

Puente Hills East Retail Space for Lease

17510 Castleton Street, City of Industry, CA 91748



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 at the northeast corner of Albatross Road and Almahurst Street;
- Anchor Tenants at this parcel include Costco, LA Fitness, Marie Calendar's, Chili's, and TS Emporium;
- Great Signage Opportunity.

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	10,498	154,012	370,910
Average HH Income	\$99,475	\$89,429	\$93,440

Traffic Count Source : CoStar (2015)	Direction	Traffic Volume
Pomona Freeway (Hwy 60)	Eastbound	241,504
Colima Rd & Azusa Blvd.	Southbound	39,977
Gale Ave. & Azusa Blvd	Northbound	71,037

For more information, please contact BP International, Inc.

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

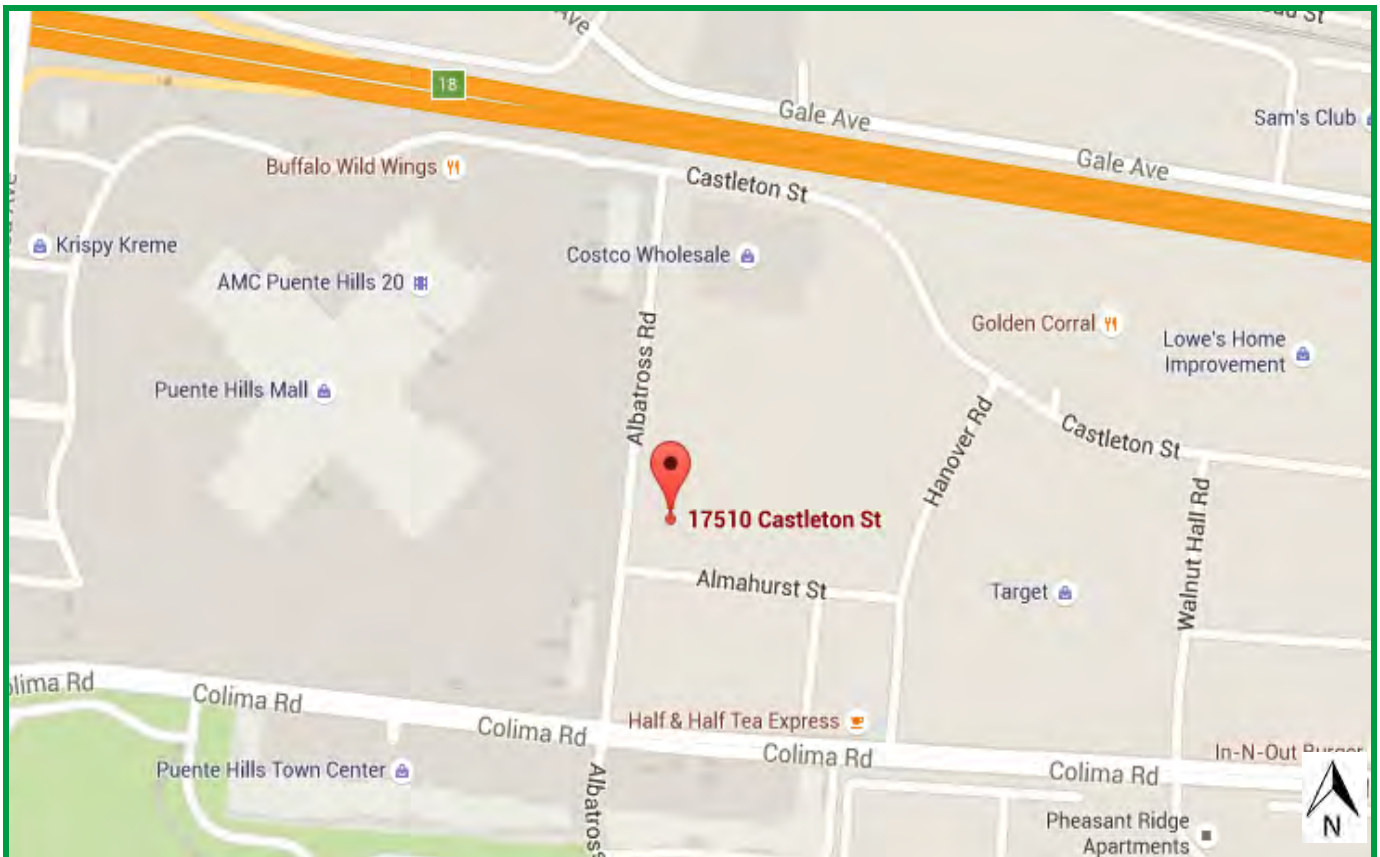
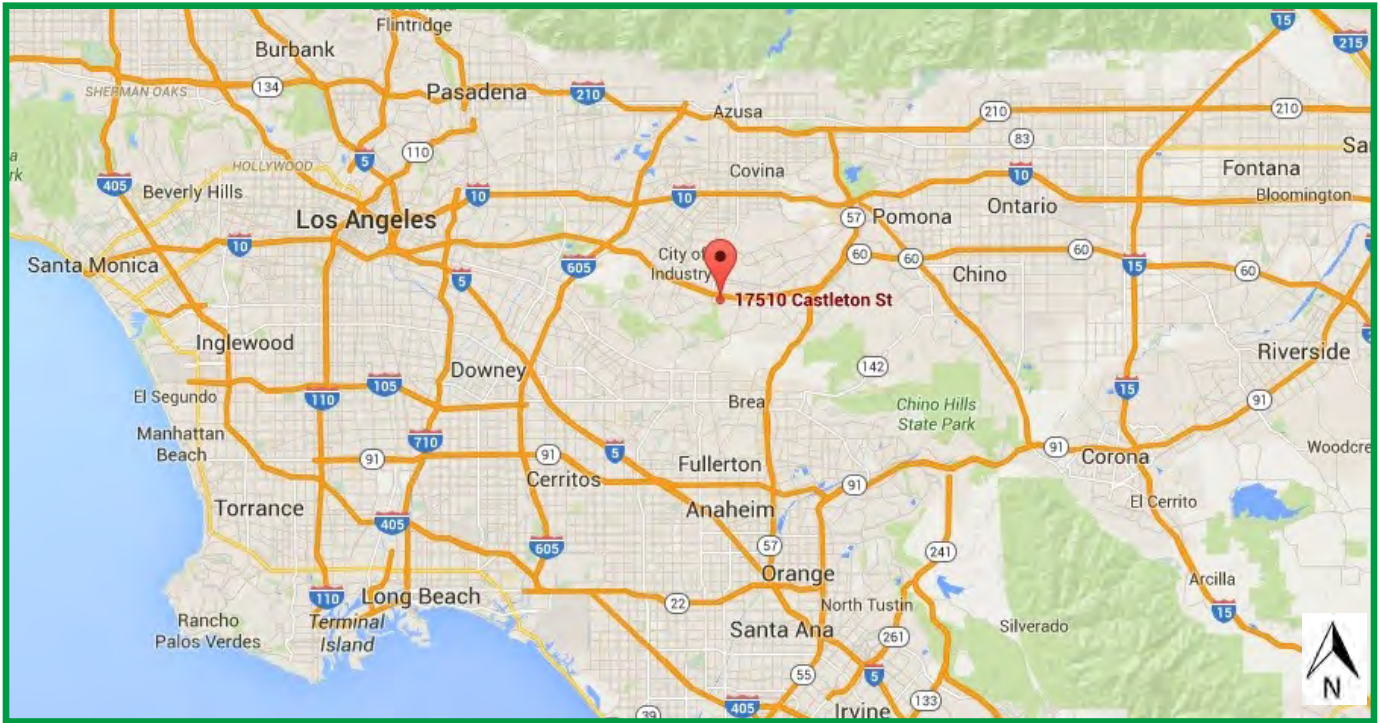
Tel: 626-821-3448 x 100 Fax: 626-821-9099 www.BPInternational.net

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.



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*Site plan not drawn to scale and subject to change without notice.

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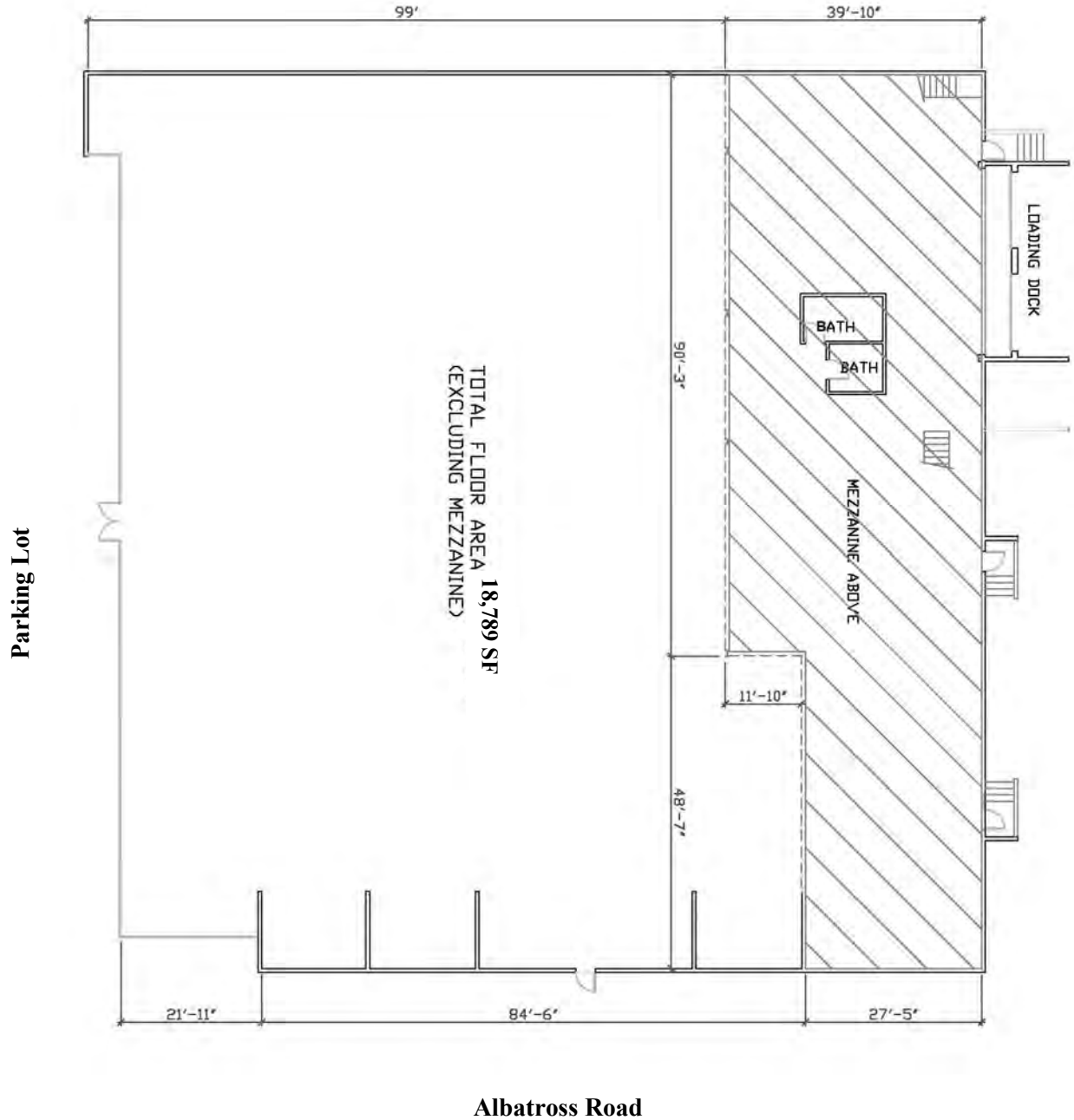
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Demographic Detail Report

Puente Hills East 17510-17520 Castleton St, City Of Industry, CA 91748

Building Type: **General Retail** Total Available: **18,789 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **90,374 SF** Rent/SF/Yr: **\$18.00**
 Year Built: **1980**



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	10,906	158,497	381,478
2017 Estimate	10,498	154,012	370,910
2010 Census	9,521	147,478	358,153
Growth 2017 - 2022	3.89%	2.91%	2.85%
Growth 2010 - 2017	10.26%	4.43%	3.56%

2017 Population by Age	10,498	154,012	370,910
Age 0 - 4	583 5.55%	9,379 6.09%	22,364 6.03%
Age 5 - 9	513 4.89%	8,758 5.69%	21,302 5.74%
Age 10 - 14	473 4.51%	8,945 5.81%	22,333 6.02%
Age 15 - 19	513 4.89%	9,964 6.47%	24,896 6.71%
Age 20 - 24	616 5.87%	11,423 7.42%	27,898 7.52%
Age 25 - 29	750 7.14%	12,310 7.99%	29,095 7.84%
Age 30 - 34	753 7.17%	11,027 7.16%	25,588 6.90%
Age 35 - 39	696 6.63%	9,832 6.38%	22,848 6.16%
Age 40 - 44	663 6.32%	9,691 6.29%	22,971 6.19%
Age 45 - 49	671 6.39%	10,076 6.54%	24,361 6.57%
Age 50 - 54	726 6.92%	10,438 6.78%	25,492 6.87%
Age 55 - 59	783 7.46%	10,344 6.72%	25,130 6.78%
Age 60 - 64	759 7.23%	9,231 5.99%	22,137 5.97%
Age 65 - 69	662 6.31%	7,650 4.97%	18,167 4.90%
Age 70 - 74	491 4.68%	5,622 3.65%	13,293 3.58%
Age 75 - 79	348 3.31%	3,977 2.58%	9,446 2.55%
Age 80 - 84	238 2.27%	2,693 1.75%	6,600 1.78%
Age 85+	260 2.48%	2,652 1.72%	6,986 1.88%
Age 65+	1,999 19.04%	22,594 14.67%	54,492 14.69%
Median Age	42.70	37.60	37.60
Average Age	42.00	38.50	38.50



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Demographic Detail Report

Puente Hills East					
17510-17520 Castleton St, City Of Industry, CA 91748					
Radius	1 Mile		3 Mile		5 Mile
2017 Population By Race	10,498		154,012		370,910
White	3,518	33.51%	85,065	55.23%	235,893 63.60%
Black	178	1.70%	3,570	2.32%	9,033 2.44%
Am. Indian & Alaskan	37	0.35%	1,945	1.26%	4,875 1.31%
Asian	6,559	62.48%	60,007	38.96%	112,029 30.20%
Hawaiian & Pacific Island	11	0.10%	376	0.24%	847 0.23%
Other	195	1.86%	3,049	1.98%	8,234 2.22%
Population by Hispanic Origin	10,498		154,012		370,910
Non-Hispanic Origin	7,569	72.10%	76,343	49.57%	174,861 47.14%
Hispanic Origin	2,929	27.90%	77,669	50.43%	196,049 52.86%
2017 Median Age, Male	40.60		35.90		35.90
2017 Average Age, Male	40.70		37.30		37.30
2017 Median Age, Female	44.60		39.40		39.40
2017 Average Age, Female	43.20		39.60		39.60
2017 Population by Occupation Classification	8,827		124,940		299,930
Civilian Employed	4,792	54.29%	72,171	57.76%	176,460 58.83%
Civilian Unemployed	181	2.05%	3,476	2.78%	9,182 3.06%
Civilian Non-Labor Force	3,854	43.66%	49,253	39.42%	114,110 38.05%
Armed Forces	0	0.00%	40	0.03%	178 0.06%
Households by Marital Status					
Married	2,055		25,944		64,005
Married No Children	1,337		14,549		35,398
Married w/Children	718		11,396		28,606
2017 Population by Education	8,212		112,963		268,161
Some High School, No Diploma	791	9.63%	23,554	20.85%	51,388 19.16%
High School Grad (Incl Equivalency)	1,338	16.29%	23,854	21.12%	58,443 21.79%
Some College, No Degree	1,835	22.35%	27,367	24.23%	70,309 26.22%
Associate Degree	411	5.00%	7,419	6.57%	16,045 5.98%
Bachelor Degree	2,960	36.04%	22,915	20.29%	51,356 19.15%
Advanced Degree	877	10.68%	7,854	6.95%	20,620 7.69%



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Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	9,162		135,919		333,247	
Real Estate & Finance	564	6.16%	4,524	3.33%	11,569	3.47%
Professional & Management	2,848	31.08%	29,469	21.68%	74,461	22.34%
Public Administration	253	2.76%	2,515	1.85%	6,985	2.10%
Education & Health	1,090	11.90%	14,369	10.57%	36,542	10.97%
Services	592	6.46%	13,094	9.63%	31,409	9.43%
Information	110	1.20%	1,056	0.78%	3,010	0.90%
Sales	1,474	16.09%	21,072	15.50%	51,543	15.47%
Transportation	97	1.06%	2,708	1.99%	5,541	1.66%
Retail	467	5.10%	9,077	6.68%	21,772	6.53%
Wholesale	308	3.36%	5,108	3.76%	11,929	3.58%
Manufacturing	405	4.42%	8,694	6.40%	21,627	6.49%
Production	366	3.99%	10,608	7.80%	24,243	7.27%
Construction	102	1.11%	4,782	3.52%	11,802	3.54%
Utilities	296	3.23%	4,546	3.34%	10,451	3.14%
Agriculture & Mining	3	0.03%	495	0.36%	964	0.29%
Farming, Fishing, Forestry	0	0.00%	280	0.21%	657	0.20%
Other Services	187	2.04%	3,522	2.59%	8,742	2.62%
2017 Worker Travel Time to Job	4,569		69,006		169,124	
<30 Minutes	1,985	43.44%	30,168	43.72%	77,206	45.65%
30-60 Minutes	1,693	37.05%	26,690	38.68%	64,803	38.32%
60+ Minutes	891	19.50%	12,148	17.60%	27,115	16.03%
2010 Households by HH Size	3,202		40,372		101,024	
1-Person Households	558	17.43%	4,479	11.09%	12,912	12.78%
2-Person Households	976	30.48%	9,537	23.62%	24,379	24.13%
3-Person Households	683	21.33%	7,735	19.16%	18,680	18.49%
4-Person Households	505	15.77%	7,566	18.74%	18,948	18.76%
5-Person Households	248	7.75%	4,827	11.96%	11,954	11.83%
6-Person Households	122	3.81%	2,727	6.75%	6,371	6.31%
7 or more Person Households	110	3.44%	3,501	8.67%	7,780	7.70%
2017 Average Household Size	2.90		3.60		3.50	
Households						
2022 Projection	3,677		43,593		107,870	
2017 Estimate	3,537		42,324		104,818	
2010 Census	3,202		40,373		101,024	
Growth 2017 - 2022	3.96%		3.00%		2.91%	
Growth 2010 - 2017	10.46%		4.83%		3.76%	



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Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	3,535		42,325		104,820	
<\$25,000	691	19.55%	6,034	14.26%	13,856	13.22%
\$25,000 - \$50,000	609	17.23%	8,626	20.38%	20,446	19.51%
\$50,000 - \$75,000	633	17.91%	8,303	19.62%	19,082	18.20%
\$75,000 - \$100,000	427	12.08%	6,129	14.48%	15,413	14.70%
\$100,000 - \$125,000	243	6.87%	4,250	10.04%	11,867	11.32%
\$125,000 - \$150,000	199	5.63%	3,046	7.20%	7,713	7.36%
\$150,000 - \$200,000	299	8.46%	3,100	7.32%	8,952	8.54%
\$200,000+	434	12.28%	2,837	6.70%	7,491	7.15%
2017 Avg Household Income	\$99,475		\$89,429		\$93,440	
2017 Med Household Income	\$67,545		\$69,304		\$73,670	
2017 Occupied Housing	3,537		42,324		104,818	
Owner Occupied	2,228	62.99%	29,112	68.78%	74,522	71.10%
Renter Occupied	1,309	37.01%	13,212	31.22%	30,296	28.90%
2010 Housing Units	3,621		41,720		104,128	
1 Unit	2,466	68.10%	33,618	80.58%	85,285	81.90%
2 - 4 Units	508	14.03%	2,388	5.72%	4,470	4.29%
5 - 19 Units	246	6.79%	2,233	5.35%	5,094	4.89%
20+ Units	401	11.07%	3,481	8.34%	9,279	8.91%
2017 Housing Value	2,227		29,111		74,523	
<\$100,000	13	0.58%	952	3.27%	2,241	3.01%
\$100,000 - \$200,000	22	0.99%	344	1.18%	998	1.34%
\$200,000 - \$300,000	107	4.80%	2,796	9.60%	5,775	7.75%
\$300,000 - \$400,000	243	10.91%	6,363	21.86%	14,496	19.45%
\$400,000 - \$500,000	294	13.20%	6,111	20.99%	15,428	20.70%
\$500,000 - \$1,000,000	1,380	61.97%	11,564	39.72%	31,508	42.28%
\$1,000,000+	168	7.54%	981	3.37%	4,077	5.47%
2017 Median Home Value	\$657,427		\$467,100		\$489,133	
2017 Housing Units by Yr Built	3,620		43,214		107,862	
Built 2010+	299	8.26%	1,736	4.02%	3,950	3.66%
Built 2000 - 2010	1	0.03%	890	2.06%	2,911	2.70%
Built 1990 - 1999	370	10.22%	2,811	6.50%	6,075	5.63%
Built 1980 - 1989	1,352	37.35%	6,679	15.46%	16,264	15.08%
Built 1970 - 1979	1,059	29.25%	13,123	30.37%	25,972	24.08%
Built 1960 - 1969	343	9.48%	9,847	22.79%	23,015	21.34%
Built 1950 - 1959	179	4.94%	6,484	15.00%	23,782	22.05%
Built <1949	17	0.47%	1,644	3.80%	5,893	5.46%
2017 Median Year Built	1981		1972		1969	



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