

# Puente Hills East Retail Space for Lease

**17515-17585 Colima Rd., 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 Colima Road and Albatross Road;
- Co-Tenant with Leslie's Pool, Super Co, Lost Worlds Laser Tag, Pieology, Verizon, and 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.

DEMOGRAPHICS Source : CoStar (5/2017)	1-MILE	3-MILE	5-MILE
Population (2016)	12,190	152,405	369,964
Average HH Income (2016)	\$96,882	\$89,676	\$93,302

**Total GLA: 425,624 SF**

## Traffic Counts:

Pomona Freeway (Hwy 60):	219,500 CPD
Colima Rd & Azusa Blvd.:	91,718 CPD
Gale Ave.:	21,788 CPD

For more information, please contact BP International, Inc.

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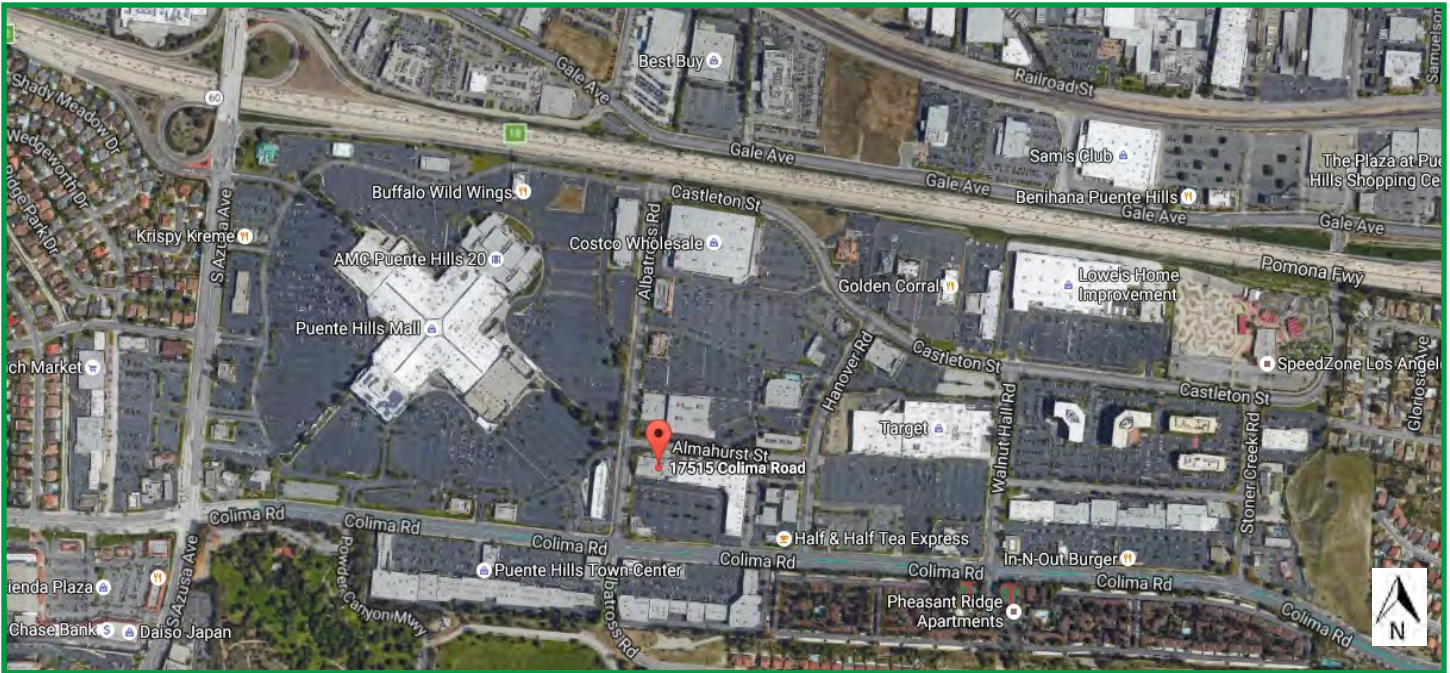
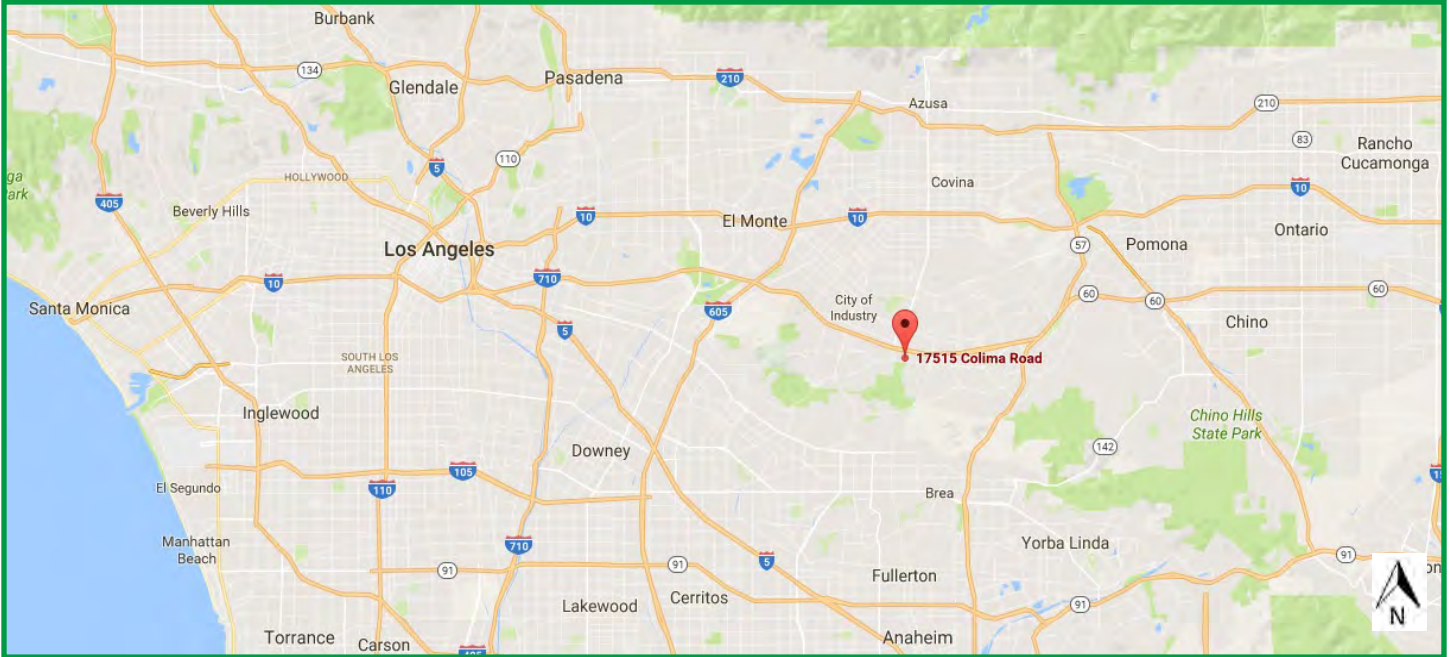
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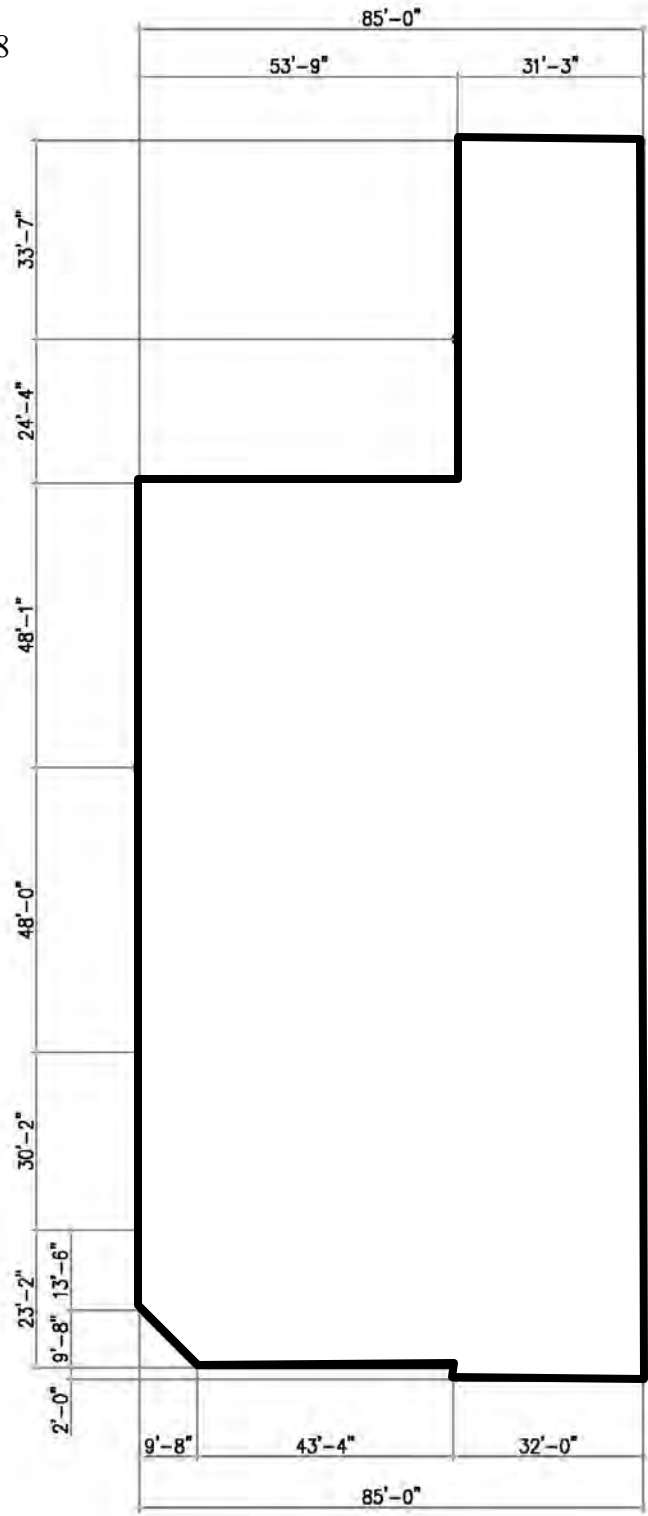




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17585 Colima Road,  
City of Industry, CA 91748  
Approx. 14,519 Sq. Ft.



\* Site Plan is not drawn to scale and subject to change without notice.

# Demographic Detail Report

## Puente Hills East 17515-17585 Colima Rd, City Of Industry, CA 91748

Building Type: **General Retail**      Total Available: **10,439 SF**  
 Secondary: **Storefront**              % Leased: **86.72%**  
 GLA: **78,613 SF**                      Rent/SF/Yr: **Negotiable**  
 Year Built: **1980**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Projection	12,667	156,854	380,518
2017 Estimate	12,190	152,405	369,964
2010 Census	11,041	145,882	357,278
Growth 2017 - 2022	3.91%	2.92%	2.85%
Growth 2010 - 2017	10.41%	4.47%	3.55%
<b>2017 Population by Age</b>			
	<b>12,190</b>	<b>152,405</b>	<b>369,964</b>
Age 0 - 4	689 5.65%	9,270 6.08%	22,322 6.03%
Age 5 - 9	611 5.01%	8,652 5.68%	21,270 5.75%
Age 10 - 14	570 4.68%	8,835 5.80%	22,288 6.02%
Age 15 - 19	618 5.07%	9,845 6.46%	24,821 6.71%
Age 20 - 24	740 6.07%	11,294 7.41%	27,793 7.51%
Age 25 - 29	893 7.33%	12,174 7.99%	28,994 7.84%
Age 30 - 34	887 7.28%	10,905 7.16%	25,530 6.90%
Age 35 - 39	813 6.67%	9,721 6.38%	22,810 6.17%
Age 40 - 44	774 6.35%	9,583 6.29%	22,936 6.20%
Age 45 - 49	784 6.43%	9,974 6.54%	24,315 6.57%
Age 50 - 54	840 6.89%	10,343 6.79%	25,431 6.87%
Age 55 - 59	895 7.34%	10,255 6.73%	25,053 6.77%
Age 60 - 64	858 7.04%	9,150 6.00%	22,061 5.96%
Age 65 - 69	744 6.10%	7,581 4.97%	18,110 4.90%
Age 70 - 74	547 4.49%	5,574 3.66%	13,258 3.58%
Age 75 - 79	384 3.15%	3,946 2.59%	9,421 2.55%
Age 80 - 84	260 2.13%	2,672 1.75%	6,582 1.78%
Age 85+	282 2.31%	2,631 1.73%	6,968 1.88%
Age 65+	2,217 18.19%	22,404 14.70%	54,339 14.69%
<b>Median Age</b>	<b>41.80</b>	<b>37.70</b>	<b>37.60</b>
<b>Average Age</b>	<b>41.40</b>	<b>38.50</b>	<b>38.40</b>



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5/1/2018

## Demographic Detail Report

<b>Puente Hills East</b>						
17515-17585 Colima Rd, City Of Industry, CA 91748						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2017 Population By Race</b>	<b>12,190</b>		<b>152,405</b>		<b>369,964</b>	
White	4,249	34.86%	83,932	55.07%	235,653	63.70%
Black	225	1.85%	3,509	2.30%	8,964	2.42%
Am. Indian & Alaskan	49	0.40%	1,911	1.25%	4,851	1.31%
Asian	7,426	60.92%	59,660	39.15%	111,434	30.12%
Hawaiian & Pacific Island	12	0.10%	373	0.24%	838	0.23%
Other	230	1.89%	3,019	1.98%	8,224	2.22%
<b>Population by Hispanic Origin</b>	<b>12,190</b>		<b>152,405</b>		<b>369,964</b>	
Non-Hispanic Origin	8,572	70.32%	75,966	49.84%	174,838	47.26%
Hispanic Origin	3,619	29.69%	76,439	50.16%	195,126	52.74%
<b>2017 Median Age, Male</b>	<b>39.70</b>		<b>36.00</b>		<b>35.90</b>	
<b>2017 Average Age, Male</b>	<b>40.10</b>		<b>37.40</b>		<b>37.30</b>	
<b>2017 Median Age, Female</b>	<b>43.80</b>		<b>39.50</b>		<b>39.40</b>	
<b>2017 Average Age, Female</b>	<b>42.60</b>		<b>39.60</b>		<b>39.60</b>	
<b>2017 Population by Occupation Classification</b>	<b>10,197</b>		<b>123,681</b>		<b>299,119</b>	
Civilian Employed	5,616	55.08%	71,386	57.72%	176,033	58.85%
Civilian Unemployed	209	2.05%	3,412	2.76%	9,101	3.04%
Civilian Non-Labor Force	4,369	42.85%	48,843	39.49%	113,811	38.05%
Armed Forces	3	0.03%	40	0.03%	174	0.06%
<b>Households by Marital Status</b>						
Married	2,358		25,715		63,882	
Married No Children	1,505		14,431		35,327	
Married w/Children	852		11,284		28,555	
<b>2017 Population by Education</b>	<b>9,543</b>		<b>111,858</b>		<b>267,612</b>	
Some High School, No Diploma	983	10.30%	23,211	20.75%	51,209	19.14%
High School Grad (Incl Equivalency)	1,651	17.30%	23,554	21.06%	58,214	21.75%
Some College, No Degree	2,127	22.29%	27,118	24.24%	70,272	26.26%
Associate Degree	581	6.09%	7,350	6.57%	16,143	6.03%
Bachelor Degree	3,227	33.82%	22,777	20.36%	51,197	19.13%
Advanced Degree	974	10.21%	7,848	7.02%	20,577	7.69%



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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2017 Population by Occupation</b>	<b>10,660</b>		<b>134,446</b>		<b>332,279</b>	
Real Estate & Finance	607	5.69%	4,454	3.31%	11,566	3.48%
Professional & Management	3,190	29.92%	29,230	21.74%	74,165	22.32%
Public Administration	279	2.62%	2,507	1.86%	6,889	2.07%
Education & Health	1,231	11.55%	14,178	10.55%	36,420	10.96%
Services	821	7.70%	12,949	9.63%	31,416	9.45%
Information	116	1.09%	1,042	0.78%	3,012	0.91%
Sales	1,671	15.68%	20,863	15.52%	51,494	15.50%
Transportation	149	1.40%	2,680	1.99%	5,533	1.67%
Retail	541	5.08%	9,009	6.70%	21,784	6.56%
Wholesale	340	3.19%	5,057	3.76%	11,909	3.58%
Manufacturing	524	4.92%	8,606	6.40%	21,544	6.48%
Production	470	4.41%	10,412	7.74%	24,083	7.25%
Construction	143	1.34%	4,720	3.51%	11,788	3.55%
Utilities	317	2.97%	4,474	3.33%	10,409	3.13%
Agriculture & Mining	4	0.04%	489	0.36%	932	0.28%
Farming, Fishing, Forestry	0	0.00%	277	0.21%	630	0.19%
Other Services	257	2.41%	3,499	2.60%	8,705	2.62%
<b>2017 Worker Travel Time to Job</b>	<b>5,372</b>		<b>68,236</b>		<b>168,755</b>	
<30 Minutes	2,475	46.07%	29,844	43.74%	77,302	45.81%
30-60 Minutes	1,937	36.06%	26,383	38.66%	64,582	38.27%
60+ Minutes	960	17.87%	12,009	17.60%	26,871	15.92%
<b>2010 Households by HH Size</b>	<b>3,643</b>		<b>39,990</b>		<b>100,966</b>	
1-Person Households	592	16.25%	4,438	11.10%	12,993	12.87%
2-Person Households	1,085	29.78%	9,475	23.69%	24,435	24.20%
3-Person Households	788	21.63%	7,673	19.19%	18,658	18.48%
4-Person Households	602	16.52%	7,494	18.74%	18,908	18.73%
5-Person Households	300	8.23%	4,770	11.93%	11,909	11.80%
6-Person Households	146	4.01%	2,696	6.74%	6,328	6.27%
7 or more Person Households	130	3.57%	3,444	8.61%	7,735	7.66%
<b>2017 Average Household Size</b>	<b>3.00</b>		<b>3.60</b>		<b>3.50</b>	
<b>Households</b>						
2022 Projection	4,186		43,199		107,794	
2017 Estimate	4,026		41,938		104,741	
2010 Census	3,643		39,991		100,965	
Growth 2017 - 2022	3.97%		3.01%		2.91%	
Growth 2010 - 2017	10.51%		4.87%		3.74%	



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<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>2017 Households by HH Income</b>	<b>4,026</b>	<b>41,940</b>	<b>104,743</b>
<\$25,000	782 19.42%	5,979 14.26%	13,923 13.29%
\$25,000 - \$50,000	729 18.11%	8,548 20.38%	20,417 19.49%
\$50,000 - \$75,000	761 18.90%	8,189 19.53%	19,063 18.20%
\$75,000 - \$100,000	459 11.40%	6,056 14.44%	15,410 14.71%
\$100,000 - \$125,000	273 6.78%	4,222 10.07%	11,885 11.35%
\$125,000 - \$150,000	227 5.64%	3,017 7.19%	7,678 7.33%
\$150,000 - \$200,000	332 8.25%	3,080 7.34%	8,902 8.50%
\$200,000+	463 11.50%	2,849 6.79%	7,465 7.13%
<b>2017 Avg Household Income</b>	<b>\$96,882</b>	<b>\$89,676</b>	<b>\$93,302</b>
<b>2017 Med Household Income</b>	<b>\$65,547</b>	<b>\$69,403</b>	<b>\$73,585</b>
<b>2017 Occupied Housing</b>	<b>4,027</b>	<b>41,938</b>	<b>104,741</b>
Owner Occupied	2,422 60.14%	28,825 68.73%	74,416 71.05%
Renter Occupied	1,605 39.86%	13,113 31.27%	30,325 28.95%
<b>2010 Housing Units</b>	<b>4,120</b>	<b>41,324</b>	<b>103,909</b>
1 Unit	2,694 65.39%	33,274 80.52%	84,946 81.75%
2 - 4 Units	628 15.24%	2,378 5.75%	4,475 4.31%
5 - 19 Units	273 6.63%	2,215 5.36%	5,197 5.00%
20+ Units	525 12.74%	3,457 8.37%	9,291 8.94%
<b>2017 Housing Value</b>	<b>2,421</b>	<b>28,824</b>	<b>74,416</b>
<\$100,000	14 0.58%	945 3.28%	2,354 3.16%
\$100,000 - \$200,000	23 0.95%	337 1.17%	1,047 1.41%
\$200,000 - \$300,000	108 4.46%	2,747 9.53%	5,782 7.77%
\$300,000 - \$400,000	255 10.53%	6,220 21.58%	14,340 19.27%
\$400,000 - \$500,000	321 13.26%	6,045 20.97%	15,350 20.63%
\$500,000 - \$1,000,000	1,525 62.99%	11,522 39.97%	31,502 42.33%
\$1,000,000+	175 7.23%	1,008 3.50%	4,041 5.43%
<b>2017 Median Home Value</b>	<b>\$660,491</b>	<b>\$468,866</b>	<b>\$489,152</b>
<b>2017 Housing Units by Yr Built</b>	<b>4,120</b>	<b>42,816</b>	<b>107,789</b>
Built 2010+	329 7.99%	1,725 4.03%	3,919 3.64%
Built 2000 - 2010	2 0.05%	873 2.04%	2,920 2.71%
Built 1990 - 1999	394 9.56%	2,833 6.62%	6,048 5.61%
Built 1980 - 1989	1,472 35.73%	6,588 15.39%	16,378 15.19%
Built 1970 - 1979	1,229 29.83%	13,033 30.44%	26,182 24.29%
Built 1960 - 1969	472 11.46%	9,805 22.90%	22,980 21.32%
Built 1950 - 1959	199 4.83%	6,338 14.80%	23,492 21.79%
Built <1949	23 0.56%	1,621 3.79%	5,870 5.45%
<b>2017 Median Year Built</b>	<b>1980</b>	<b>1972</b>	<b>1970</b>



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