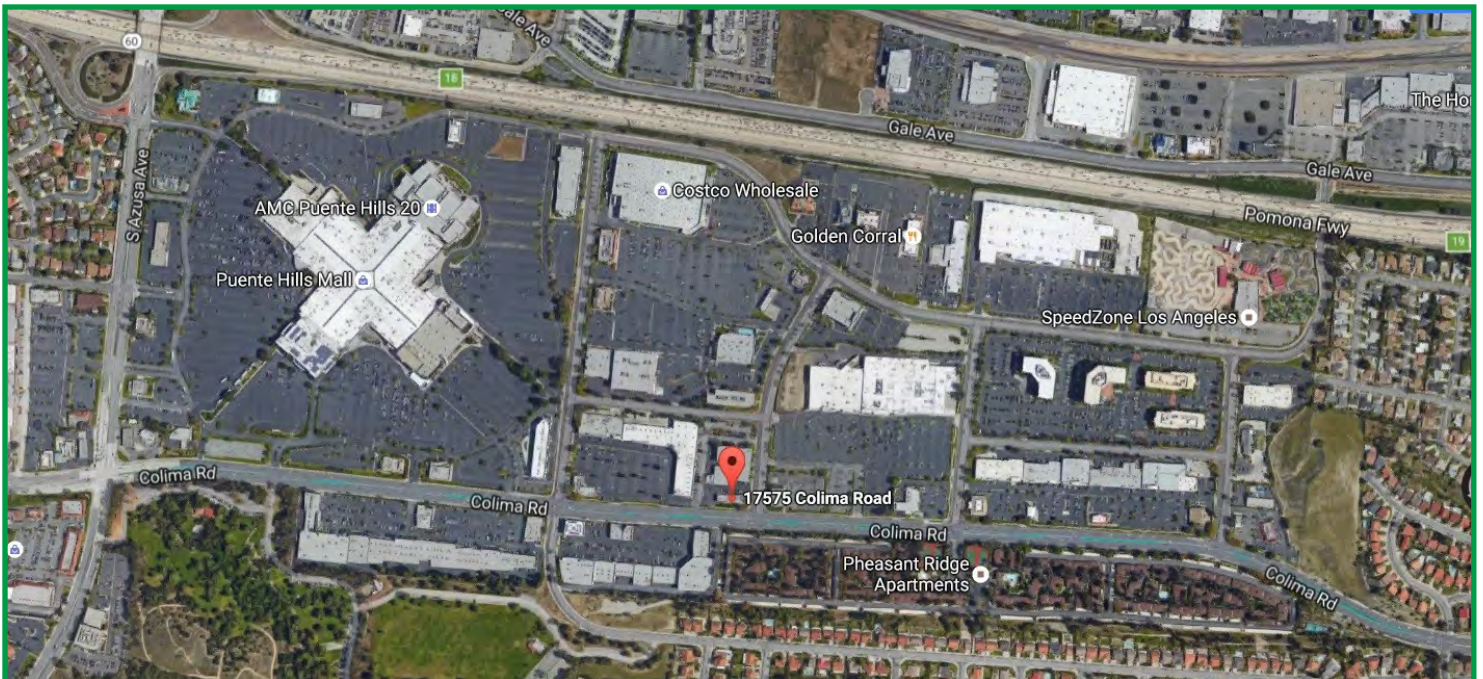
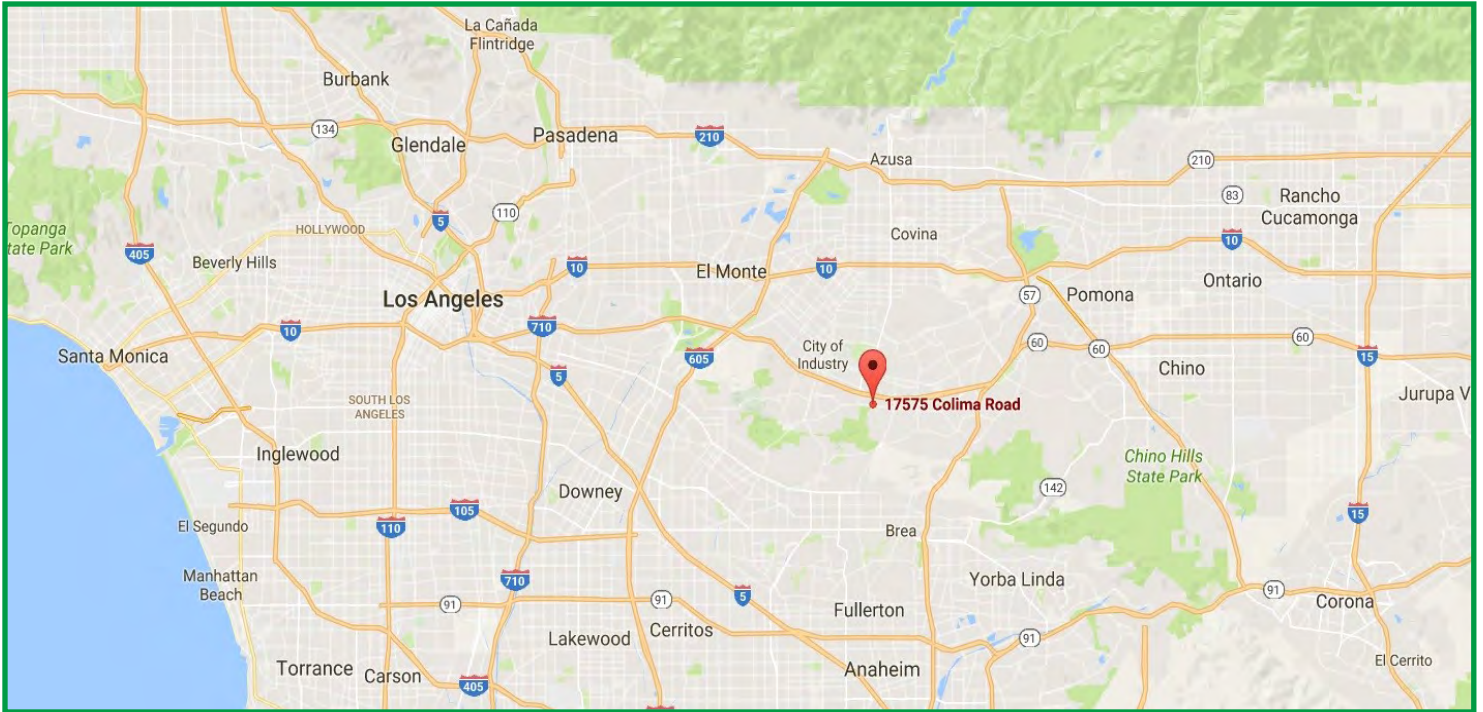
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The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.



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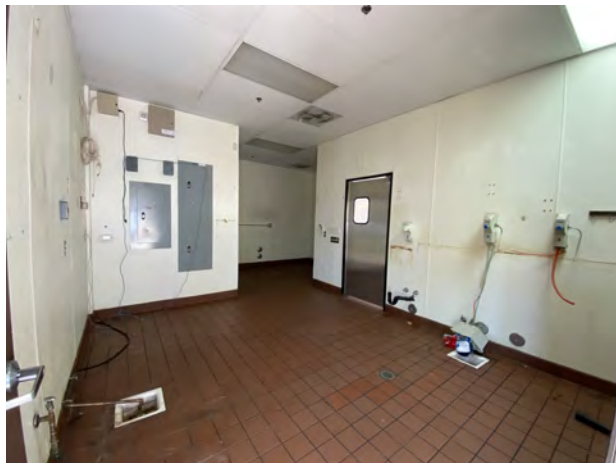
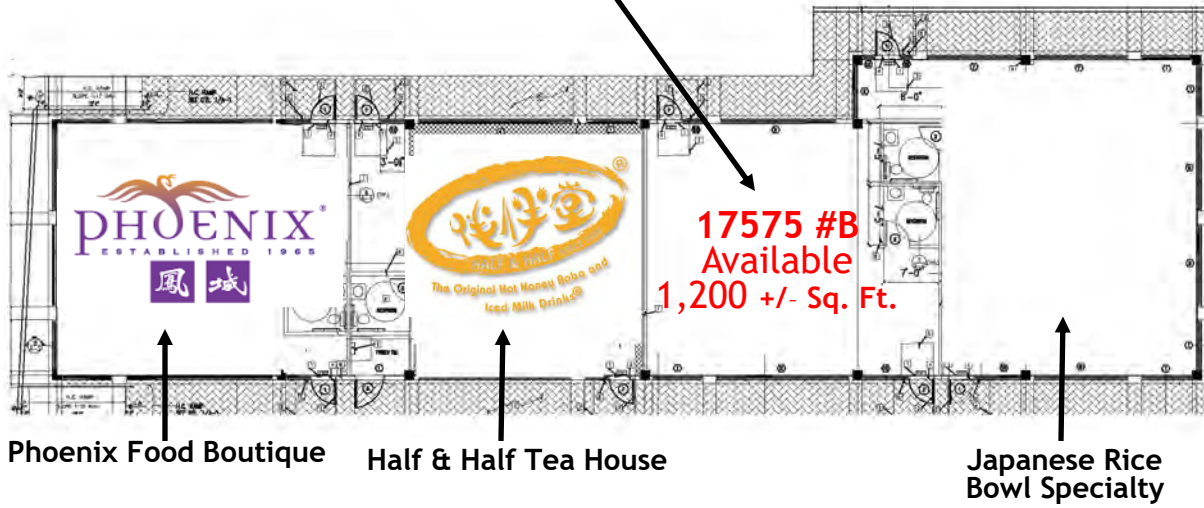


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Site Plan
17575 Colima Rd, #B
1,200 +/- Sq. Ft.



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Demographic Summary Report

17575 Colima Rd, City of Industry, CA 91748

Building Type: General Retail
 Secondary: -
 GLA: 4,257 SF
 Year Built: 1978

Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Mo: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	11,918	138,561	343,394
2021 Estimate	11,932	140,475	347,730
2010 Census	11,361	143,138	353,633
Growth 2021 - 2026	-0.12%	-1.36%	-1.25%
Growth 2010 - 2021	5.03%	-1.86%	-1.67%
2021 Population by Hispanic Origin	3,723	70,147	182,520
2021 Population	11,932	140,475	347,730
White	4,244 35.57%	76,553 54.50%	219,618 63.16%
Black	218 1.83%	3,153 2.24%	8,193 2.36%
Am. Indian & Alaskan	52 0.44%	1,705 1.21%	4,423 1.27%
Asian	7,169 60.08%	55,810 39.73%	106,557 30.64%
Hawaiian & Pacific Island	11 0.09%	342 0.24%	790 0.23%
Other	237 1.99%	2,911 2.07%	8,149 2.34%
U.S. Armed Forces	0	91	118
Households			
2026 Projection	3,845	37,744	96,622
2021 Estimate	3,855	38,325	97,913
2010 Census	3,706	39,359	100,037
Growth 2021 - 2026	-0.26%	-1.52%	-1.32%
Growth 2010 - 2021	4.02%	-2.63%	-2.12%
Owner Occupied	2,216 57.48%	26,294 68.61%	69,258 70.73%
Renter Occupied	1,639 42.52%	12,031 31.39%	28,656 29.27%
2021 Households by HH Income	3,854	38,324	97,912
Income: <\$25,000	619 16.06%	4,853 12.66%	10,707 10.94%
Income: \$25,000 - \$50,000	579 15.02%	6,217 16.22%	14,523 14.83%
Income: \$50,000 - \$75,000	674 17.49%	6,336 16.53%	15,370 15.70%
Income: \$75,000 - \$100,000	664 17.23%	5,505 14.36%	13,590 13.88%
Income: \$100,000 - \$125,000	352 9.13%	4,514 11.78%	12,786 13.06%
Income: \$125,000 - \$150,000	220 5.71%	3,258 8.50%	9,327 9.53%
Income: \$150,000 - \$200,000	355 9.21%	3,832 10.00%	10,947 11.18%
Income: \$200,000+	391 10.15%	3,809 9.94%	10,662 10.89%
2021 Avg Household Income	\$99,437	\$104,044	\$110,207
2021 Med Household Income	\$77,071	\$82,974	\$90,371



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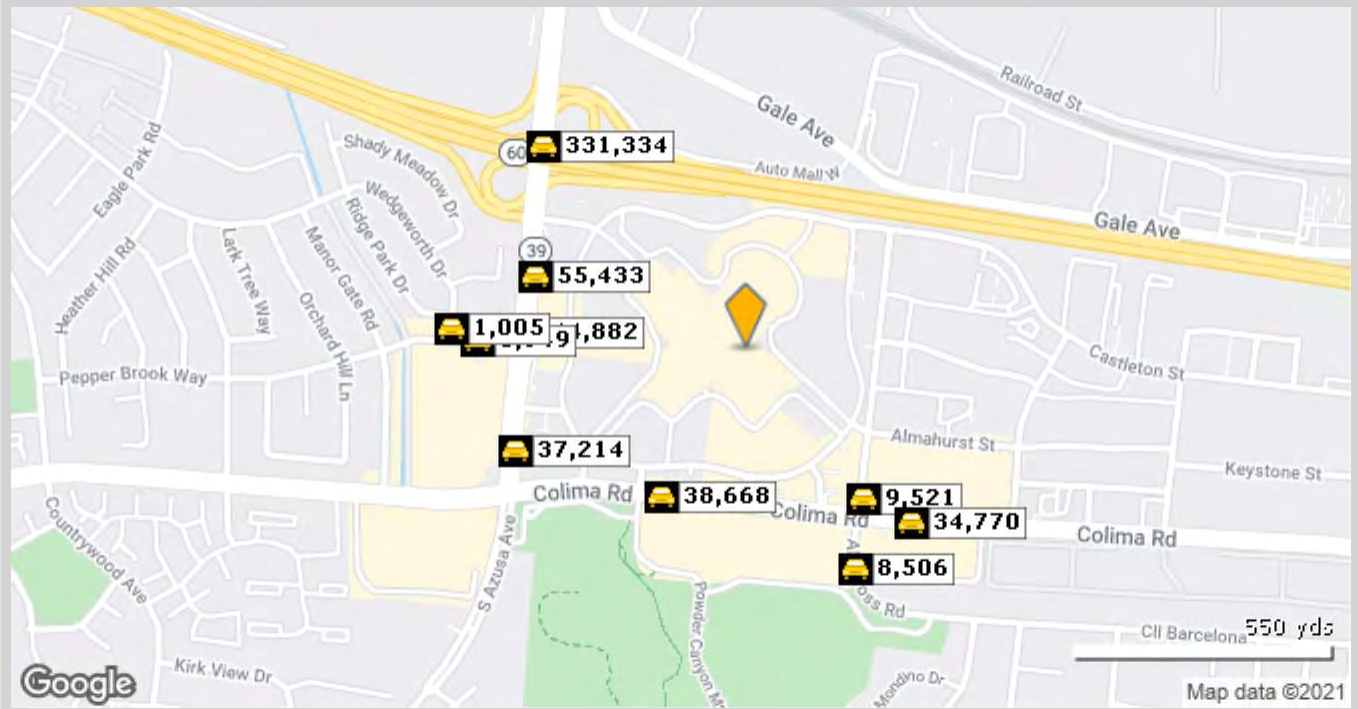
5/20/2021

Traffic Count Report

Puente Hills Mall

1600 S Azusa Ave, City Of Industry, CA 91748

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **556,549 SF**
 Year Built: **1974**
 Total Available: **21,300 SF**
 % Leased: **96.17%**
 Rent/SF/Mo: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Colima Rd	Powder Canyon Mtwy	0.02 W	2018	38,668	MPSI	.20
2	Albatross Rd	Colima Rd	0.02 S	2018	9,521	MPSI	.23
3	S Azusa Ave	Pepper Brook Way	0.02 S	2018	44,882	MPSI	.26
4	S Azusa Ave	Pepper Brook Way	0.09 S	2018	55,433	MPSI	.27
5	Colima Rd	Albatross Rd	0.06 W	2018	34,770	MPSI	.29
6	Cil Barcelona	Saleroso Dr	0.16 SE	2018	8,506	MPSI	.30
7	S Azusa Ave	Colima Rd	0.05 S	2018	37,214	MPSI	.31
8	Pepper Brook Way	Wedgeworth Dr	0.03 W	2018	8,949	MPSI	.33
9	Pomona Freeway		0.00	2020	331,334	MPSI	.35
10	Wedgeworth Dr	Pepper Brook Way	0.01 S	2018	1,005	MPSI	.36



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5/20/2021