



**International, Inc.**  
**BUSINESS**  
**PROPERTIES**

# SAN GABRIEL PROMENADE

## FOR LEASE: NWC LAS TUNAS DR. & EARLE ST.

**Anchored by 168 Market**  
**923 - 937 E. Las Tunas Drive, San Gabriel, CA 91776**



**FEATURES:**

- San Gabriel Promenade, newly renovated Summer 2012, is located north of the 10 Freeway and south of the 210 Freeway in the City of San Gabriel.
- Heavy trafficked intersection, conveniently located on E. Las Tunas Drive, between San Gabriel Boulevard and Rosemead Boulevard.
- Anchored by 168 Market, a vibrant Asian market along with other well known tenants, such as Sam Woo BBQ, Young Dong Tofu, Pizza Hut, Shiseido and more.

DEMOGRAPHICS Source : CoStar (03/2018)	1-MILE	3-MILE	5-MILE
Population (2018)	27,877	248,976	656,958
Average HH Income (2018)	\$92,407	\$89,875	\$90,180

For more information, please contact

**BP International, Inc.**

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### SITE PLAN

Unit	Tenant	GLA
923 E. Las Tunas	Tea House	1,100
925 E. Las Tunas	Available	935
927 E. Las Tunas		
A	Pizza Hut	1,380
B	Tobacco Shop	900
C	T-Mobile	900
D	Yogurtland	1,200
F	Young Dong Tofu	2,400
G	Diamond Bakery	1,500
H	Pharmacy	830
J/K	Sun Nong Dan	5,040

  

Unit	Tenant	GLA
933 E. Las Tunas	168 Market	34,693
935 E. Las Tunas	Sprint	2,100
937 E. Las Tunas	Shiseido	1,140
A	Clearvue Optometry	1,380
B	Szechuan	2,380
C	Sam Woo B.B.Q.	4,060
965 E. Las Tunas	O'Reilly Auto Parts	5,600



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# Demographic Detail Report

## Las Tunas Center

923-937 E Las Tunas Dr, San Gabriel, CA 91776

Building Type: General Retail  
 Secondary: -  
 GLA: 61,938 SF  
 Year Built: 1982

Total Available: 935 SF  
 % Leased: 100%  
 Rent/SF/Yr: Negotiable



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2022 Projection	28,636		255,759		675,041	
2017 Estimate	27,877		248,976		656,958	
2010 Census	26,966		240,794		634,419	
Growth 2017 - 2022	2.72%		2.72%		2.75%	
Growth 2010 - 2017	3.38%		3.40%		3.55%	
<b>2017 Population by Age</b>						
Age 0 - 4	1,597	5.73%	14,065	5.65%	38,922	5.92%
Age 5 - 9	1,518	5.45%	13,116	5.27%	36,421	5.54%
Age 10 - 14	1,529	5.48%	13,270	5.33%	35,971	5.48%
Age 15 - 19	1,597	5.73%	14,347	5.76%	38,041	5.79%
Age 20 - 24	1,753	6.29%	16,018	6.43%	42,421	6.46%
Age 25 - 29	1,936	6.94%	17,517	7.04%	47,522	7.23%
Age 30 - 34	1,869	6.70%	16,525	6.64%	46,307	7.05%
Age 35 - 39	1,817	6.52%	15,735	6.32%	44,171	6.72%
Age 40 - 44	1,912	6.86%	16,445	6.61%	44,687	6.80%
Age 45 - 49	2,037	7.31%	17,801	7.15%	46,342	7.05%
Age 50 - 54	2,093	7.51%	18,610	7.47%	47,042	7.16%
Age 55 - 59	2,015	7.23%	18,249	7.33%	45,506	6.93%
Age 60 - 64	1,762	6.32%	16,014	6.43%	39,872	6.07%
Age 65 - 69	1,427	5.12%	12,985	5.22%	32,582	4.96%
Age 70 - 74	1,034	3.71%	9,480	3.81%	24,032	3.66%
Age 75 - 79	751	2.69%	6,956	2.79%	17,717	2.70%
Age 80 - 84	542	1.94%	5,170	2.08%	13,090	1.99%
Age 85+	687	2.46%	6,672	2.68%	16,312	2.48%
Age 65+	4,441	15.93%	41,263	16.57%	103,733	15.79%
Median Age	40.80		41.20		39.90	
Average Age	40.20		40.50		39.80	



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# Demographic Detail Report

Las Tunas Center						
923-937 E Las Tunas Dr, San Gabriel, CA 91776						
Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population By Race</b>	27,877		248,976		656,958	
White	11,402	40.90%	98,516	39.57%	333,581	50.78%
Black	393	1.41%	3,759	1.51%	15,275	2.33%
Am. Indian & Alaskan	282	1.01%	2,362	0.95%	7,410	1.13%
Asian	15,090	54.13%	138,957	55.81%	284,511	43.31%
Hawaiian & Pacific Island	49	0.18%	327	0.13%	982	0.15%
Other	661	2.37%	5,055	2.03%	15,199	2.31%
<b>Population by Hispanic Origin</b>	27,877		248,976		656,958	
Non-Hispanic Origin	19,587	70.26%	181,387	72.85%	422,605	64.33%
Hispanic Origin	8,290	29.74%	67,589	27.15%	234,353	35.67%
<b>2017 Median Age, Male</b>	38.80		39.10		38.00	
<b>2017 Average Age, Male</b>	38.70		39.10		38.40	
<b>2017 Median Age, Female</b>	42.70		43.10		41.60	
<b>2017 Average Age, Female</b>	41.50		41.90		41.10	
<b>2017 Population by Occupation Classification</b>	22,914		205,658		538,042	
Civilian Employed	13,753	60.02%	120,408	58.55%	320,631	59.59%
Civilian Unemployed	430	1.88%	5,458	2.65%	15,469	2.88%
Civilian Non-Labor Force	8,721	38.06%	79,737	38.77%	201,780	37.50%
Armed Forces	10	0.04%	55	0.03%	162	0.03%
<b>Households by Marital Status</b>	4,952		43,674		110,439	
Married	4,952		43,674		110,439	
Married No Children	2,654		23,873		60,573	
Married w/Children	2,298		19,801		49,866	
<b>2017 Population by Education</b>	21,484		189,992		496,682	
Some High School, No Diploma	3,324	15.47%	34,698	18.26%	98,156	19.76%
High School Grad (Incl Equivalency)	4,539	21.13%	37,965	19.98%	93,783	18.88%
Some College, No Degree	4,985	23.20%	40,830	21.49%	107,987	21.74%
Associate Degree	1,600	7.45%	11,832	6.23%	31,500	6.34%
Bachelor Degree	4,571	21.28%	41,793	22.00%	102,550	20.65%
Advanced Degree	2,465	11.47%	22,874	12.04%	62,706	12.62%



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# Demographic Detail Report

## Las Tunas Center

923-937 E Las Tunas Dr, San Gabriel, CA 91776

Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population by Occupation</b>	25,774		228,333		609,364	
Real Estate & Finance	1,025	3.98%	8,938	3.91%	23,121	3.79%
Professional & Management	7,209	27.97%	60,817	26.64%	165,834	27.21%
Public Administration	540	2.10%	5,321	2.33%	13,888	2.28%
Education & Health	3,438	13.34%	27,613	12.09%	73,813	12.11%
Services	2,666	10.34%	22,415	9.82%	58,247	9.56%
Information	248	0.96%	3,003	1.32%	9,354	1.54%
Sales	3,678	14.27%	33,228	14.55%	81,440	13.36%
Transportation	508	1.97%	4,334	1.90%	14,345	2.35%
Retail	1,283	4.98%	13,105	5.74%	33,058	5.43%
Wholesale	683	2.65%	6,368	2.79%	15,764	2.59%
Manufacturing	999	3.88%	11,153	4.88%	31,258	5.13%
Production	878	3.41%	10,970	4.80%	33,351	5.47%
Construction	818	3.17%	6,286	2.75%	18,953	3.11%
Utilities	841	3.26%	6,528	2.86%	15,222	2.50%
Agriculture & Mining	104	0.40%	464	0.20%	1,159	0.19%
Farming, Fishing, Forestry	27	0.10%	341	0.15%	911	0.15%
Other Services	829	3.22%	7,449	3.26%	19,646	3.22%
<b>2017 Worker Travel Time to Job</b>	13,211		114,734		304,742	
<30 Minutes	7,346	55.61%	59,639	51.98%	158,509	52.01%
30-60 Minutes	4,554	34.47%	42,326	36.89%	112,980	37.07%
60+ Minutes	1,311	9.92%	12,769	11.13%	33,253	10.91%
<b>2010 Households by HH Size</b>	8,851		79,170		212,183	
1-Person Households	1,576	17.81%	15,433	19.49%	47,135	22.21%
2-Person Households	2,429	27.44%	21,231	26.82%	57,447	27.07%
3-Person Households	1,831	20.69%	15,635	19.75%	38,332	18.07%
4-Person Households	1,594	18.01%	13,493	17.04%	33,546	15.81%
5-Person Households	747	8.44%	6,818	8.61%	17,808	8.39%
6-Person Households	359	4.06%	3,431	4.33%	8,910	4.20%
7 or more Person Households	315	3.56%	3,129	3.95%	9,005	4.24%
<b>2017 Average Household Size</b>	3.00		3.00		2.90	
<b>Households</b>						
2022 Projection	9,421		84,103		225,846	
2017 Estimate	9,166		81,859		219,750	
2010 Census	8,851		79,169		212,183	
Growth 2017 - 2022	2.78%		2.74%		2.77%	
Growth 2010 - 2017	3.56%		3.40%		3.57%	



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# Demographic Detail Report

## Las Tunas Center

923-937 E Las Tunas Dr, San Gabriel, CA 91776

Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Households by HH Income</b>	9,166		81,859		219,747	
<\$25,000	1,514	16.52%	16,064	19.62%	42,560	19.37%
\$25,000 - \$50,000	1,920	20.95%	16,942	20.70%	44,956	20.46%
\$50,000 - \$75,000	1,454	15.86%	12,970	15.84%	35,619	16.21%
\$75,000 - \$100,000	1,207	13.17%	9,934	12.14%	26,858	12.22%
\$100,000 - \$125,000	945	10.31%	7,564	9.24%	20,795	9.46%
\$125,000 - \$150,000	511	5.57%	5,128	6.26%	13,416	6.11%
\$150,000 - \$200,000	888	9.69%	6,258	7.64%	16,572	7.54%
\$200,000+	727	7.93%	6,999	8.55%	18,971	8.63%
<b>2017 Avg Household Income</b>	\$92,407		\$89,875		\$90,180	
<b>2017 Med Household Income</b>	\$69,546		\$65,138		\$65,343	
<b>2017 Occupied Housing</b>	9,166		81,859		219,750	
Owner Occupied	4,876	53.20%	42,110	51.44%	108,849	49.53%
Renter Occupied	4,290	46.80%	39,749	48.56%	110,901	50.47%
<b>2010 Housing Units</b>	9,490		84,278		225,822	
1 Unit	6,885	72.55%	58,581	69.51%	146,359	64.81%
2 - 4 Units	309	3.26%	4,713	5.59%	15,554	6.89%
5 - 19 Units	1,191	12.55%	11,468	13.61%	32,619	14.44%
20+ Units	1,105	11.64%	9,516	11.29%	31,290	13.86%
<b>2017 Housing Value</b>	4,877		42,110		108,850	
<\$100,000	79	1.62%	374	0.89%	1,333	1.22%
\$100,000 - \$200,000	17	0.35%	74	0.18%	403	0.37%
\$200,000 - \$300,000	71	1.46%	513	1.22%	2,611	2.40%
\$300,000 - \$400,000	297	6.09%	2,636	6.26%	10,338	9.50%
\$400,000 - \$500,000	684	14.03%	6,756	16.04%	19,212	17.65%
\$500,000 - \$1,000,000	3,114	63.85%	23,498	55.80%	56,603	52.00%
\$1,000,000+	615	12.61%	8,259	19.61%	18,350	16.86%
<b>2017 Median Home Value</b>	\$707,209		\$727,721		\$681,333	
<b>2017 Housing Units by Yr Built</b>	9,505		84,714		227,974	
Built 2010+	281	2.96%	2,375	2.80%	6,262	2.75%
Built 2000 - 2010	352	3.70%	3,171	3.74%	11,857	5.20%
Built 1990 - 1999	526	5.53%	4,483	5.29%	11,367	4.99%
Built 1980 - 1989	879	9.25%	7,587	8.96%	21,436	9.40%
Built 1970 - 1979	1,258	13.24%	9,847	11.62%	27,486	12.06%
Built 1960 - 1969	1,647	17.33%	12,613	14.89%	34,249	15.02%
Built 1950 - 1959	1,727	18.17%	16,854	19.90%	44,784	19.64%
Built <1949	2,835	29.83%	27,784	32.80%	70,533	30.94%
<b>2017 Median Year Built</b>	1960		1958		1959	



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