

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, 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, Nijiya 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.

Video Walk-thru of 17865: <https://youtu.be/05X4tmq4cAo>

DEMOGRAPHICS Source : CoStar (2020)	1-MILE	3-MILE	5-MILE
Population	14,799	138,357	348,078
Average HH Income	\$86,425	\$97,299	\$104,561

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.**

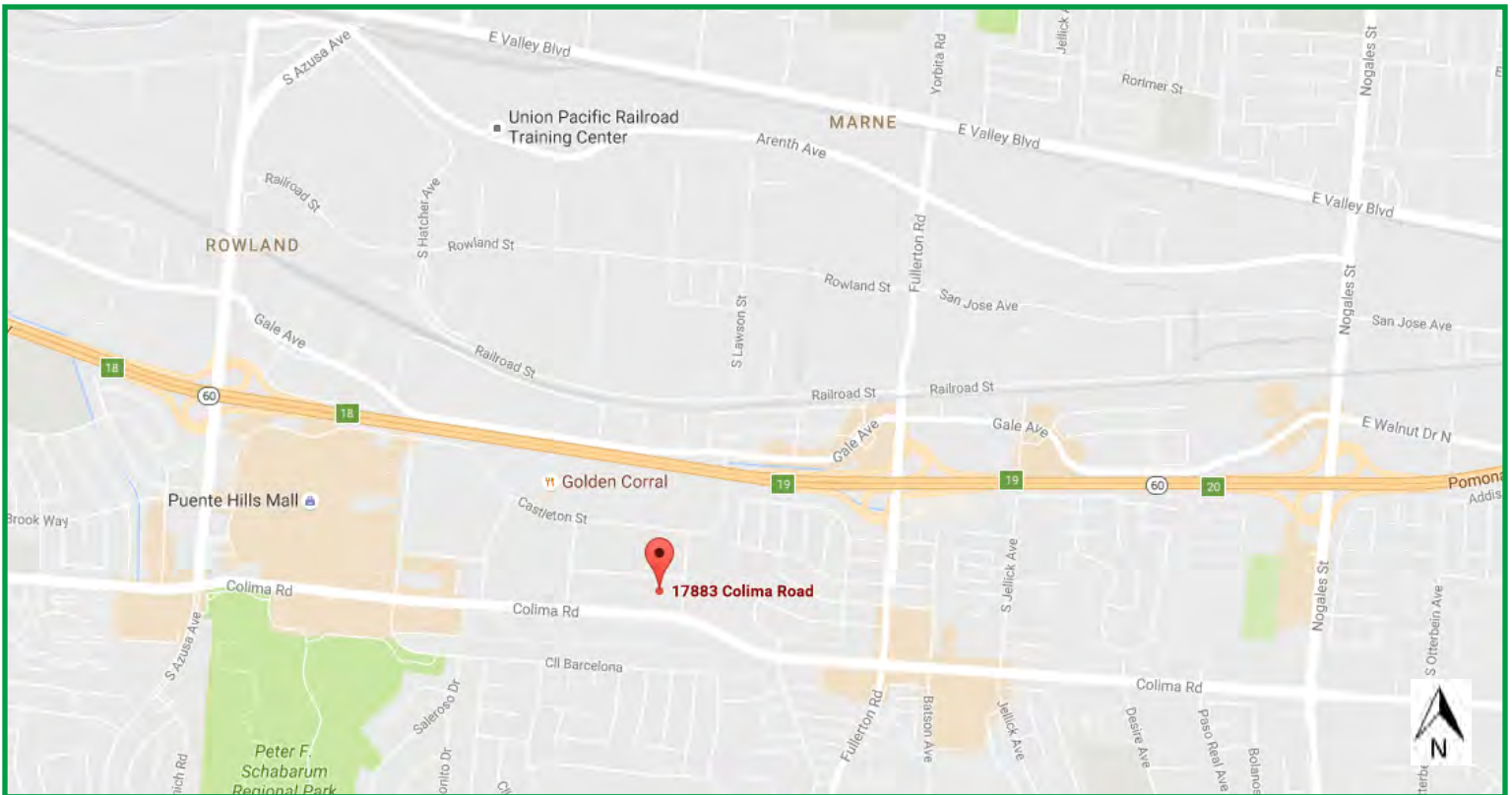
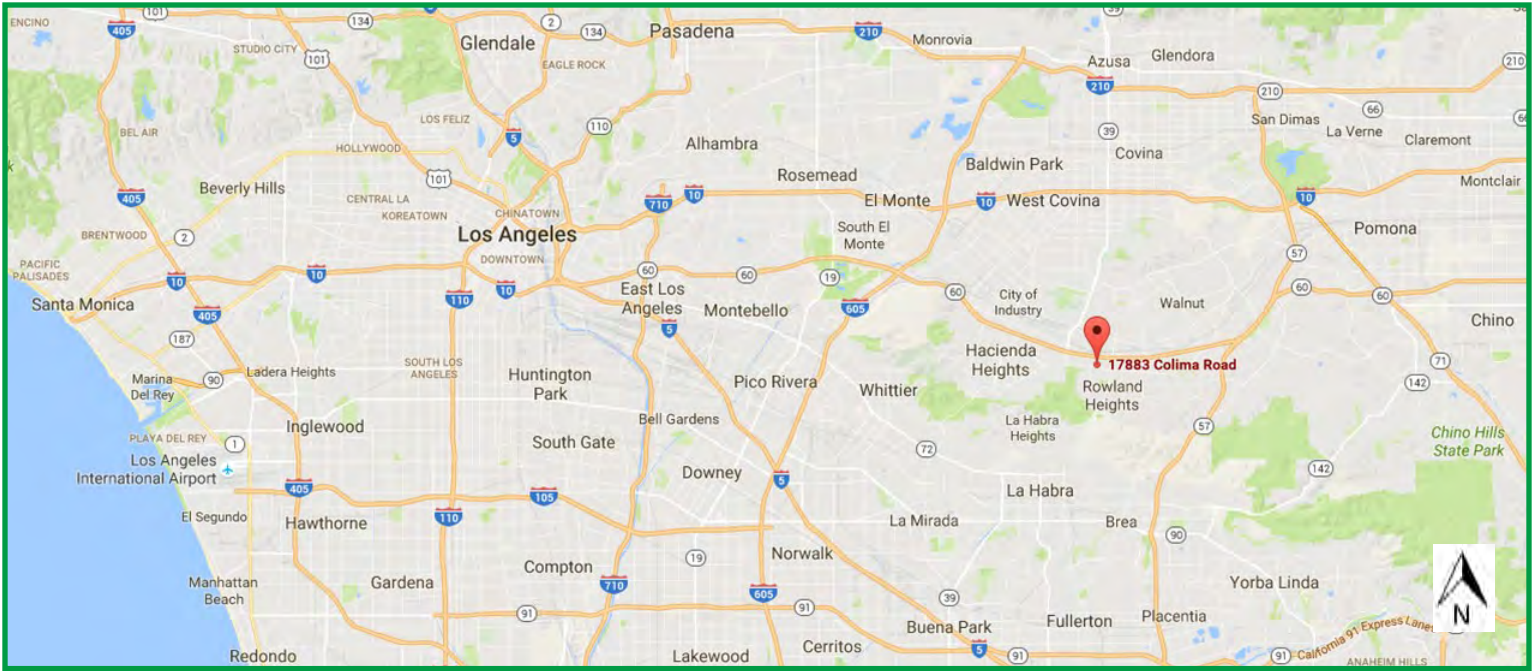
Patsy Ma, MBA, CCIM, CRRP, CRX, CLS BRE# 00980137
patsyma@bpinternational.net

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

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



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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.



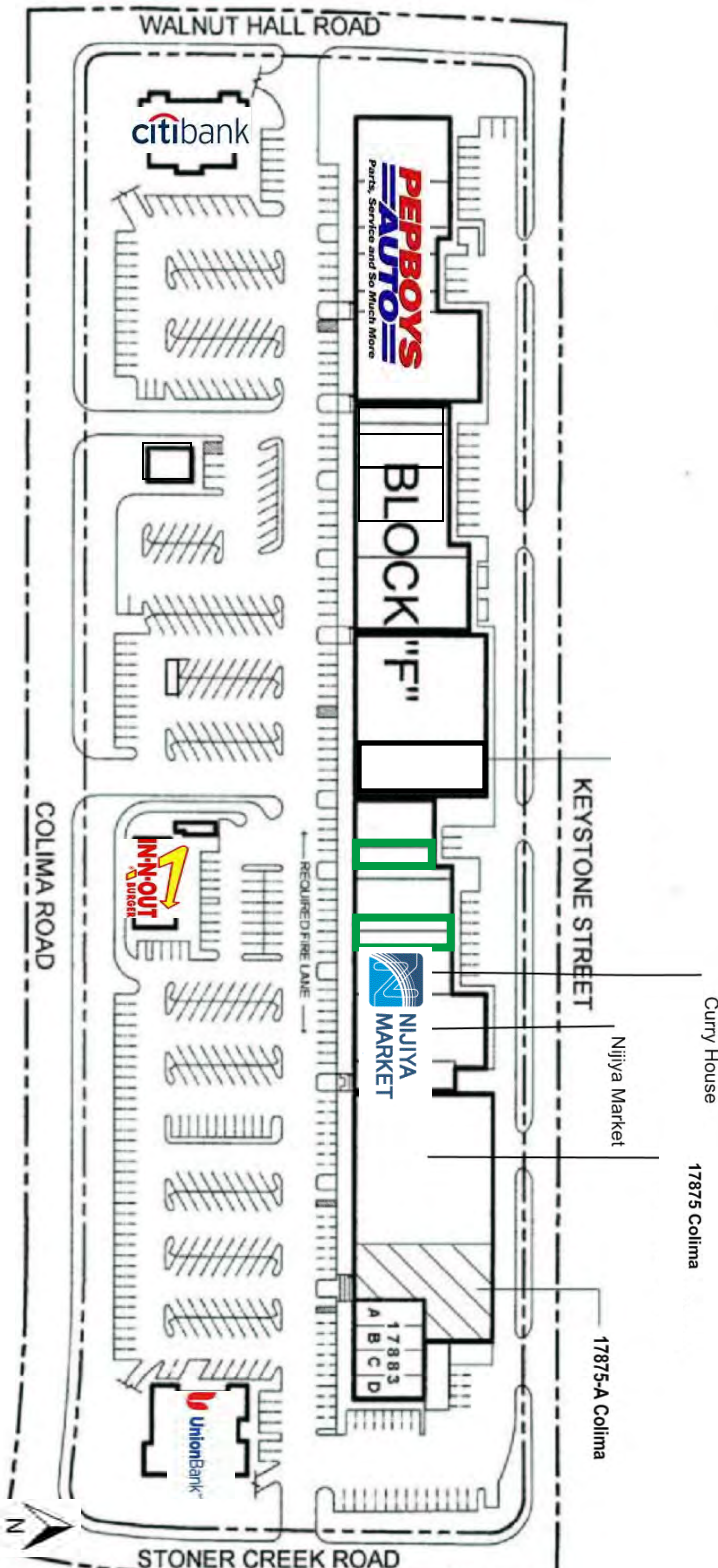
Puente Hills East

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	AVAILABLE	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	AVAILABLE	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: **6,231 SF**
 % Leased: **92.59%**
 Rent/SF/Yr: **\$39.60**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	14,942	137,576	346,736
2020 Estimate	14,799	138,357	348,078
2010 Census	13,716	139,438	349,607
Growth 2020 - 2025	0.97%	-0.56%	-0.39%
Growth 2010 - 2020	7.90%	-0.78%	-0.44%
2020 Population by Hispanic Origin	5,841	67,498	179,727
2020 Population	14,799	138,357	348,078
White	6,182 41.77%	73,391 53.04%	215,996 62.05%
Black	314 2.12%	3,225 2.33%	8,329 2.39%
Am. Indian & Alaskan	137 0.93%	1,665 1.20%	4,369 1.26%
Asian	7,835 52.94%	56,864 41.10%	110,461 31.73%
Hawaiian & Pacific Island	19 0.13%	329 0.24%	795 0.23%
Other	312 2.11%	2,883 2.08%	8,128 2.34%
U.S. Armed Forces	23	110	186
Households			
2025 Projection	4,432	37,665	97,835
2020 Estimate	4,384	37,904	98,239
2010 Census	4,034	38,370	98,946
Growth 2020 - 2025	1.09%	-0.63%	-0.41%
Growth 2010 - 2020	8.68%	-1.21%	-0.71%
Owner Occupied	1,936 44.16%	26,172 69.05%	69,730 70.98%
Renter Occupied	2,448 55.84%	11,732 30.95%	28,509 29.02%
2020 Households by HH Income	4,383	37,904	98,238
Income: <\$25,000	848 19.35%	5,327 14.05%	11,977 12.19%
Income: \$25,000 - \$50,000	905 20.65%	6,626 17.48%	15,569 15.85%
Income: \$50,000 - \$75,000	800 18.25%	6,734 17.77%	16,245 16.54%
Income: \$75,000 - \$100,000	635 14.49%	5,641 14.88%	14,114 14.37%
Income: \$100,000 - \$125,000	319 7.28%	4,154 10.96%	12,087 12.30%
Income: \$125,000 - \$150,000	269 6.14%	2,904 7.66%	8,652 8.81%
Income: \$150,000 - \$200,000	247 5.64%	3,258 8.60%	10,076 10.26%
Income: \$200,000+	360 8.21%	3,260 8.60%	9,518 9.69%
2020 Avg Household Income	\$86,425	\$97,299	\$104,561
2020 Med Household Income	\$63,056	\$76,174	\$84,437



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7/23/2020