



International, Inc.
BUSINESS
PROPERTIES

CLOCK TOWER PLAZA

Office/Retail Space for Lease

1725 Nogales Street, Rowland Heights, CA 91748



FEATURES:

- Major retail corridor on Nogales by Colima Road, Rowland Heights, CA.
- Convenient access to major freeways: SR 60 and I-57.
- Densely populated, high income area.
- 3,400 +/-Sq. Ft. Bank Space available
- Ample parking.
- Pylon sign and storefront signs facing east and north.

DEMOGRAPHICS Source : Costar (2017)	1-MILE	3-MILE	5-MILE
Population	27,343	121,182	317,559
Average HH Income	\$69,995	\$93,262	\$101,907

Traffic Count Source : CoStar(2012)	Direction	Traffic Volume
Colima (Cross Street Nogales)	Eastbound	36,063
Nogales (Cross Street Colima)	Southbound	32,902



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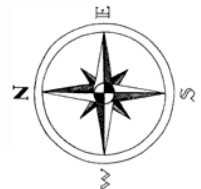
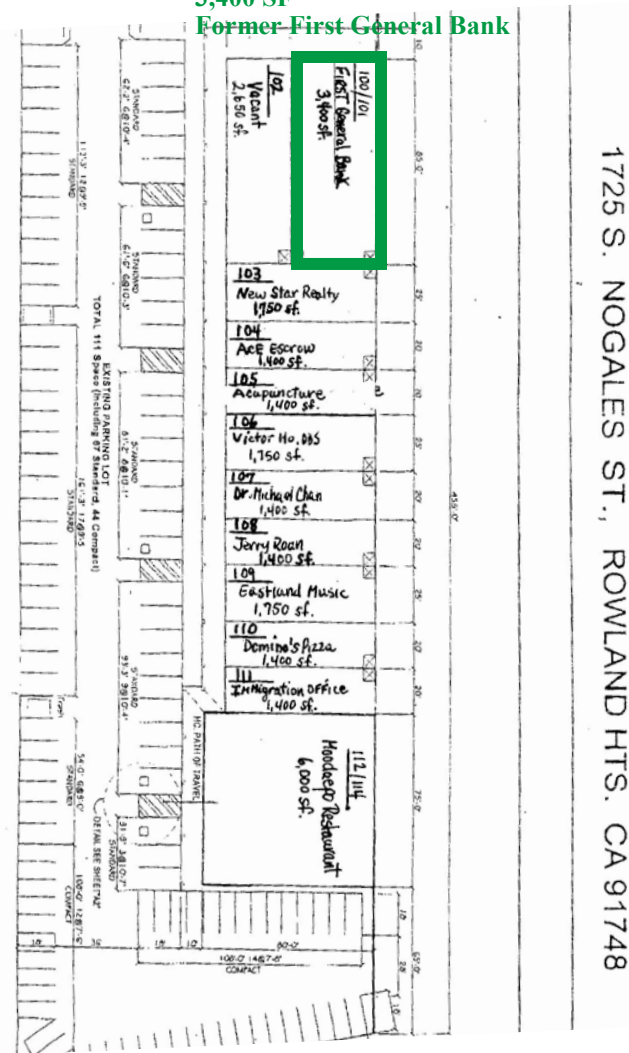
**1725 Nogales Street,
Rowland Heights, CA 91748**

TENANT ROSTER

Unit	Tenant	GLA
100/101	Available	3,400
102	Organic market	2,650
103	New Star Realty	1,750
104	ACE Escrow	1,400
105	Acupuncture	1,400
106	Victor Ho DDS	1,750
107	Michael Chan DDS	1,400
108	Colima Sporting Goods	1,400
103	Eastland Music	1,750
104	Domino's Pizza	1,400
105	Immigration Office	1,400
112/114	Thirsty Cow Restaurant	6,000

Nogales Street

#100/#101- AVAILABLE
3,400 SF
Former First General Bank



Site plan not drawn to scale and subject to change without notice.

For more information, please contact
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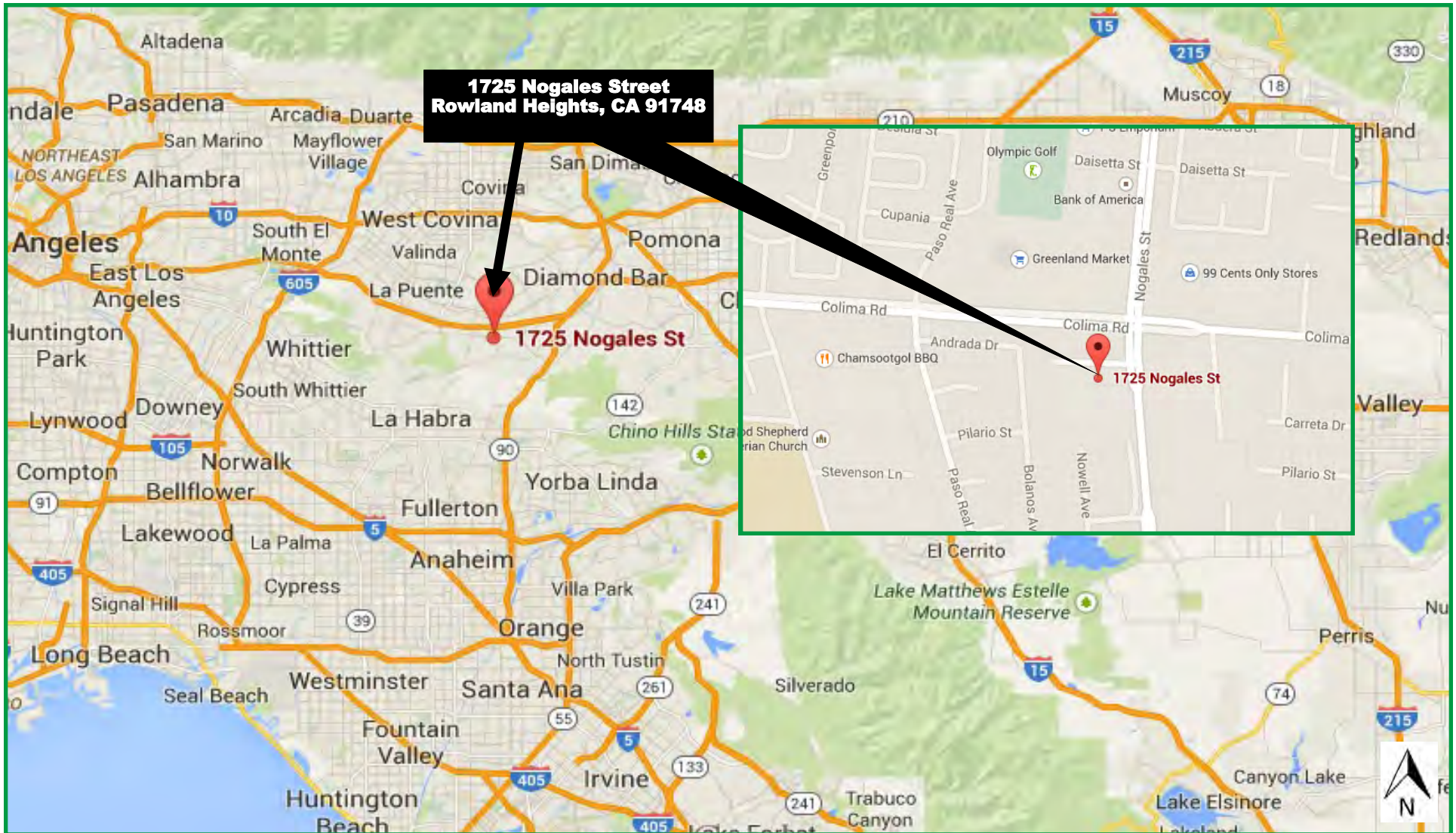


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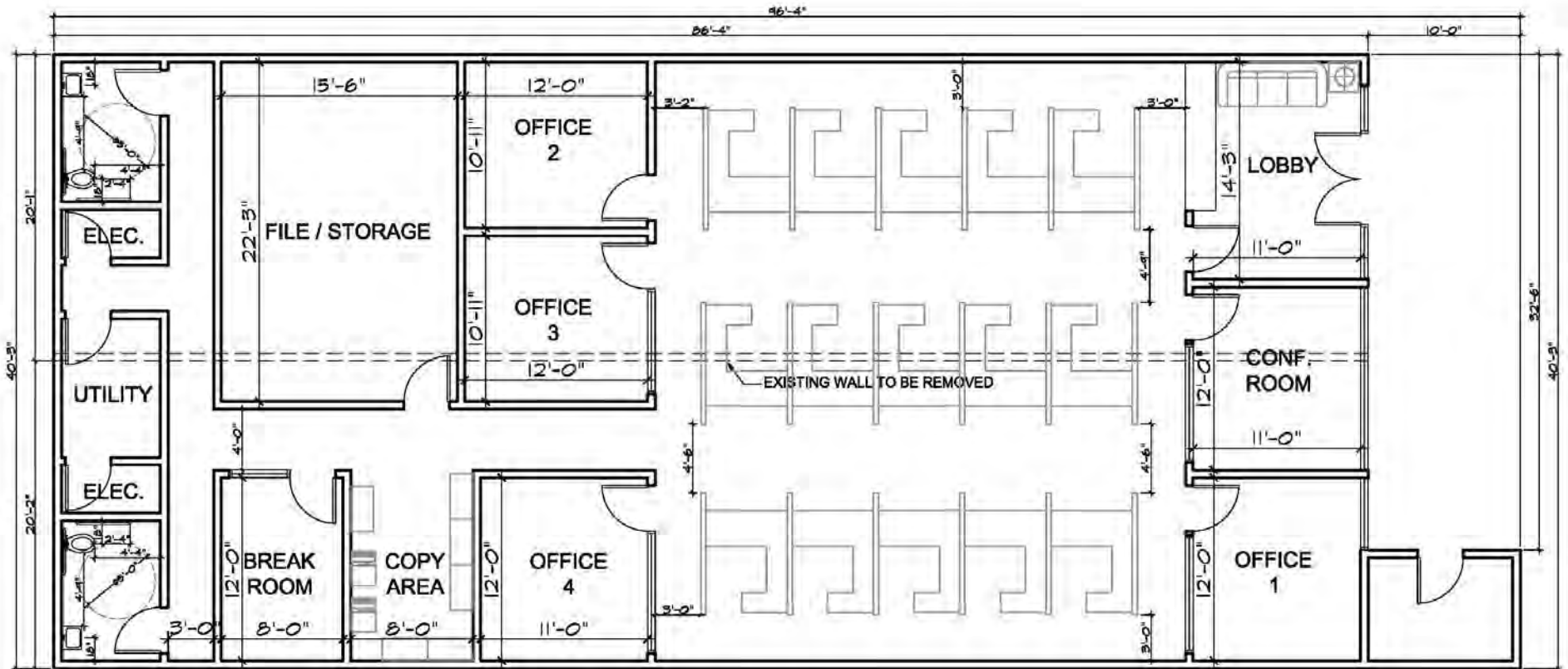


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Demographic Detail Report

Clock Tower Plaza

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Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **25,600 SF**
 Year Built: **1982**

Total Available: **3,400 SF**
 % Leased: **86.72%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	27,914		123,134		323,087	
2018 Estimate	27,343		121,182		317,559	
2010 Census	25,926		117,975		308,893	
Growth 2018 - 2023	2.09%		1.61%		1.74%	
Growth 2010 - 2018	5.47%		2.72%		2.81%	
2018 Population by Age						
	27,343		121,182		317,559	
Age 0 - 4	1,670	6.11%	7,258	5.99%	19,247	6.06%
Age 5 - 9	1,475	5.39%	6,563	5.42%	17,732	5.58%
Age 10 - 14	1,424	5.21%	6,572	5.42%	18,128	5.71%
Age 15 - 19	1,580	5.78%	7,307	6.03%	20,169	6.35%
Age 20 - 24	1,898	6.94%	8,472	6.99%	22,851	7.20%
Age 25 - 29	2,173	7.95%	9,307	7.68%	24,259	7.64%
Age 30 - 34	2,025	7.41%	8,609	7.10%	22,096	6.96%
Age 35 - 39	1,767	6.46%	7,609	6.28%	19,648	6.19%
Age 40 - 44	1,690	6.18%	7,350	6.07%	19,378	6.10%
Age 45 - 49	1,781	6.51%	7,716	6.37%	20,612	6.49%
Age 50 - 54	1,894	6.93%	8,266	6.82%	22,011	6.93%
Age 55 - 59	1,912	6.99%	8,542	7.05%	22,247	7.01%
Age 60 - 64	1,736	6.35%	8,001	6.60%	20,163	6.35%
Age 65 - 69	1,442	5.27%	6,792	5.60%	16,697	5.26%
Age 70 - 74	1,074	3.93%	5,030	4.15%	12,326	3.88%
Age 75 - 79	755	2.76%	3,416	2.82%	8,524	2.68%
Age 80 - 84	509	1.86%	2,197	1.81%	5,668	1.78%
Age 85+	538	1.97%	2,177	1.80%	5,801	1.83%
Age 65+	4,318	15.79%	19,612	16.18%	49,016	15.44%
Median Age	39.00		39.30		38.60	
Average Age	39.50		39.60		39.10	



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2/21/2019

Demographic Detail Report

Clock Tower Plaza

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Radius	1 Mile	3 Mile	5 Mile
2018 Population By Race	27,343	121,182	317,559
White	10,588 38.72%	54,254 44.77%	177,203 55.80%
Black	530 1.94%	3,127 2.58%	7,944 2.50%
Am. Indian & Alaskan	293 1.07%	1,200 0.99%	3,529 1.11%
Asian	15,291 55.92%	59,703 49.27%	120,561 37.96%
Hawaiian & Pacific Island	47 0.17%	243 0.20%	726 0.23%
Other	594 2.17%	2,656 2.19%	7,596 2.39%
Population by Hispanic Origin	27,343	121,182	317,559
Non-Hispanic Origin	18,011 65.87%	73,209 60.41%	178,938 56.35%
Hispanic Origin	9,332 34.13%	47,973 39.59%	138,621 43.65%
2018 Median Age, Male	37.20	37.30	36.80
2018 Average Age, Male	38.30	38.40	37.90
2018 Median Age, Female	41.00	41.30	40.50
2018 Average Age, Female	40.70	40.80	40.20
2018 Population by Occupation Classification	22,459	99,332	258,421
Civilian Employed	12,887 57.38%	57,991 58.38%	155,412 60.14%
Civilian Unemployed	315 1.40%	2,395 2.41%	6,589 2.55%
Civilian Non-Labor Force	9,238 41.13%	38,922 39.18%	96,276 37.26%
Armed Forces	19 0.08%	24 0.02%	144 0.06%
Households by Marital Status			
Married	4,630	21,718	57,765
Married No Children	2,665	12,491	32,062
Married w/Children	1,965	9,226	25,704
2018 Population by Education	21,412	90,699	233,402
Some High School, No Diploma	3,711 17.33%	15,724 17.34%	37,317 15.99%
High School Grad (Incl Equivalency)	4,698 21.94%	17,315 19.09%	44,827 19.21%
Some College, No Degree	5,526 25.81%	22,875 25.22%	61,115 26.18%
Associate Degree	2,116 9.88%	5,688 6.27%	13,971 5.99%
Bachelor Degree	4,258 19.89%	21,872 24.11%	53,669 22.99%
Advanced Degree	1,103 5.15%	7,225 7.97%	22,503 9.64%



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Radius	1 Mile		3 Mile		5 Mile	
2018 Population by Occupation	23,804		109,426		294,003	
Real Estate & Finance	852	3.58%	4,461	4.08%	11,809	4.02%
Professional & Management	4,563	19.17%	26,239	23.98%	74,415	25.31%
Public Administration	468	1.97%	2,036	1.86%	6,124	2.08%
Education & Health	2,366	9.94%	11,741	10.73%	34,234	11.64%
Services	3,317	13.93%	10,093	9.22%	25,177	8.56%
Information	148	0.62%	914	0.84%	3,017	1.03%
Sales	3,688	15.49%	16,401	14.99%	43,996	14.96%
Transportation	680	2.86%	2,011	1.84%	4,659	1.58%
Retail	1,733	7.28%	6,611	6.04%	17,555	5.97%
Wholesale	929	3.90%	4,408	4.03%	10,353	3.52%
Manufacturing	1,344	5.65%	6,693	6.12%	18,766	6.38%
Production	1,664	6.99%	7,521	6.87%	18,119	6.16%
Construction	730	3.07%	3,720	3.40%	9,418	3.20%
Utilities	645	2.71%	3,593	3.28%	8,667	2.95%
Agriculture & Mining	55	0.23%	261	0.24%	669	0.23%
Farming, Fishing, Forestry	28	0.12%	124	0.11%	317	0.11%
Other Services	594	2.50%	2,599	2.38%	6,708	2.28%
2018 Worker Travel Time to Job	12,079		54,960		148,060	
<30 Minutes	6,555	54.27%	24,699	44.94%	67,414	45.53%
30-60 Minutes	3,917	32.43%	20,463	37.23%	55,946	37.79%
60+ Minutes	1,607	13.30%	9,798	17.83%	24,700	16.68%
2010 Households by HH Size	7,562		33,475		90,321	
1-Person Households	857	11.33%	3,647	10.89%	11,781	13.04%
2-Person Households	1,894	25.05%	8,235	24.60%	22,771	25.21%
3-Person Households	1,587	20.99%	6,830	20.40%	17,547	19.43%
4-Person Households	1,505	19.90%	6,638	19.83%	17,382	19.24%
5-Person Households	823	10.88%	3,753	11.21%	9,969	11.04%
6-Person Households	425	5.62%	2,056	6.14%	5,134	5.68%
7 or more Person Households	471	6.23%	2,316	6.92%	5,737	6.35%
2018 Average Household Size	3.40		3.50		3.40	
Households						
2023 Projection	8,097		34,959		94,552	
2018 Estimate	7,937		34,400		92,901	
2010 Census	7,562		33,475		90,320	
Growth 2018 - 2023	2.02%		1.63%		1.78%	
Growth 2010 - 2018	4.96%		2.76%		2.86%	



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Radius	1 Mile	3 Mile	5 Mile
2018 Households by HH Income	7,936	34,400	92,901
<\$25,000	1,654 20.84%	5,190 15.09%	11,467 12.34%
\$25,000 - \$50,000	2,009 25.32%	6,557 19.06%	15,838 17.05%
\$50,000 - \$75,000	1,588 20.01%	6,153 17.89%	16,193 17.43%
\$75,000 - \$100,000	986 12.42%	4,807 13.97%	13,140 14.14%
\$100,000 - \$125,000	540 6.80%	3,527 10.25%	10,966 11.80%
\$125,000 - \$150,000	522 6.58%	2,686 7.81%	7,779 8.37%
\$150,000 - \$200,000	426 5.37%	2,833 8.24%	8,829 9.50%
\$200,000+	211 2.66%	2,647 7.69%	8,689 9.35%
2018 Avg Household Income	\$69,995	\$93,262	\$101,907
2018 Med Household Income	\$54,161	\$71,991	\$80,617
2018 Occupied Housing	7,936	34,399	92,901
Owner Occupied	4,244 53.48%	24,328 70.72%	66,230 71.29%
Renter Occupied	3,692 46.52%	10,071 29.28%	26,671 28.71%
2010 Housing Units	7,407	33,984	92,942
1 Unit	4,574 61.75%	27,690 81.48%	75,279 81.00%
2 - 4 Units	714 9.64%	1,900 5.59%	4,178 4.50%
5 - 19 Units	969 13.08%	1,637 4.82%	5,282 5.68%
20+ Units	1,150 15.53%	2,757 8.11%	8,203 8.83%
2018 Housing Value	4,246	24,327	66,231
<\$100,000	328 7.72%	810 3.33%	1,594 2.41%
\$100,000 - \$200,000	13 0.31%	133 0.55%	456 0.69%
\$200,000 - \$300,000	45 1.06%	1,015 4.17%	2,641 3.99%
\$300,000 - \$400,000	614 14.46%	3,168 13.02%	8,878 13.40%
\$400,000 - \$500,000	1,177 27.72%	4,501 18.50%	11,221 16.94%
\$500,000 - \$1,000,000	1,794 42.25%	12,255 50.38%	33,996 51.33%
\$1,000,000+	275 6.48%	2,445 10.05%	7,445 11.24%
2018 Median Home Value	\$495,411	\$603,488	\$622,448
2018 Housing Units by Yr Built	8,088	35,354	95,761
Built 2010+	215 2.66%	954 2.70%	2,970 3.10%
Built 2000 - 2010	172 2.13%	939 2.66%	3,902 4.07%
Built 1990 - 1999	529 6.54%	2,948 8.34%	6,025 6.29%
Built 1980 - 1989	1,194 14.76%	8,286 23.44%	19,705 20.58%
Built 1970 - 1979	2,963 36.63%	12,135 34.32%	26,769 27.95%
Built 1960 - 1969	2,296 28.39%	6,897 19.51%	19,105 19.95%
Built 1950 - 1959	505 6.24%	2,438 6.90%	13,477 14.07%
Built <1949	214 2.65%	757 2.14%	3,808 3.98%
2018 Median Year Built	1972	1975	1973



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