

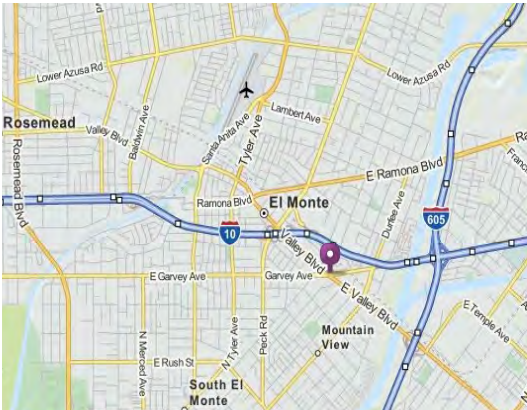


**International, Inc.**  
**BUSINESS**  
**PROPERTIES**

# Skechers Plaza

## For Lease

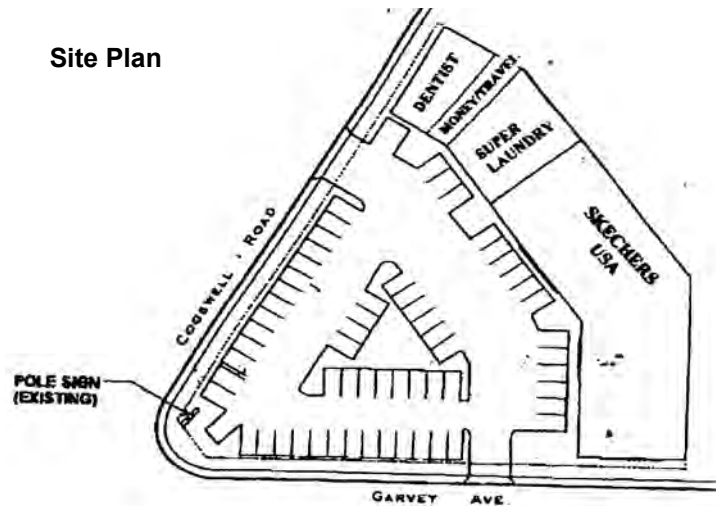
**12015 E. Garvey Avenue, El Monte, California**  
**Anchored by Skechers Shoes**



### FEATURES:

- Located at The “Five Points” signalized intersection of Garvey and Valley Boulevard and Cogswell, at the heart of El Monte, approximately 14 miles east of downtown Los Angeles;
- Garvey Avenue & Valley Boulevard are major commercial thoroughfares;
- Major retailers at the intersection include Food4Less, Walgreens, CVS, Chase, Starbucks, Pep Boys & Pizza Hut.
- Easy Access to the 10 (San Bernardino) Freeway and 650 (San Gabriel). Freeway;
- Great pylon signage;
- Excellent on site parking—64 stalls.

Site Plan



DEMOGRAPHICS Source : CoStar (2018)	1-MILE	3-MILE	5-MILE
Population	42,572	222,433	532,405
Average HH Income	\$47,053	\$56,829	\$63,914

For more information, please contact BP International, Inc.

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# Demographic Detail Report

## Skechers Plaza 12015 Garvey Ave, El Monte, CA 91732

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **16,042 SF**  
 Year Built: **1999**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2022 Projection	43,350		235,492		559,103	
2017 Estimate	42,243		229,217		544,427	
2010 Census	41,100		221,570		527,373	
Growth 2017 - 2022	2.62%		2.74%		2.70%	
Growth 2010 - 2017	2.78%		3.45%		3.23%	
<b>2017 Population by Age</b>						
	<b>42,243</b>		<b>229,217</b>		<b>544,427</b>	
Age 0 - 4	3,037	7.19%	15,427	6.73%	34,474	6.33%
Age 5 - 9	3,096	7.33%	15,389	6.71%	33,678	6.19%
Age 10 - 14	3,169	7.50%	15,790	6.89%	34,861	6.40%
Age 15 - 19	3,321	7.86%	16,724	7.30%	37,752	6.93%
Age 20 - 24	3,559	8.43%	18,172	7.93%	41,428	7.61%
Age 25 - 29	3,703	8.77%	19,021	8.30%	43,220	7.94%
Age 30 - 34	3,374	7.99%	17,349	7.57%	38,918	7.15%
Age 35 - 39	3,008	7.12%	15,725	6.86%	35,535	6.53%
Age 40 - 44	2,847	6.74%	15,222	6.64%	35,435	6.51%
Age 45 - 49	2,746	6.50%	14,898	6.50%	36,276	6.66%
Age 50 - 54	2,544	6.02%	14,257	6.22%	36,187	6.65%
Age 55 - 59	2,240	5.30%	13,230	5.77%	34,443	6.33%
Age 60 - 64	1,793	4.24%	11,235	4.90%	29,617	5.44%
Age 65 - 69	1,344	3.18%	8,933	3.90%	23,737	4.36%
Age 70 - 74	912	2.16%	6,423	2.80%	17,242	3.17%
Age 75 - 79	634	1.50%	4,617	2.01%	12,531	2.30%
Age 80 - 84	440	1.04%	3,275	1.43%	9,012	1.66%
Age 85+	476	1.13%	3,530	1.54%	10,080	1.85%
Age 65+	3,806	9.01%	26,778	11.68%	72,602	13.34%
<b>Median Age</b>	<b>31.80</b>		<b>34.10</b>		<b>36.10</b>	
<b>Average Age</b>	<b>33.70</b>		<b>35.80</b>		<b>37.30</b>	



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## Demographic Detail Report

<b>Skechers Plaza</b>						
12015 Garvey Ave, El Monte, CA 91732						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2017 Population By Race</b>	<b>42,243</b>		<b>229,217</b>		<b>544,427</b>	
White	31,488	74.54%	167,359	73.01%	352,497	64.75%
Black	548	1.30%	2,882	1.26%	8,893	1.63%
Am. Indian & Alaskan	898	2.13%	4,094	1.79%	8,534	1.57%
Asian	8,597	20.35%	50,833	22.18%	163,889	30.10%
Hawaiian & Pacific Island	77	0.18%	501	0.22%	1,017	0.19%
Other	635	1.50%	3,547	1.55%	9,598	1.76%
<b>Population by Hispanic Origin</b>	<b>42,243</b>		<b>229,217</b>		<b>544,427</b>	
Non-Hispanic Origin	9,705	22.97%	64,062	27.95%	214,949	39.48%
Hispanic Origin	32,538	77.03%	165,155	72.05%	329,477	60.52%
<b>2017 Median Age, Male</b>	<b>31.20</b>		<b>33.10</b>		<b>34.60</b>	
<b>2017 Average Age, Male</b>	<b>33.00</b>		<b>34.80</b>		<b>36.20</b>	
<b>2017 Median Age, Female</b>	<b>32.50</b>		<b>35.10</b>		<b>37.60</b>	
<b>2017 Average Age, Female</b>	<b>34.40</b>		<b>36.70</b>		<b>38.40</b>	
<b>2017 Population by Occupation Classification</b>	<b>32,272</b>		<b>179,269</b>		<b>433,871</b>	
Civilian Employed	18,528	57.41%	102,383	57.11%	250,413	57.72%
Civilian Unemployed	1,312	4.07%	6,585	3.67%	15,343	3.54%
Civilian Non-Labor Force	12,422	38.49%	70,242	39.18%	167,873	38.69%
Armed Forces	10	0.03%	59	0.03%	242	0.06%
<b>Households by Marital Status</b>						
Married	5,313		31,773		82,026	
Married No Children	2,120		15,177		41,573	
Married w/Children	3,193		16,596		40,453	
<b>2017 Population by Education</b>	<b>28,232</b>		<b>157,863</b>		<b>386,864</b>	
Some High School, No Diploma	11,859	42.01%	58,399	36.99%	116,085	30.01%
High School Grad (Incl Equivalency)	7,336	25.98%	40,467	25.63%	95,425	24.67%
Some College, No Degree	4,051	14.35%	29,908	18.95%	81,529	21.07%
Associate Degree	2,172	7.69%	10,150	6.43%	24,630	6.37%
Bachelor Degree	2,391	8.47%	14,503	9.19%	49,801	12.87%
Advanced Degree	423	1.50%	4,436	2.81%	19,394	5.01%



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## Demographic Detail Report

<b>Skechers Plaza</b>						
12015 Garvey Ave, El Monte, CA 91732						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2017 Population by Occupation</b>	<b>34,541</b>		<b>192,640</b>		<b>471,026</b>	
Real Estate & Finance	723	2.09%	4,575	2.37%	13,152	2.79%
Professional & Management	4,387	12.70%	28,841	14.97%	86,687	18.40%
Public Administration	519	1.50%	3,437	1.78%	9,164	1.95%
Education & Health	2,637	7.63%	16,745	8.69%	47,365	10.06%
Services	4,716	13.65%	23,485	12.19%	53,056	11.26%
Information	279	0.81%	1,610	0.84%	4,395	0.93%
Sales	4,265	12.35%	25,093	13.03%	66,589	14.14%
Transportation	1,164	3.37%	5,316	2.76%	10,378	2.20%
Retail	2,233	6.46%	12,289	6.38%	29,770	6.32%
Wholesale	1,416	4.10%	6,278	3.26%	15,073	3.20%
Manufacturing	2,917	8.45%	16,559	8.60%	34,559	7.34%
Production	4,665	13.51%	23,238	12.06%	44,545	9.46%
Construction	2,018	5.84%	10,400	5.40%	21,442	4.55%
Utilities	1,039	3.01%	6,000	3.11%	14,827	3.15%
Agriculture & Mining	159	0.46%	779	0.40%	1,823	0.39%
Farming, Fishing, Forestry	199	0.58%	736	0.38%	1,496	0.32%
Other Services	1,205	3.49%	7,259	3.77%	16,705	3.55%
<b>2017 Worker Travel Time to Job</b>	<b>17,889</b>		<b>98,339</b>		<b>240,493</b>	
<30 Minutes	7,862	43.95%	47,126	47.92%	118,350	49.21%
30-60 Minutes	7,709	43.09%	38,915	39.57%	92,537	38.48%
60+ Minutes	2,318	12.96%	12,298	12.51%	29,606	12.31%
<b>2010 Households by HH Size</b>	<b>9,597</b>		<b>54,032</b>		<b>139,332</b>	
1-Person Households	919	9.58%	5,822	10.78%	17,962	12.89%
2-Person Households	1,391	14.49%	9,434	17.46%	28,248	20.27%
3-Person Households	1,518	15.82%	8,949	16.56%	24,850	17.84%
4-Person Households	1,881	19.60%	10,052	18.60%	25,674	18.43%
5-Person Households	1,613	16.81%	7,883	14.59%	17,975	12.90%
6-Person Households	945	9.85%	4,825	8.93%	10,482	7.52%
7 or more Person Households	1,330	13.86%	7,067	13.08%	14,141	10.15%
<b>2017 Average Household Size</b>	<b>4.20</b>		<b>4.00</b>		<b>3.70</b>	
<b>Households</b>						
2022 Projection	10,285		58,199		148,880	
2017 Estimate	9,997		56,525		144,779	
2010 Census	9,596		54,031		139,333	
Growth 2017 - 2022	2.88%		2.96%		2.83%	
Growth 2010 - 2017	4.18%		4.62%		3.91%	



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## Demographic Detail Report

<b>Skechers Plaza</b>					
12015 Garvey Ave, El Monte, CA 91732					
Radius	1 Mile		3 Mile		5 Mile
<b>2017 Households by HH Income</b>	<b>9,995</b>		<b>56,525</b>		<b>144,779</b>
<\$25,000	2,977	29.78%	12,475	22.07%	27,507 19.00%
\$25,000 - \$50,000	3,412	34.14%	16,403	29.02%	35,979 24.85%
\$50,000 - \$75,000	1,465	14.66%	10,269	18.17%	26,623 18.39%
\$75,000 - \$100,000	914	9.14%	7,007	12.40%	19,496 13.47%
\$100,000 - \$125,000	577	5.77%	4,422	7.82%	13,568 9.37%
\$125,000 - \$150,000	263	2.63%	2,365	4.18%	7,414 5.12%
\$150,000 - \$200,000	236	2.36%	2,266	4.01%	8,074 5.58%
\$200,000+	151	1.51%	1,318	2.33%	6,118 4.23%
<b>2017 Avg Household Income</b>	<b>\$53,484</b>		<b>\$65,156</b>		<b>\$75,738</b>
<b>2017 Med Household Income</b>	<b>\$38,735</b>		<b>\$48,828</b>		<b>\$57,817</b>
<b>2017 Occupied Housing</b>	<b>9,996</b>		<b>56,525</b>		<b>144,779</b>
Owner Occupied	3,293	32.94%	29,894	52.89%	85,803 59.26%
Renter Occupied	6,703	67.06%	26,631	47.11%	58,976 40.74%
<b>2010 Housing Units</b>	<b>10,233</b>		<b>56,620</b>		<b>146,393</b>
1 Unit	6,696	65.44%	44,681	78.91%	119,442 81.59%
2 - 4 Units	792	7.74%	2,778	4.91%	5,445 3.72%
5 - 19 Units	1,594	15.58%	4,654	8.22%	9,645 6.59%
20+ Units	1,151	11.25%	4,507	7.96%	11,861 8.10%
<b>2017 Housing Value</b>	<b>3,293</b>		<b>29,893</b>		<b>85,803</b>
<\$100,000	97	2.95%	1,080	3.61%	2,210 2.58%
\$100,000 - \$200,000	29	0.88%	411	1.37%	1,082 1.26%
\$200,000 - \$300,000	504	15.31%	3,750	12.54%	8,602 10.03%
\$300,000 - \$400,000	1,225	37.20%	8,871	29.68%	20,640 24.06%
\$400,000 - \$500,000	789	23.96%	7,000	23.42%	18,880 22.00%
\$500,000 - \$1,000,000	557	16.91%	7,637	25.55%	28,356 33.05%
\$1,000,000+	92	2.79%	1,144	3.83%	6,033 7.03%
<b>2017 Median Home Value</b>	<b>\$382,979</b>		<b>\$411,921</b>		<b>\$454,912</b>
<b>2017 Housing Units by Yr Built</b>	<b>10,544</b>		<b>58,793</b>		<b>149,963</b>
Built 2010+	463	4.39%	2,816	4.79%	5,915 3.94%
Built 2000 - 2010	309	2.93%	2,406	4.09%	5,184 3.46%
Built 1990 - 1999	903	8.56%	3,344	5.69%	8,552 5.70%
Built 1980 - 1989	1,808	17.15%	6,162	10.48%	14,701 9.80%
Built 1970 - 1979	1,315	12.47%	7,575	12.88%	18,790 12.53%
Built 1960 - 1969	2,266	21.49%	11,313	19.24%	26,970 17.98%
Built 1950 - 1959	1,879	17.82%	14,645	24.91%	41,023 27.36%
Built <1949	1,601	15.18%	10,532	17.91%	28,828 19.22%
<b>2017 Median Year Built</b>	<b>1967</b>		<b>1963</b>		<b>1961</b>



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