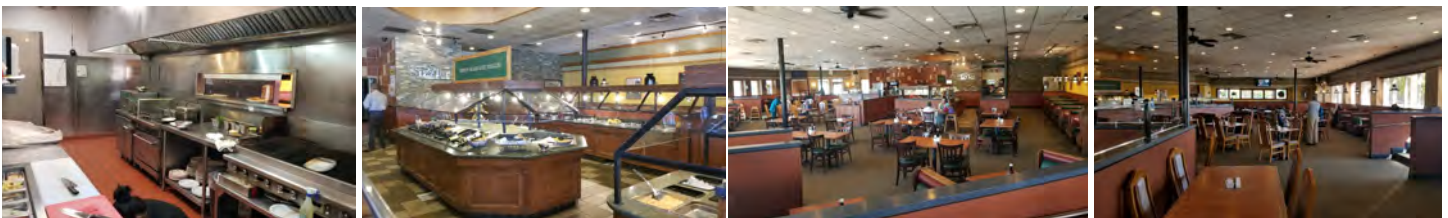




# Turn Key Restaurant For Lease

14635 Baldwin Park Towne Center, #A  
Baldwin Park, CA 91706



## Features:

- Turn-Key Restaurant Space of approximately 8,000 +/- Sq. Ft.;
- Connected to Courtyard Marriot Hotel - Baldwin Park, 196 rooms;
- Prominent end cap with ample parking and easy ingress/egress, 225 on-grade parking;
- Just North of 10 Freeway, off Puente Avenue going east and East of the 605 Freeway;
- Shadow anchors include Home Depot, Denny's, Starbucks drive-thru, and McDonald's.

For more information, please contact

**BP International, Inc.**

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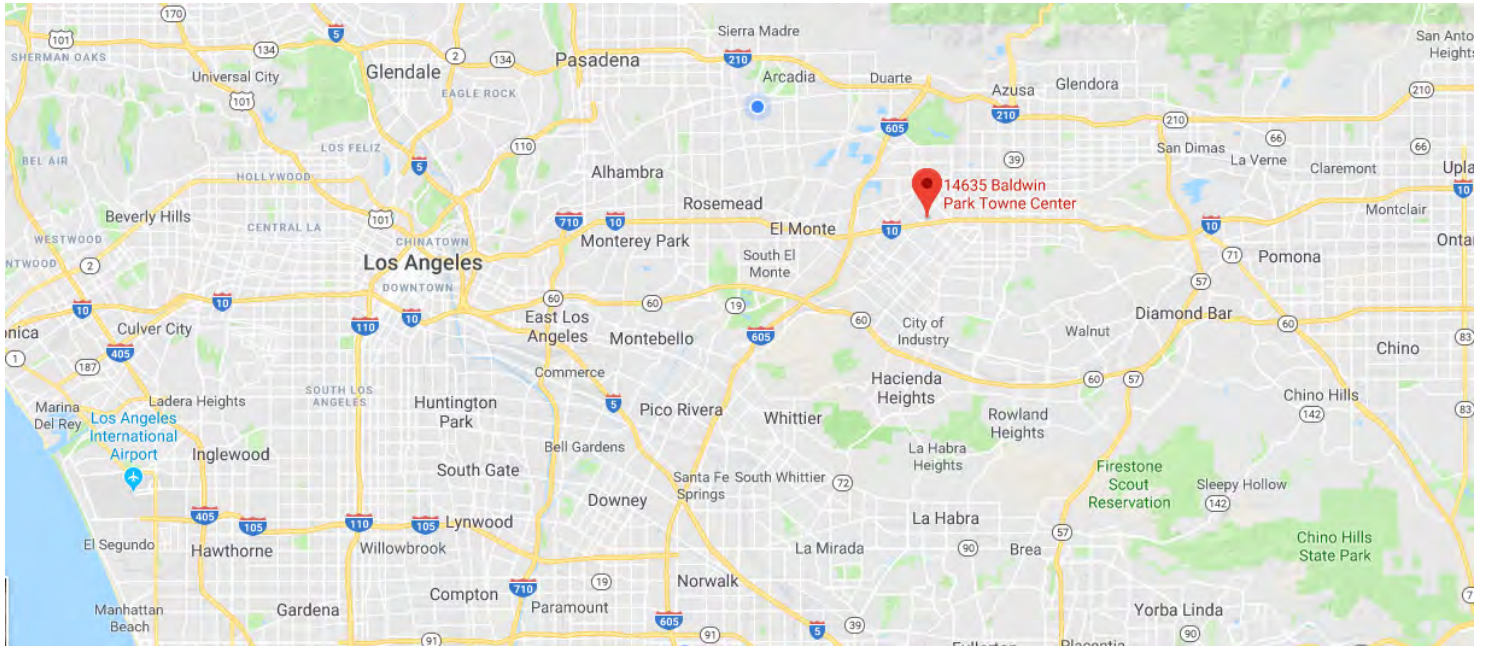
DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Source : CoStar 2019			
Population	30,870	230,858	546,598
Average HH Income	\$74,389	\$78,235	\$78,168

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# Turn Key Restaurant For Lease

14635 Baldwin Park Towne Center, #A  
Baldwin Park, CA 91706



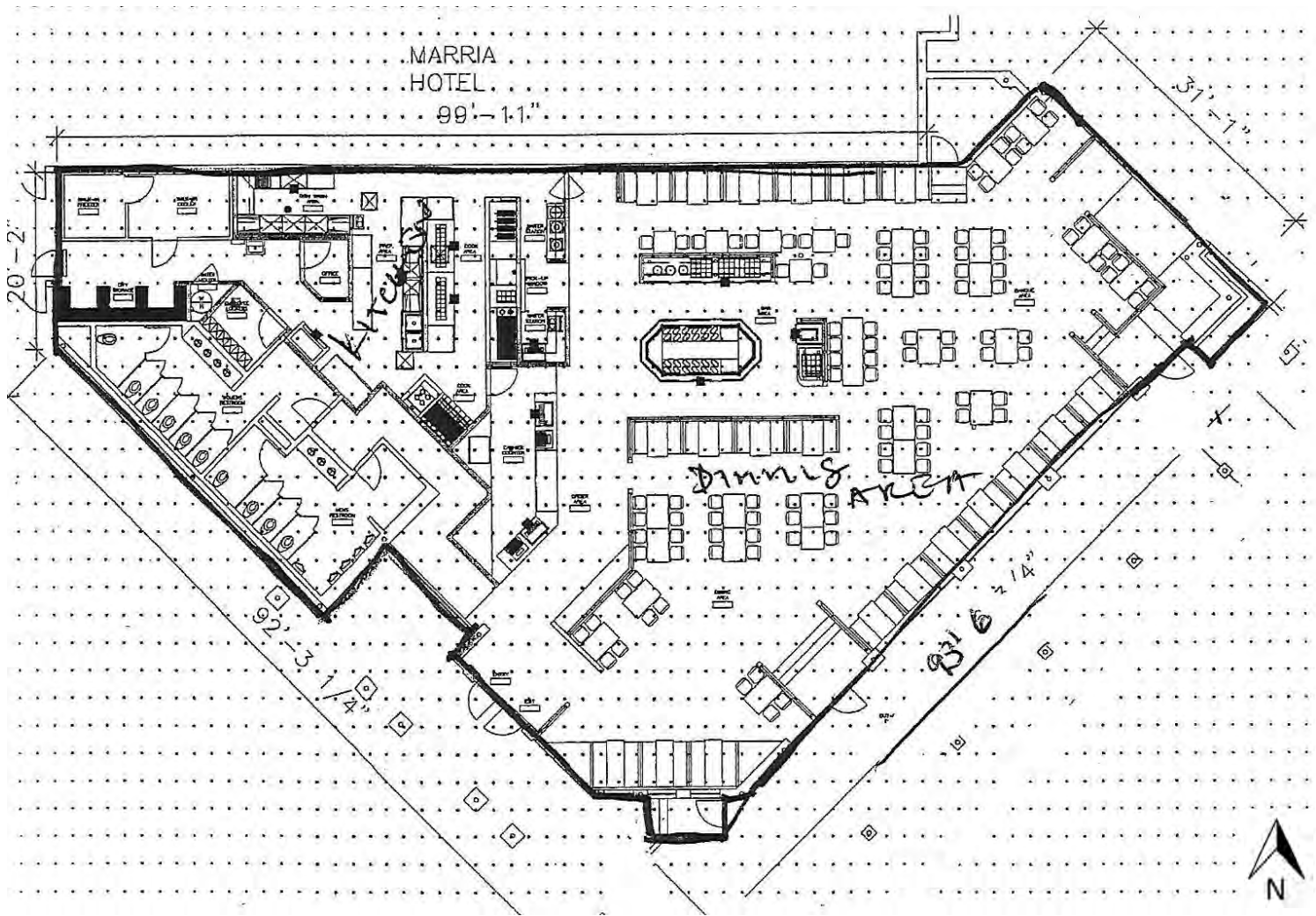
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# Turn Key Restaurant For Lease

14635 Baldwin Park Towne Center, #A  
Baldwin Park, CA 91706

## Floor Plan



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

# Demographic Detail Report

## Courtyard Marriott Baldwin Park

14635 Baldwin Park Town, Baldwin Park, CA 91706

Building Type: **Hospitality**  
 Class: -  
 RBA: **148,187 SF**  
 Typical Floor: **148,187 SF**

Total Available: **8,000 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2023 Projection	31,281		234,279		554,953	
2018 Estimate	30,870		230,858		546,598	
2010 Census	30,512		226,329		534,515	
Growth 2018 - 2023	1.33%		1.48%		1.53%	
Growth 2010 - 2018	1.17%		2.00%		2.26%	
<b>2018 Population by Age</b>						
	<b>30,870</b>		<b>230,858</b>		<b>546,598</b>	
Age 0 - 4	2,086	6.76%	15,666	6.79%	36,601	6.70%
Age 5 - 9	2,024	6.56%	15,033	6.51%	35,097	6.42%
Age 10 - 14	2,107	6.83%	15,549	6.74%	36,025	6.59%
Age 15 - 19	2,278	7.38%	16,844	7.30%	38,743	7.09%
Age 20 - 24	2,472	8.01%	18,398	7.97%	42,454	7.77%
Age 25 - 29	2,541	8.23%	19,119	8.28%	44,546	8.15%
Age 30 - 34	2,281	7.39%	17,348	7.51%	40,907	7.48%
Age 35 - 39	2,047	6.63%	15,473	6.70%	36,704	6.71%
Age 40 - 44	1,991	6.45%	14,852	6.43%	35,304	6.46%
Age 45 - 49	1,986	6.43%	14,810	6.42%	35,302	6.46%
Age 50 - 54	1,951	6.32%	14,547	6.30%	34,791	6.37%
Age 55 - 59	1,820	5.90%	13,679	5.93%	32,863	6.01%
Age 60 - 64	1,552	5.03%	11,766	5.10%	28,456	5.21%
Age 65 - 69	1,230	3.98%	9,325	4.04%	22,812	4.17%
Age 70 - 74	898	2.91%	6,754	2.93%	16,710	3.06%
Age 75 - 79	640	2.07%	4,758	2.06%	11,840	2.17%
Age 80 - 84	450	1.46%	3,311	1.43%	8,260	1.51%
Age 85+	516	1.67%	3,628	1.57%	9,185	1.68%
Age 65+	3,734	12.10%	27,776	12.03%	68,807	12.59%
<b>Median Age</b>	<b>34.20</b>		<b>34.30</b>		<b>34.90</b>	
<b>Average Age</b>	<b>36.00</b>		<b>36.10</b>		<b>36.50</b>	



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## Demographic Detail Report

### Courtyard Marriott Baldwin Park

14635 Baldwin Park Town, Baldwin Park, CA 91706

Radius	1 Mile	3 Mile	5 Mile
<b>2018 Population By Race</b>	<b>30,870</b>	<b>230,858</b>	<b>546,598</b>
White	23,770 77.00%	181,362 78.56%	412,401 75.45%
Black	714 2.31%	5,764 2.50%	14,914 2.73%
Am. Indian & Alaskan	585 1.90%	4,352 1.89%	10,012 1.83%
Asian	5,105 16.54%	34,296 14.86%	96,793 17.71%
Hawaiian & Pacific Island	72 0.23%	578 0.25%	1,315 0.24%
Other	624 2.02%	4,505 1.95%	11,162 2.04%
<b>Population by Hispanic Origin</b>	<b>30,870</b>	<b>230,858</b>	<b>546,598</b>
Non-Hispanic Origin	8,004 25.93%	55,644 24.10%	162,380 29.71%
Hispanic Origin	22,865 74.07%	175,214 75.90%	384,218 70.29%
<b>2018 Median Age, Male</b>	<b>32.90</b>	<b>33.10</b>	<b>33.70</b>
<b>2018 Average Age, Male</b>	<b>34.90</b>	<b>35.00</b>	<b>35.40</b>
<b>2018 Median Age, Female</b>	<b>35.60</b>	<b>35.50</b>	<b>36.20</b>
<b>2018 Average Age, Female</b>	<b>37.20</b>	<b>37.10</b>	<b>37.60</b>
<b>2018 Population by Occupation Classification</b>	<b>24,193</b>	<b>181,236</b>	<b>431,118</b>
Civilian Employed	14,001 57.87%	108,242 59.72%	255,234 59.20%
Civilian Unemployed	842 3.48%	6,425 3.55%	14,092 3.27%
Civilian Non-Labor Force	9,342 38.61%	66,379 36.63%	161,531 37.47%
Armed Forces	8 0.03%	190 0.10%	261 0.06%
<b>Households by Marital Status</b>			
Married	4,396	32,852	80,066
Married No Children	2,071	15,968	39,617
Married w/Children	2,325	16,884	40,450
<b>2018 Population by Education</b>	<b>21,052</b>	<b>159,483</b>	<b>381,672</b>
Some High School, No Diploma	6,284 29.85%	46,302 29.03%	105,504 27.64%
High School Grad (Incl Equivalency)	6,234 29.61%	44,470 27.88%	99,899 26.17%
Some College, No Degree	4,729 22.46%	37,119 23.27%	90,638 23.75%
Associate Degree	1,149 5.46%	10,116 6.34%	23,994 6.29%
Bachelor Degree	2,061 9.79%	16,651 10.44%	45,664 11.96%
Advanced Degree	595 2.83%	4,825 3.03%	15,973 4.19%



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## Demographic Detail Report

### Courtyard Marriott Baldwin Park

14635 Baldwin Park Town, Baldwin Park, CA 91706

Radius	1 Mile		3 Mile		5 Mile	
<b>2018 Population by Occupation</b>	<b>26,491</b>		<b>202,681</b>		<b>479,902</b>	
Real Estate & Finance	794	3.00%	5,570	2.75%	13,877	2.89%
Professional & Management	4,428	16.72%	33,426	16.49%	86,953	18.12%
Public Administration	466	1.76%	4,074	2.01%	8,906	1.86%
Education & Health	2,715	10.25%	20,213	9.97%	48,383	10.08%
Services	2,913	11.00%	22,528	11.12%	52,934	11.03%
Information	331	1.25%	2,074	1.02%	4,492	0.94%
Sales	3,901	14.73%	28,999	14.31%	67,903	14.15%
Transportation	601	2.27%	3,669	1.81%	10,035	2.09%
Retail	1,726	6.52%	12,913	6.37%	31,400	6.54%
Wholesale	664	2.51%	5,341	2.64%	13,193	2.75%
Manufacturing	2,032	7.67%	15,534	7.66%	34,495	7.19%
Production	2,643	9.98%	21,651	10.68%	47,712	9.94%
Construction	1,372	5.18%	10,469	5.17%	23,483	4.89%
Utilities	871	3.29%	7,585	3.74%	17,199	3.58%
Agriculture & Mining	117	0.44%	1,168	0.58%	2,251	0.47%
Farming, Fishing, Forestry	93	0.35%	951	0.47%	1,765	0.37%
Other Services	824	3.11%	6,516	3.21%	14,921	3.11%
<b>2018 Worker Travel Time to Job</b>	<b>13,540</b>		<b>105,084</b>		<b>247,254</b>	
<30 Minutes	7,092	52.38%	51,612	49.11%	120,472	48.72%
30-60 Minutes	4,638	34.25%	38,782	36.91%	91,676	37.08%
60+ Minutes	1,810	13.37%	14,690	13.98%	35,106	14.20%
<b>2010 Households by HH Size</b>	<b>7,574</b>		<b>55,734</b>		<b>139,136</b>	
1-Person Households	862	11.38%	6,209	11.14%	18,254	13.12%
2-Person Households	1,312	17.32%	9,864	17.70%	27,623	19.85%
3-Person Households	1,270	16.77%	9,259	16.61%	23,404	16.82%
4-Person Households	1,486	19.62%	10,494	18.83%	25,232	18.13%
5-Person Households	1,084	14.31%	7,972	14.30%	18,593	13.36%
6-Person Households	685	9.04%	4,777	8.57%	10,826	7.78%
7 or more Person Households	875	11.55%	7,159	12.84%	15,204	10.93%
<b>2018 Average Household Size</b>	<b>3.90</b>		<b>4.00</b>		<b>3.80</b>	
<b>Households</b>						
2023 Projection	7,807		58,065		145,143	
2018 Estimate	7,698		57,157		142,845	
2010 Census	7,573		55,733		139,137	
Growth 2018 - 2023	1.42%		1.59%		1.61%	
Growth 2010 - 2018	1.65%		2.56%		2.66%	



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## Demographic Detail Report

### Courtyard Marriott Baldwin Park

14635 Baldwin Park Town, Baldwin Park, CA 91706

Radius	1 Mile		3 Mile		5 Mile	
<b>2018 Households by HH Income</b>	<b>7,698</b>		<b>57,156</b>		<b>142,845</b>	
<\$25,000	1,163	15.11%	8,776	15.35%	25,029	17.52%
\$25,000 - \$50,000	1,758	22.84%	12,716	22.25%	32,034	22.43%
\$50,000 - \$75,000	1,671	21.71%	11,563	20.23%	27,502	19.25%
\$75,000 - \$100,000	1,315	17.08%	9,069	15.87%	21,043	14.73%
\$100,000 - \$125,000	845	10.98%	6,154	10.77%	14,494	10.15%
\$125,000 - \$150,000	378	4.91%	3,826	6.69%	8,799	6.16%
\$150,000 - \$200,000	373	4.85%	3,260	5.70%	8,468	5.93%
\$200,000+	195	2.53%	1,792	3.14%	5,476	3.83%
<b>2018 Avg Household Income</b>	<b>\$74,389</b>		<b>\$78,235</b>		<b>\$78,168</b>	
<b>2018 Med Household Income</b>	<b>\$64,273</b>		<b>\$65,356</b>		<b>\$62,865</b>	
<b>2018 Occupied Housing</b>	<b>7,698</b>		<b>57,157</b>		<b>142,844</b>	
Owner Occupied	4,866	63.21%	37,561	65.72%	88,512	61.96%
Renter Occupied	2,832	36.79%	19,596	34.28%	54,332	38.04%
<b>2010 Housing Units</b>	<b>7,702</b>		<b>57,710</b>		<b>143,359</b>	
1 Unit	6,210	80.63%	47,775	82.78%	114,546	79.90%
2 - 4 Units	206	2.67%	1,588	2.75%	5,859	4.09%
5 - 19 Units	362	4.70%	2,432	4.21%	8,505	5.93%
20+ Units	924	12.00%	5,915	10.25%	14,449	10.08%
<b>2018 Housing Value</b>	<b>4,867</b>		<b>37,560</b>		<b>88,512</b>	
<\$100,000	115	2.36%	809	2.15%	2,794	3.16%
\$100,000 - \$200,000	47	0.97%	430	1.14%	897	1.01%
\$200,000 - \$300,000	449	9.23%	4,374	11.65%	8,064	9.11%
\$300,000 - \$400,000	1,837	37.74%	13,693	36.46%	26,602	30.05%
\$400,000 - \$500,000	1,563	32.11%	11,114	29.59%	24,785	28.00%
\$500,000 - \$1,000,000	849	17.44%	6,468	17.22%	21,860	24.70%
\$1,000,000+	7	0.14%	672	1.79%	3,510	3.97%
<b>2018 Median Home Value</b>	<b>\$399,210</b>		<b>\$396,158</b>		<b>\$423,800</b>	
<b>2018 Housing Units by Yr Built</b>	<b>7,866</b>		<b>58,401</b>		<b>146,994</b>	
Built 2010+	146	1.86%	1,677	2.87%	4,465	3.04%
Built 2000 - 2010	166	2.11%	1,392	2.38%	5,011	3.41%
Built 1990 - 1999	548	6.97%	2,964	5.08%	7,385	5.02%
Built 1980 - 1989	857	10.89%	5,192	8.89%	14,582	9.92%
Built 1970 - 1979	1,244	15.81%	7,055	12.08%	20,789	14.14%
Built 1960 - 1969	1,270	16.15%	10,029	17.17%	26,588	18.09%
Built 1950 - 1959	2,658	33.79%	23,439	40.13%	49,197	33.47%
Built <1949	977	12.42%	6,653	11.39%	18,977	12.91%
<b>2018 Median Year Built</b>	<b>1961</b>		<b>1959</b>		<b>1961</b>	



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