



**International, Inc.**  
BUSINESS  
PROPERTIES

# AZUSA AVENUE BUSINESS CENTER

## RETAIL AND OFFICE SPACE FOR LEASE

**515 - 525 N. Azusa Ave. La Puente, CA**



DEMOGRAPHICS Source : STDB (2018)	1-MILE	3-MILE	5-MILE
Population (2018)	29,581	190,228	444,282
Average HH Income (2018)	\$76,855	\$84,015	\$89,495

For More Information Please Contact:

**BP International, Inc.**

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### FEATURES:

- GLA: 21,785 +/- Avenue just North of Temple Avenue, and South of Amar Road in City of La Puente;
- Spaces ranging from 780 +/- square feet available;
- Traffic Count (CoStar 2014):  
Azusa Avenue and Temple Street - 50,697  
Azusa Avenue and Wing Lane - 32,170



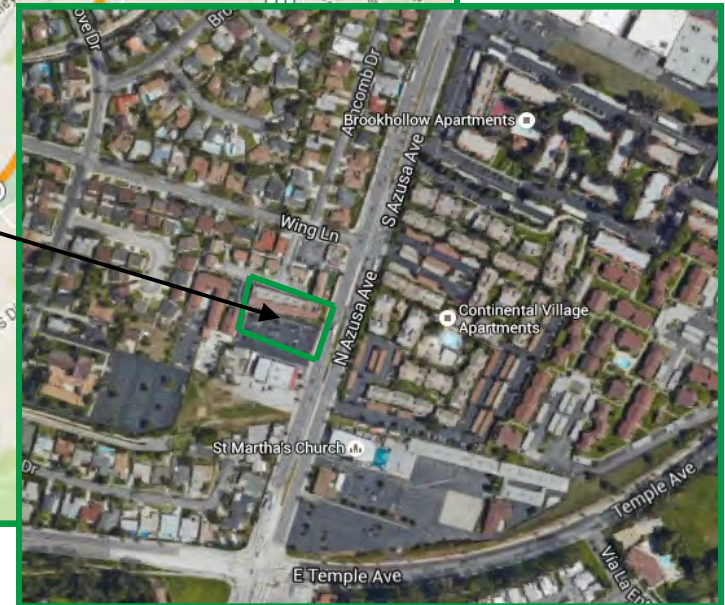
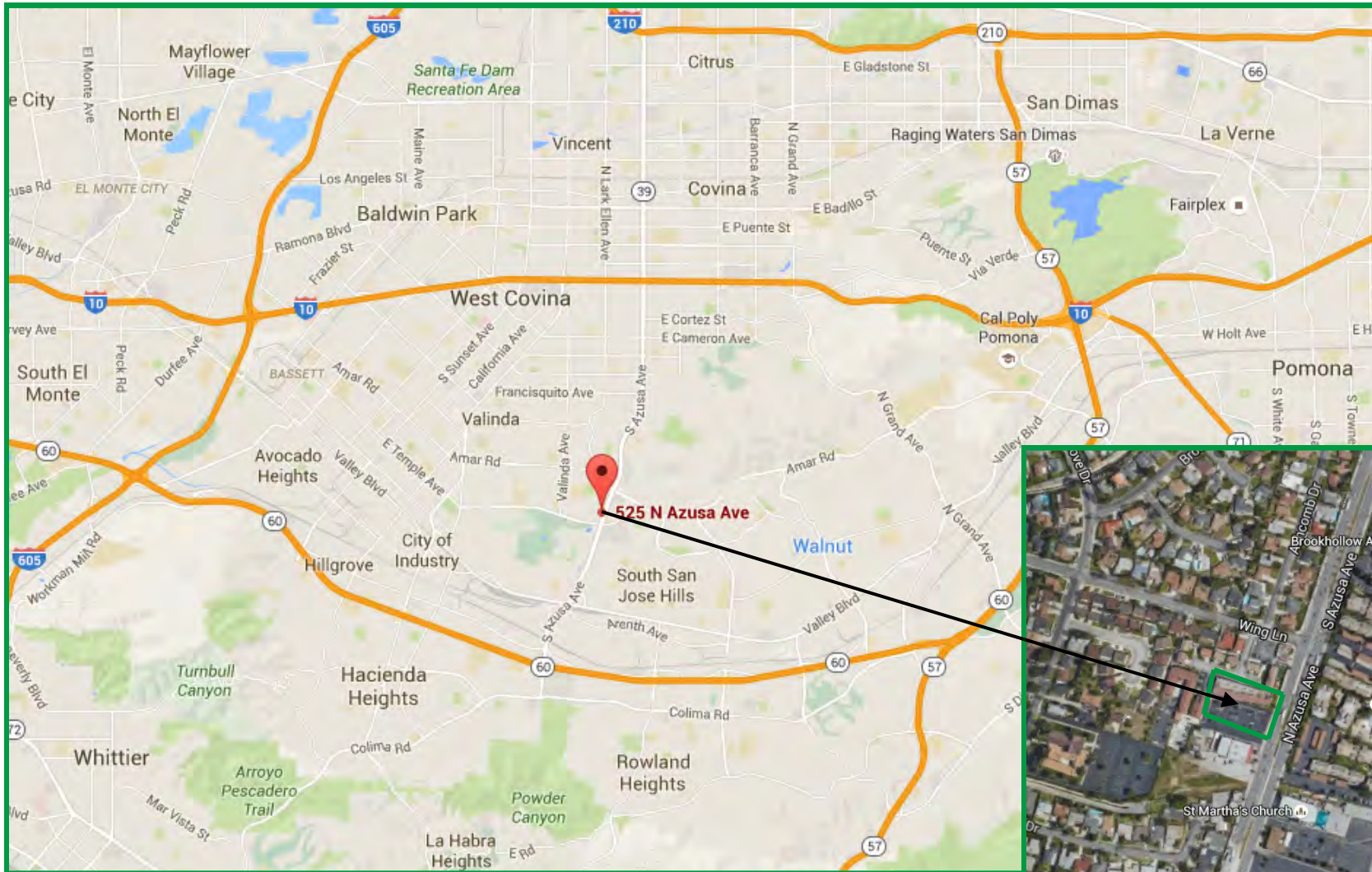


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# AZUSA AVENUE BUSINESS CENTER

## RETAIL AND OFFICE SPACE FOR LEASE

### 515 - 525 N. Azusa Ave. La Puente, CA





# Demographic and Income Profile

525 N Azusa Ave, La Puente, California, 91744  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 34.02661  
 Longitude: -117.91697

Summary	Census 2010	2017	2022
Population	28,608	29,581	30,263
Households	6,960	7,138	7,275
Families	5,921	6,086	6,208
Average Household Size	4.10	4.13	4.15
Owner Occupied Housing Units	4,410	4,412	4,451
Renter Occupied Housing Units	2,550	2,727	2,824
Median Age	31.9	32.6	34.3
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.46%	0.84%	0.83%
Households	0.38%	0.77%	0.79%
Families	0.40%	0.77%	0.71%
Owner HHs	0.18%	0.67%	0.72%
Median Household Income	2.12%	2.66%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	414	5.8%	423	5.8%
\$15,000 - \$24,999	552	7.7%	523	7.2%
\$25,000 - \$34,999	701	9.8%	647	8.9%
\$35,000 - \$49,999	955	13.4%	848	11.7%
\$50,000 - \$74,999	1,564	21.9%	1,426	19.6%
\$75,000 - \$99,999	1,189	16.7%	1,307	18.0%
\$100,000 - \$149,999	1,180	16.5%	1,337	18.4%
\$150,000 - \$199,999	359	5.0%	462	6.4%
\$200,000+	225	3.2%	300	4.1%
Median Household Income	\$62,590		\$69,517	
Average Household Income	\$76,855		\$86,967	
Per Capita Income	\$18,516		\$20,849	

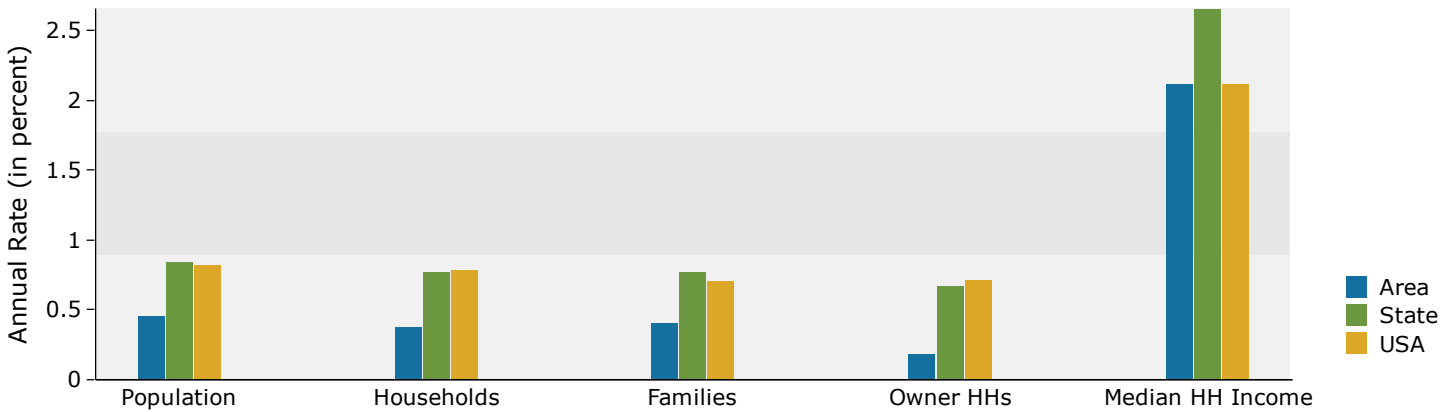
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,093	7.3%	2,133	7.2%	2,192	7.2%
5 - 9	2,069	7.2%	2,064	7.0%	2,017	6.7%
10 - 14	2,361	8.3%	2,060	7.0%	2,061	6.8%
15 - 19	2,426	8.5%	2,177	7.4%	1,947	6.4%
20 - 24	2,398	8.4%	2,457	8.3%	2,184	7.2%
25 - 34	4,251	14.9%	4,998	16.9%	5,088	16.8%
35 - 44	4,022	14.1%	3,886	13.1%	4,337	14.3%
45 - 54	3,646	12.7%	3,614	12.2%	3,586	11.8%
55 - 64	2,790	9.8%	2,985	10.1%	3,154	10.4%
65 - 74	1,580	5.5%	2,008	6.8%	2,236	7.4%
75 - 84	756	2.6%	919	3.1%	1,130	3.7%
85+	216	0.8%	279	0.9%	333	1.1%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,502	40.2%	11,636	39.3%	11,915	39.4%
Black Alone	851	3.0%	814	2.8%	777	2.6%
American Indian Alone	281	1.0%	276	0.9%	270	0.9%
Asian Alone	5,790	20.2%	6,221	21.0%	6,525	21.6%
Pacific Islander Alone	50	0.2%	51	0.2%	53	0.2%
Some Other Race Alone	9,118	31.9%	9,514	32.2%	9,635	31.8%
Two or More Races	1,016	3.6%	1,068	3.6%	1,087	3.6%
Hispanic Origin (Any Race)	19,917	69.6%	20,683	69.9%	21,231	70.2%

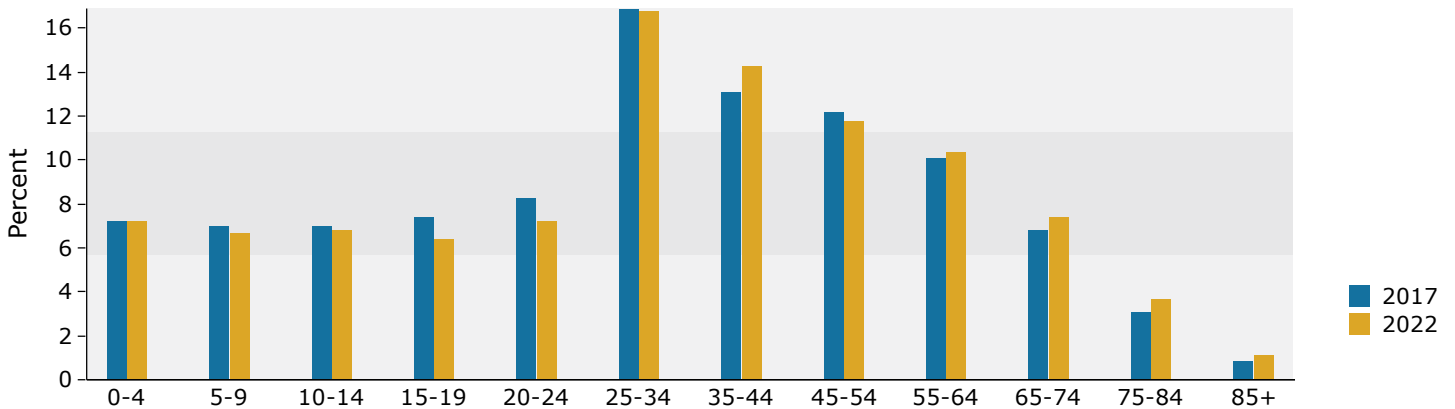
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

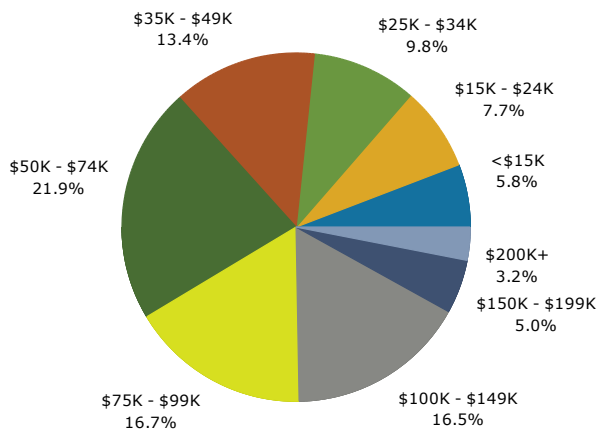
## Trends 2017-2022



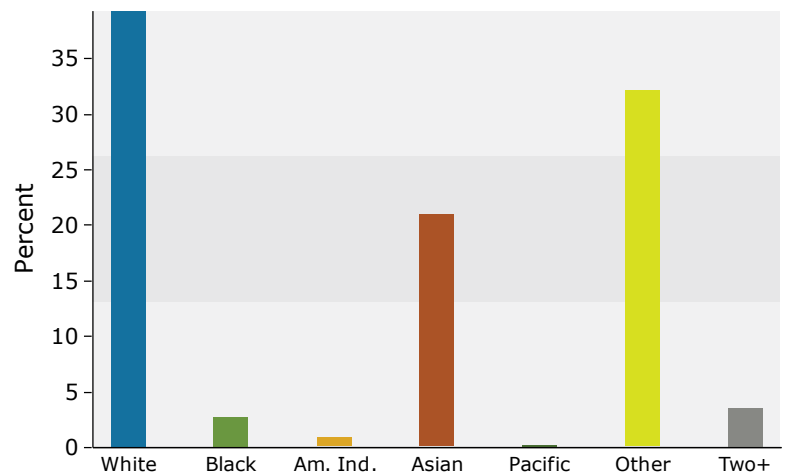
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 69.9%



# Demographic and Income Profile

525 N Azusa Ave, La Puente, California, 91744  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 34.02661  
 Longitude: -117.91697

Summary	Census 2010	2017	2022
Population	182,776	190,228	195,665
Households	48,139	49,637	50,858
Families	40,645	41,981	43,041
Average Household Size	3.79	3.82	3.84
Owner Occupied Housing Units	33,039	33,411	34,035
Renter Occupied Housing Units	15,100	16,226	16,823
Median Age	34.5	35.4	37.0
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.57%	0.84%	0.83%
Households	0.49%	0.77%	0.79%
Families	0.50%	0.77%	0.71%
Owner HHs	0.37%	0.67%	0.72%
Median Household Income	2.38%	2.66%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	3,233	6.5%	3,310	6.5%
\$15,000 - \$24,999	3,728	7.5%	3,557	7.0%
\$25,000 - \$34,999	4,011	8.1%	3,701	7.3%
\$35,000 - \$49,999	6,085	12.3%	5,361	10.5%
\$50,000 - \$74,999	10,319	20.8%	9,426	18.5%
\$75,000 - \$99,999	7,768	15.6%	8,565	16.8%
\$100,000 - \$149,999	8,790	17.7%	9,825	19.3%
\$150,000 - \$199,999	3,288	6.6%	4,027	7.9%
\$200,000+	2,416	4.9%	3,087	6.1%
Median Household Income	\$66,802		\$75,154	
Average Household Income	\$84,015		\$94,965	
Per Capita Income	\$22,023		\$24,778	

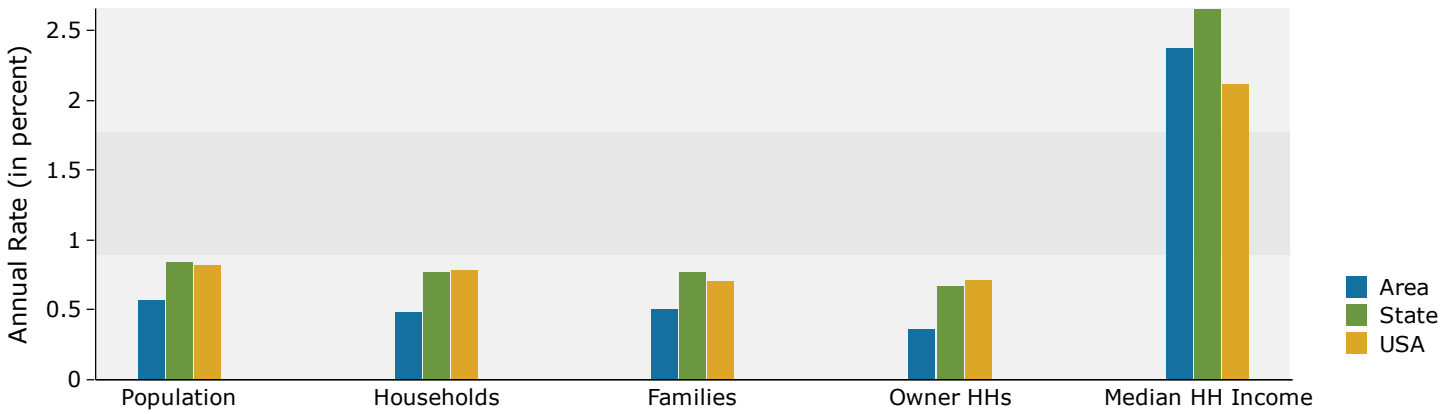
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,799	6.5%	11,920	6.3%	12,265	6.3%
5 - 9	12,106	6.6%	12,059	6.3%	11,772	6.0%
10 - 14	13,971	7.6%	12,582	6.6%	12,620	6.4%
15 - 19	15,005	8.2%	13,008	6.8%	12,103	6.2%
20 - 24	14,349	7.9%	14,143	7.4%	12,569	6.4%
25 - 34	25,260	13.8%	30,442	16.0%	30,445	15.6%
35 - 44	25,128	13.7%	24,827	13.1%	28,281	14.5%
45 - 54	25,690	14.1%	24,010	12.6%	23,818	12.2%
55 - 64	20,100	11.0%	22,400	11.8%	22,763	11.6%
65 - 74	11,024	6.0%	15,090	7.9%	17,372	8.9%
75 - 84	6,243	3.4%	7,070	3.7%	8,678	4.4%
85+	2,101	1.1%	2,677	1.4%	2,983	1.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	74,143	40.6%	75,251	39.6%	77,134	39.4%
Black Alone	5,486	3.0%	5,273	2.8%	5,075	2.6%
American Indian Alone	1,541	0.8%	1,538	0.8%	1,530	0.8%
Asian Alone	47,621	26.1%	51,457	27.1%	54,185	27.7%
Pacific Islander Alone	267	0.1%	270	0.1%	277	0.1%
Some Other Race Alone	46,652	25.5%	48,944	25.7%	49,813	25.5%
Two or More Races	7,065	3.9%	7,495	3.9%	7,651	3.9%
Hispanic Origin (Any Race)	111,608	61.1%	116,783	61.4%	120,741	61.7%

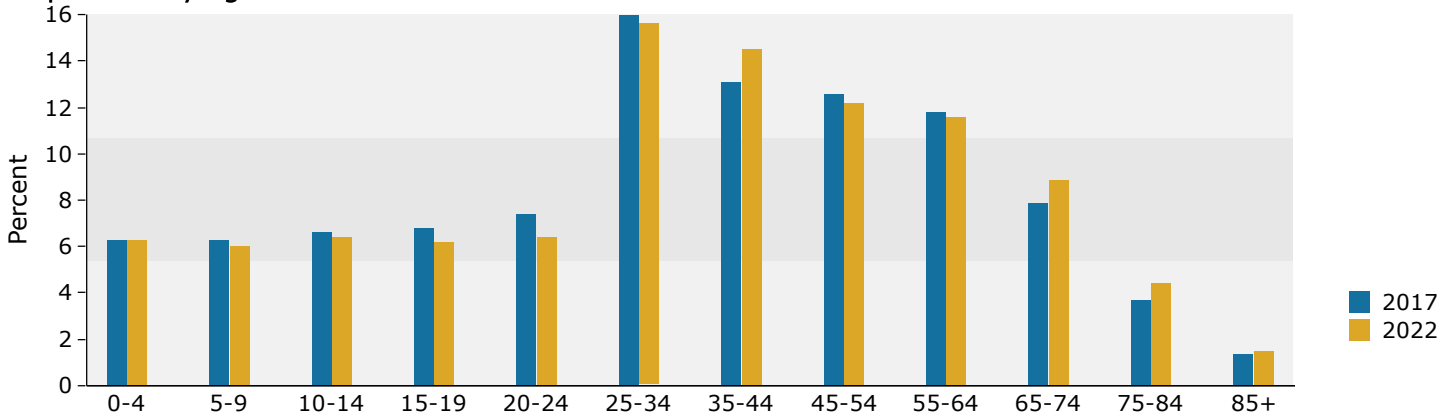
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

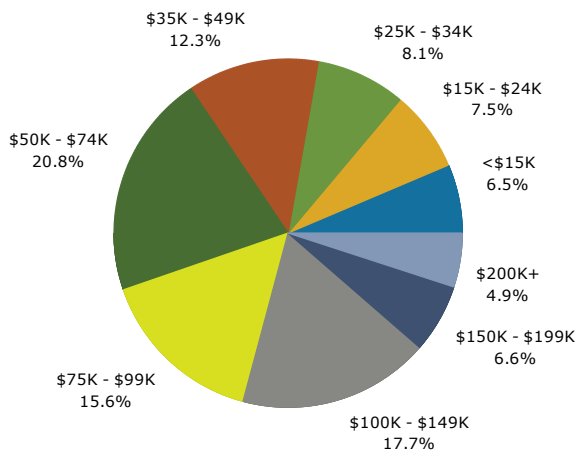
## Trends 2017-2022



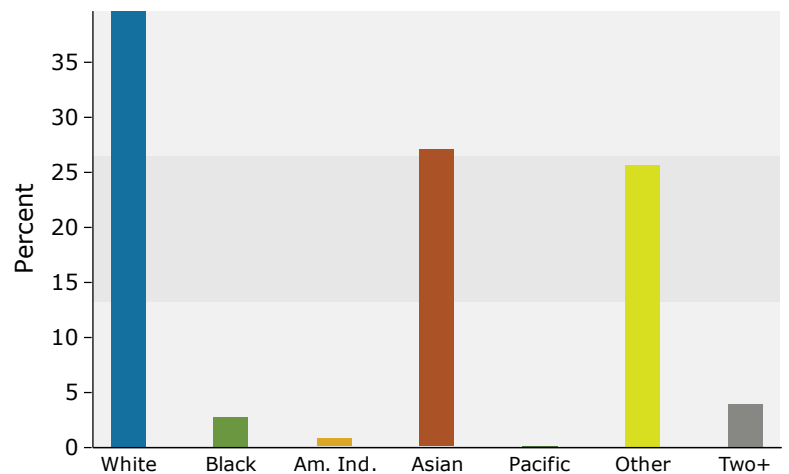
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 61.4%



# Demographic and Income Profile

525 N Azusa Ave, La Puente, California, 91744  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 34.02661  
 Longitude: -117.91697

Summary	Census 2010	2017	2022
Population	427,868	444,282	456,909
Households	117,462	120,836	123,771
Families	98,197	101,122	103,619
Average Household Size	3.63	3.66	3.68
Owner Occupied Housing Units	81,343	81,905	83,506
Renter Occupied Housing Units	36,119	38,930	40,265
Median Age	35.7	36.5	37.9
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.56%	0.84%	0.83%
Households	0.48%	0.77%	0.79%
Families	0.49%	0.77%	0.71%
Owner HHs	0.39%	0.67%	0.72%
Median Household Income	2.24%	2.66%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	8,134	6.7%	8,286	6.7%
\$15,000 - \$24,999	9,090	7.5%	8,610	7.0%
\$25,000 - \$34,999	9,907	8.2%	9,115	7.4%
\$35,000 - \$49,999	14,324	11.9%	12,560	10.1%
\$50,000 - \$74,999	22,720	18.8%	20,620	16.7%
\$75,000 - \$99,999	18,092	15.0%	19,790	16.0%
\$100,000 - \$149,999	21,173	17.5%	23,542	19.0%
\$150,000 - \$199,999	9,507	7.9%	11,365	9.2%
\$200,000+	7,889	6.5%	9,882	8.0%
Median Household Income	\$69,428		\$77,555	
Average Household Income	\$89,495		\$101,310	
Per Capita Income	\$24,523		\$27,620	

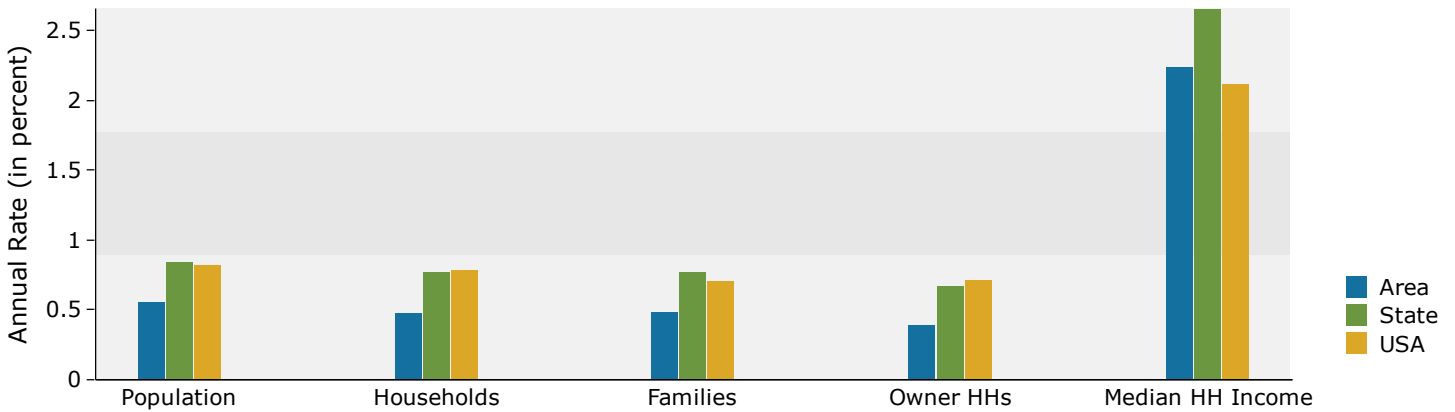
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	26,040	6.1%	26,262	5.9%	27,081	5.9%
5 - 9	27,818	6.5%	26,908	6.1%	26,352	5.8%
10 - 14	32,322	7.6%	28,896	6.5%	28,579	6.3%
15 - 19	35,281	8.2%	30,389	6.8%	28,141	6.2%
20 - 24	32,347	7.6%	32,751	7.4%	29,108	6.4%
25 - 34	56,102	13.1%	68,291	15.4%	69,249	15.2%
35 - 44	58,192	13.6%	56,193	12.6%	63,995	14.0%
45 - 54	61,725	14.4%	57,504	12.9%	55,870	12.2%
55 - 64	48,772	11.4%	54,469	12.3%	55,688	12.2%
65 - 74	27,538	6.4%	37,169	8.4%	42,692	9.3%
75 - 84	16,072	3.8%	18,175	4.1%	22,074	4.8%
85+	5,658	1.3%	7,274	1.6%	8,080	1.8%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	179,497	42.0%	181,223	40.8%	184,968	40.5%
Black Alone	10,935	2.6%	10,561	2.4%	10,213	2.2%
American Indian Alone	3,520	0.8%	3,529	0.8%	3,530	0.8%
Asian Alone	116,949	27.3%	125,373	28.2%	131,882	28.9%
Pacific Islander Alone	683	0.2%	688	0.2%	702	0.2%
Some Other Race Alone	100,086	23.4%	105,642	23.8%	107,927	23.6%
Two or More Races	16,198	3.8%	17,265	3.9%	17,687	3.9%
Hispanic Origin (Any Race)	243,495	56.9%	256,145	57.7%	265,787	58.2%

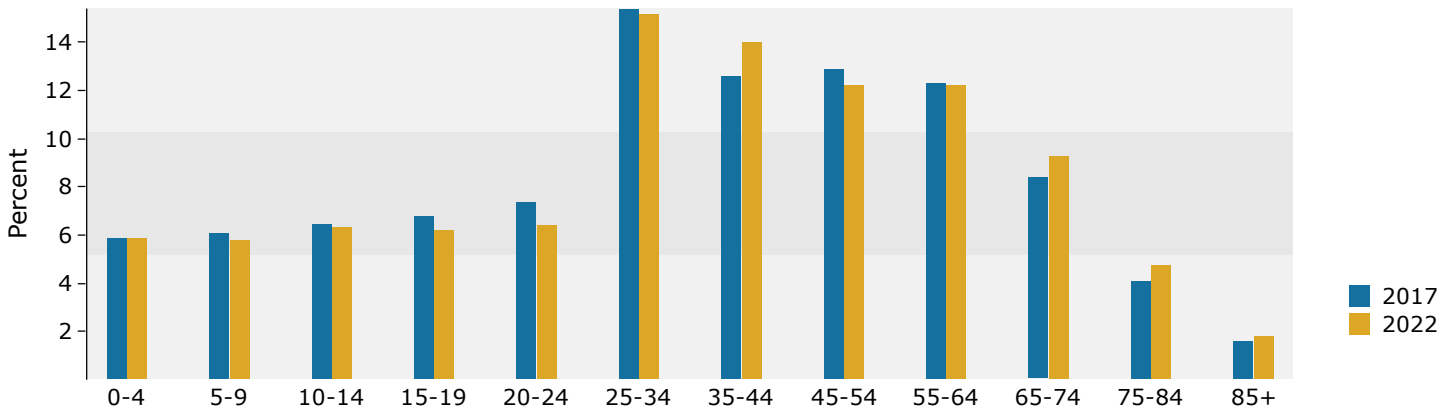
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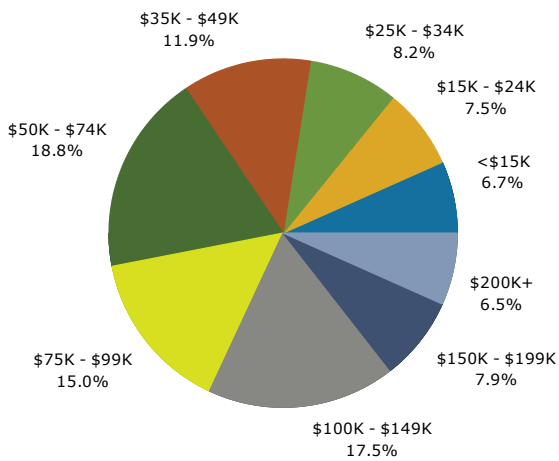
## Trends 2017-2022



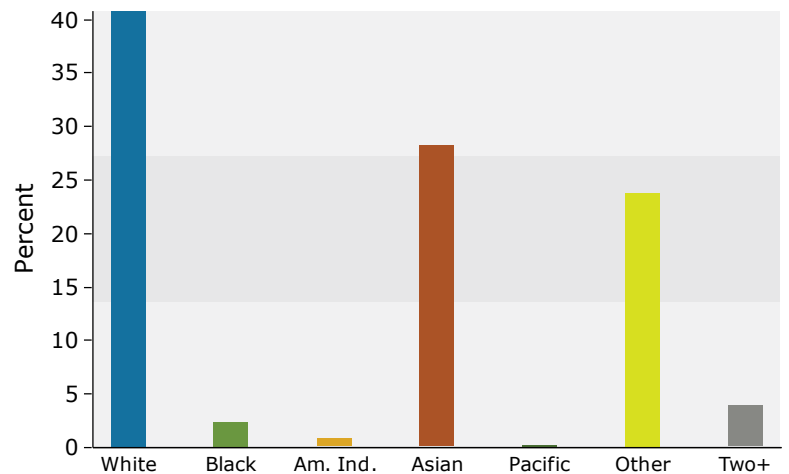
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 57.7%