

Puente Hills East Retail/Restaurant Space for Lease

17801-17899 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.

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

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 17865: <https://youtu.be/05X4tmq4cAo>

DEMOGRAPHICS Source : CoStar (2021)	1-MILE	3-MILE	5-MILE
Population	14,588	136,657	345,108
Average HH Income	\$87,005	\$104,185	\$111,057

Total GLA: 425,624 SF

Traffic Counts:

Pomona Freeway (Hwy 60): 191,714 CPD
Colima Rd & Stoner Creek Rd.: 35,197 CPD

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

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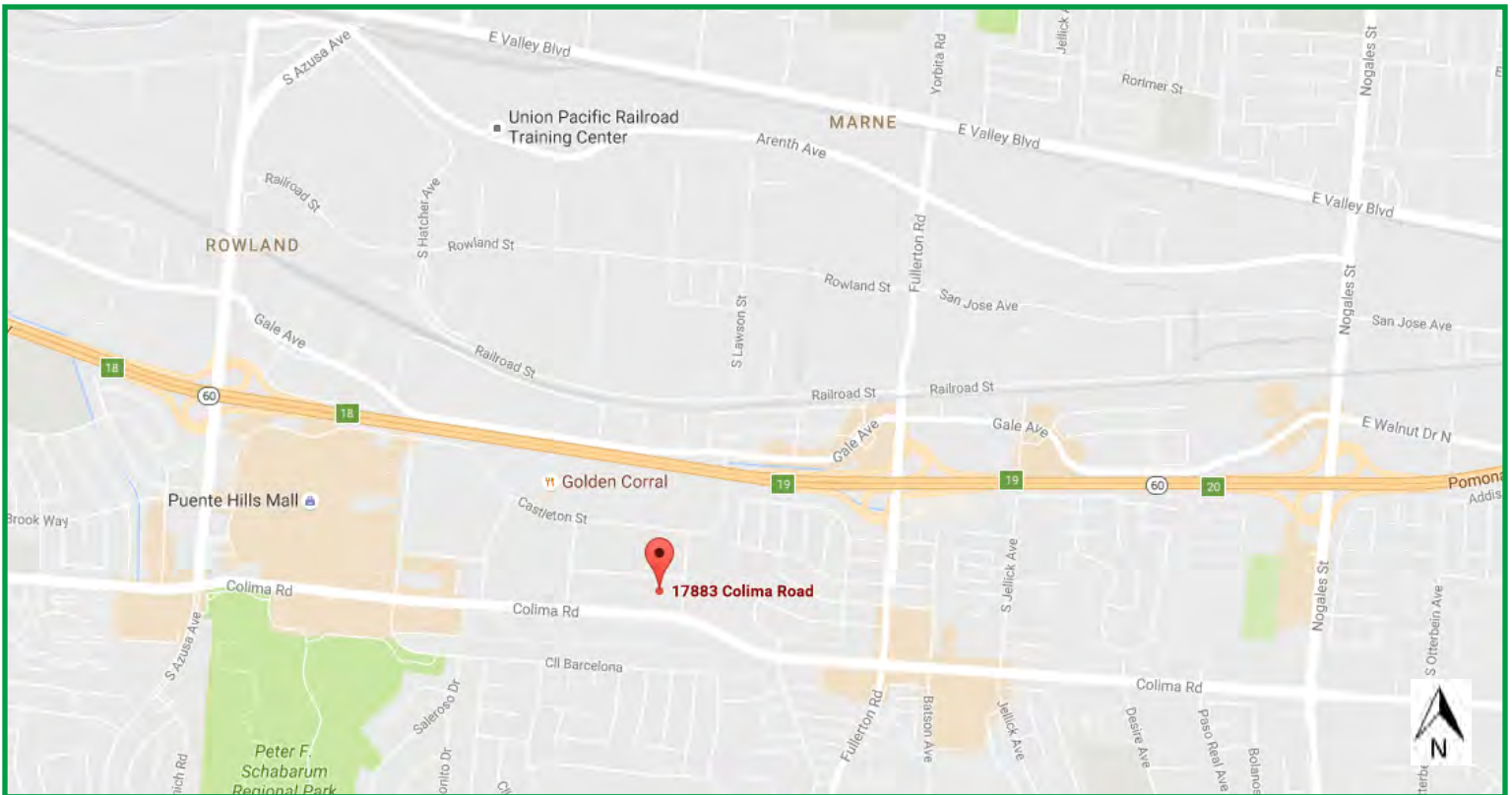
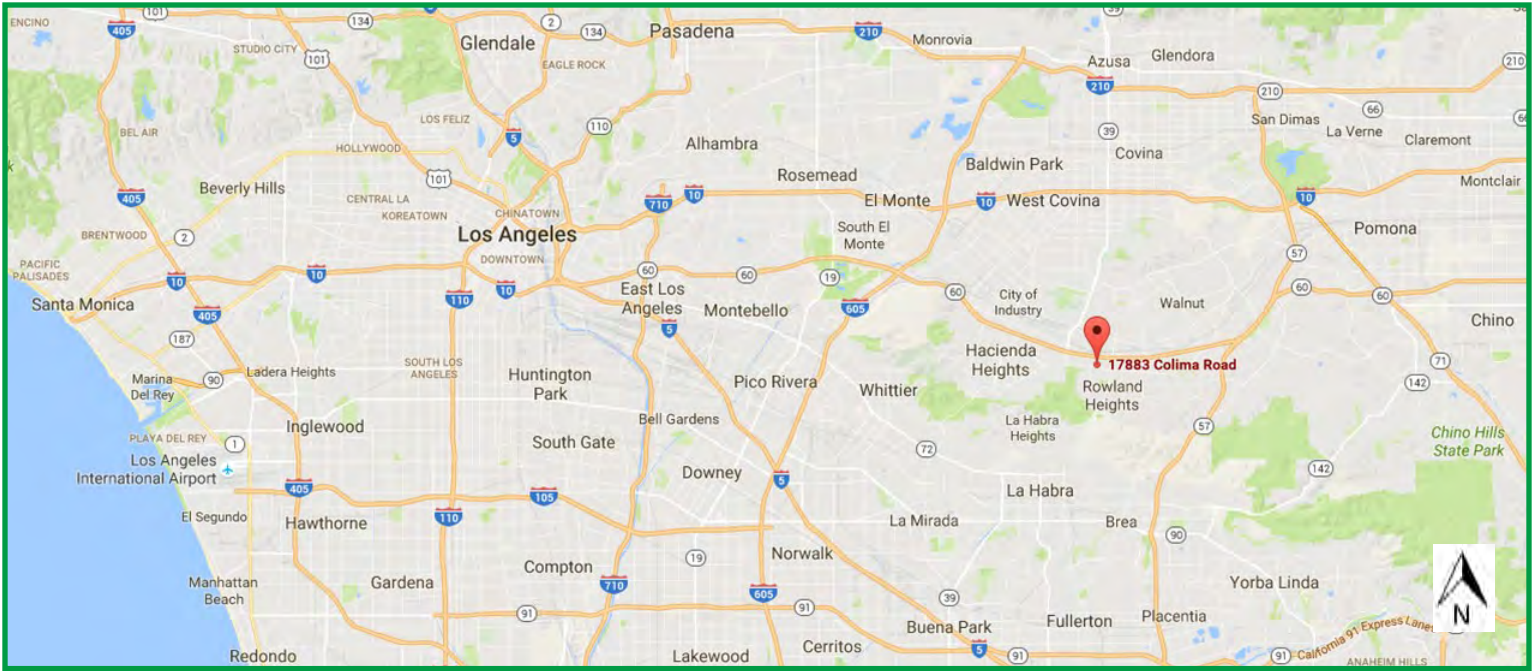
650 W. Duarte Rd., #1088, Arcadia, CA 91007

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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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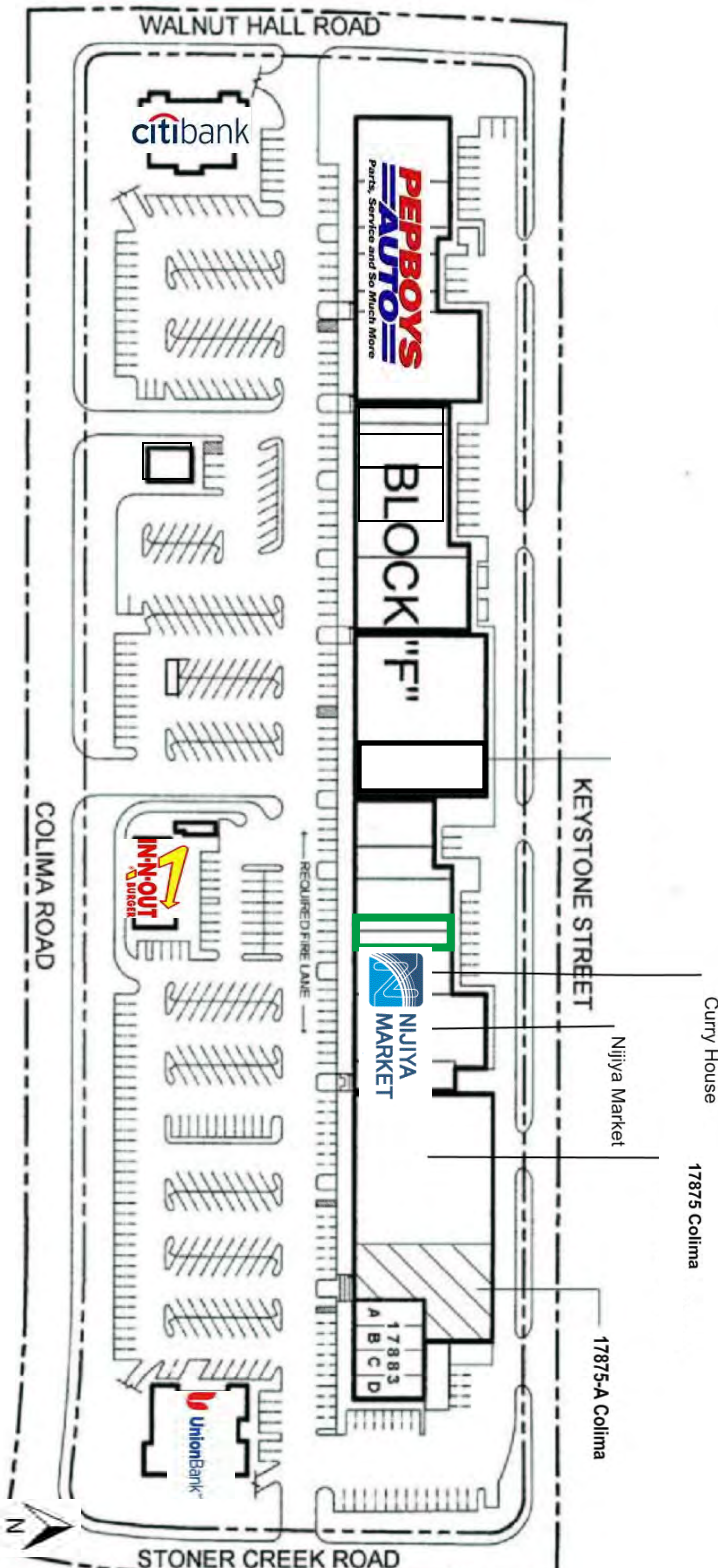
Puente Hills East

Retail/Restaurant Space for Lease

17808-17899 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	Cathay Bank	5,346
17855	Sushi Kamon	3,132
17859	Chinese Cuisine	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	AVAILABLE	3,045

Unit Colima Road	Tenant	GLA
17869	Nijiya Market	7,000
17871/17873	Credit Union of Southern CA	3,248
17875	528 Club	12,500
17875A	DaVita	12,500
17883-A	Hair Salon	1,625
17883-B	Gong-Cha Tea House	1,210
17883-C	Vape Store	986
17883-D	Hanlin Tea House	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



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Demographic Summary Report

Puente Hills East 17827-17883 Colima Rd, City Of Industry, CA 91748

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **84,114 SF**
 Year Built: **1980**

Total Available: **3,045 SF**
 % Leased: **96.38%**
 Rent/SF/Mo: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	14,607		134,757		340,909	
2021 Estimate	14,588		136,657		345,108	
2010 Census	13,707		139,456		350,346	
Growth 2021 - 2026	0.13%		-1.39%		-1.22%	
Growth 2010 - 2021	6.43%		-2.01%		-1.50%	
2021 Population by Hispanic Origin	5,754		66,564		177,781	
2021 Population	14,588		136,657		345,108	
White	6,087	41.73%	72,529	53.07%	214,205	62.07%
Black	308	2.11%	3,166	2.32%	8,197	2.38%
Am. Indian & Alaskan	135	0.93%	1,640	1.20%	4,314	1.25%
Asian	7,728	52.98%	56,122	41.07%	109,460	31.72%
Hawaiian & Pacific Island	19	0.13%	323	0.24%	781	0.23%
Other	311	2.13%	2,877	2.11%	8,151	2.36%
U.S. Armed Forces	0		84		118	
Households						
2026 Projection	4,313		36,739		96,003	
2021 Estimate	4,305		37,315		97,255	
2010 Census	4,032		38,382		99,179	
Growth 2021 - 2026	0.19%		-1.54%		-1.29%	
Growth 2010 - 2021	6.77%		-2.78%		-1.94%	
Owner Occupied	1,902	44.18%	25,797	69.13%	69,062	71.01%
Renter Occupied	2,403	55.82%	11,518	30.87%	28,193	28.99%
2021 Households by HH Income	4,305		37,316		97,254	
Income: <\$25,000	742	17.24%	4,746	12.72%	10,583	10.88%
Income: \$25,000 - \$50,000	834	19.37%	6,070	16.27%	14,385	14.79%
Income: \$50,000 - \$75,000	796	18.49%	6,205	16.63%	15,120	15.55%
Income: \$75,000 - \$100,000	693	16.10%	5,272	14.13%	13,338	13.71%
Income: \$100,000 - \$125,000	375	8.71%	4,333	11.61%	12,726	13.09%
Income: \$125,000 - \$150,000	254	5.90%	3,154	8.45%	9,273	9.53%
Income: \$150,000 - \$200,000	317	7.36%	3,808	10.20%	10,932	11.24%
Income: \$200,000+	294	6.83%	3,728	9.99%	10,897	11.20%
2021 Avg Household Income	\$87,005		\$104,185		\$111,057	
2021 Med Household Income	\$66,989		\$82,762		\$91,004	



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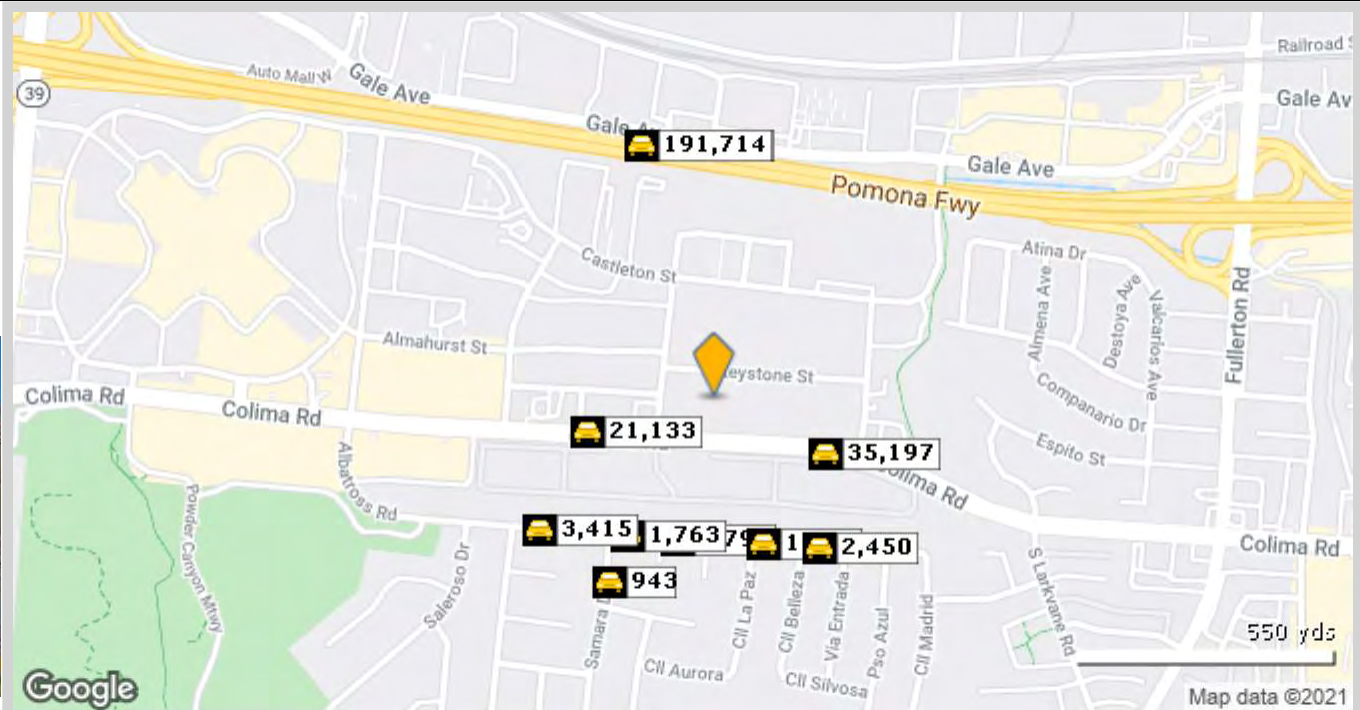
5/20/2021

Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Colima Rd	Stoner Creek Rd	0.04 E	2018	35,197	MPSI	.15
2 Colima Rd	Walnut Hall Rd	0.09 E	2018	21,133	MPSI	.16
3 Cll Barcelona	Monica Ct	0.02 W	2018	1,795	MPSI	.17
4 Cll Barcelona	Cll la Paz	0.01 W	2018	1,716	MPSI	.19
5 Cll Barcelona	Samara Dr	0.02 W	2018	1,763	MPSI	.19
6 Cll Barcelona	Cll Belleza	0.03 W	2018	2,450	MPSI	.23
7 Samara Dr	Cll San Lucas	0.03 S	2018	943	MPSI	.26
8 Cll Barcelona	Ave del Canada	0.03 W	2018	3,415	MPSI	.26
9 Pomona Fwy	Stoner Creek Rd	0.37 E	2020	233,627	MPSI	.32
10 Pomona Fwy	Stoner Creek Rd	0.37 E	2018	191,714	MPSI	.33



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