



# Montrose Shopping Center

2254-2260 Honolulu Street, Montrose

**Restaurant / Retail Space for Lease**



**LOCATION:**

- Located in the heart of Montrose Shopping Park, host to the Annual Arts and Crafts Festival, Oktoberfest and weekend farmers market.

**BUILDING FEATURES:**

- Quaint, old town neighborhood, with heavy pedestrian traffic.
- Between Verdugo and Ocean View; border by 210 (Foothill/Pasadena) & 2 (Glendale) freeways to the north and east nestled in the Foothills;
- Between the San Gabriel and Verdugo Mountains just north of Glendale; 15 miles North of Downtown LA & 8 miles East of Pasadena.
- Honolulu Avenue is the main business street, with many restaurants and retailers.
- Over 65,000 in population resides in the Montrose, La Crescenta, Verdugo and La Canada Flintridge

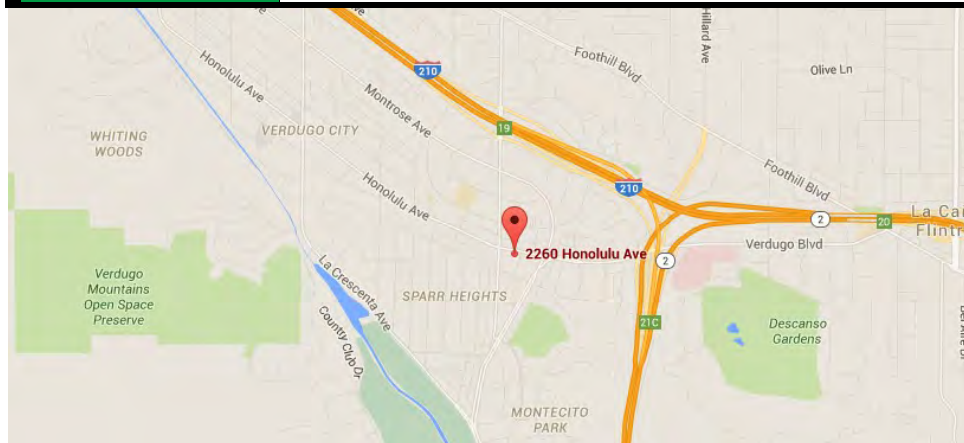
**For More Information Please Contact**

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**BP International, Inc.**  
 650 West Duarte Road,  
 Suite 1088  
 Arcadia, CA 91007

[www.bpinternational.net](http://www.bpinternational.net)

DEMOGRAPHICS Source: CoStar (2019)	1-MILE	3-MILE	5-MILE
Population	16,585	84,366	319,393
Average HH Income	\$109,259	\$136,030	\$97,224



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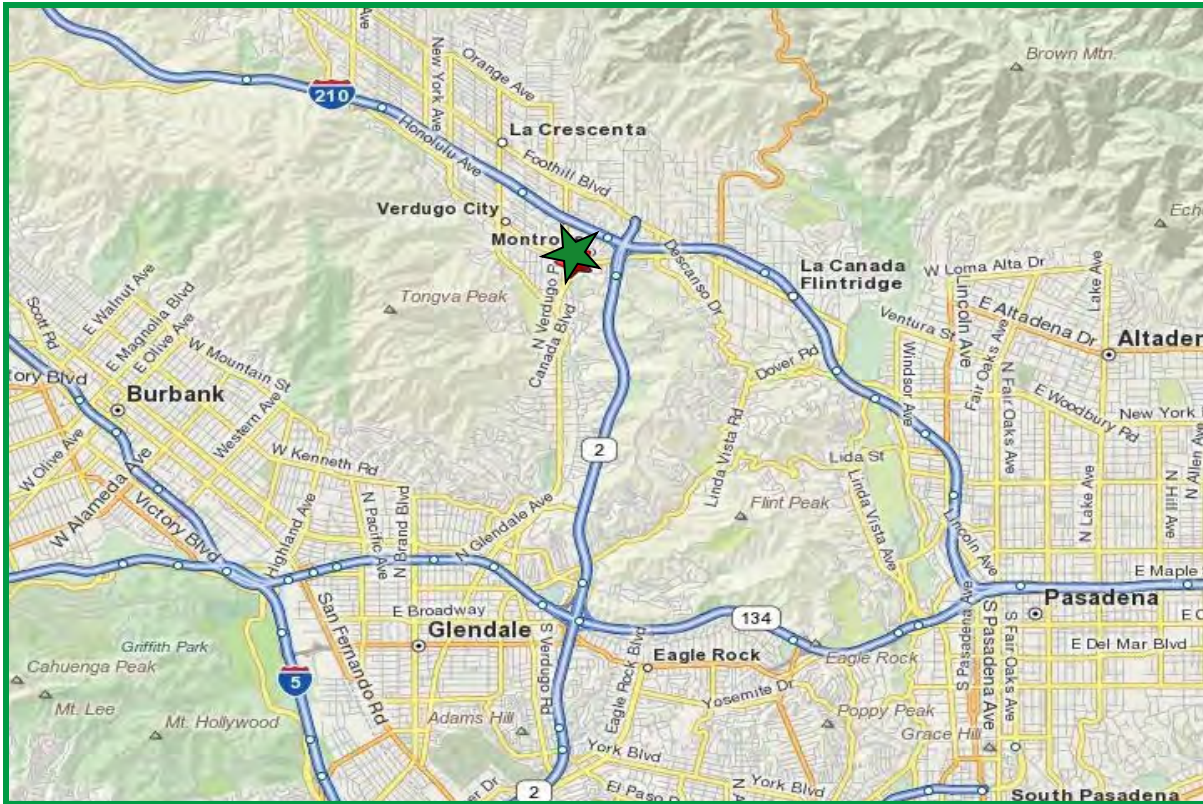


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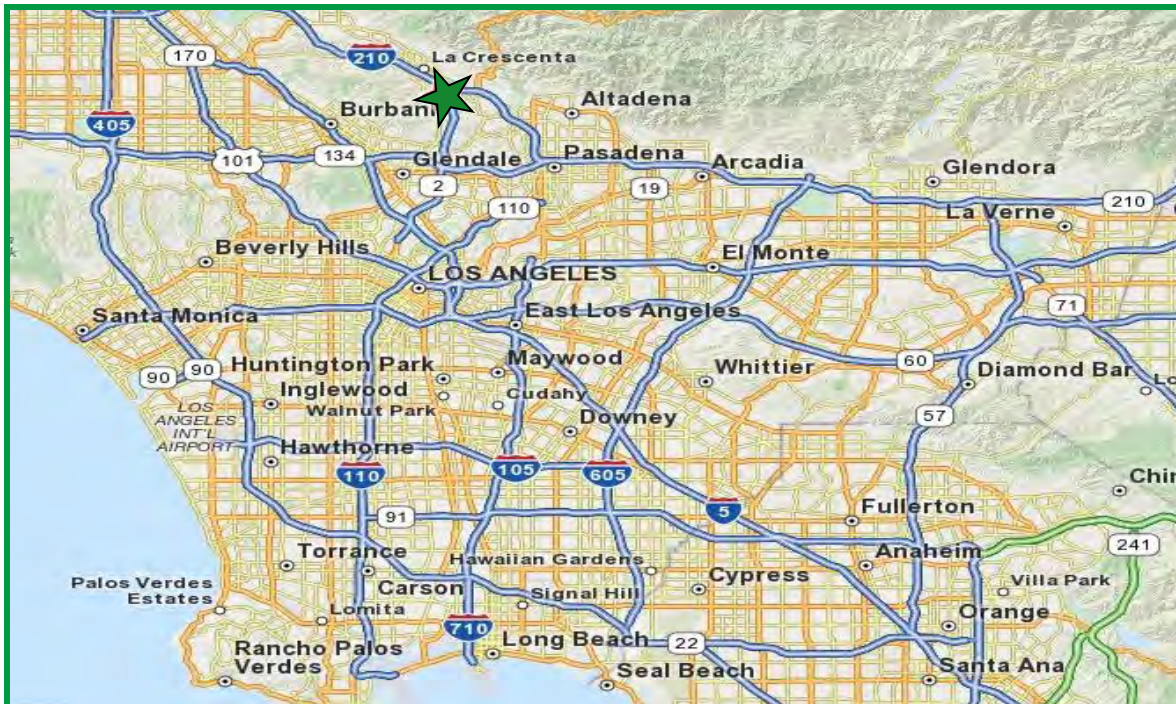
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## Area Map



## Regional Map



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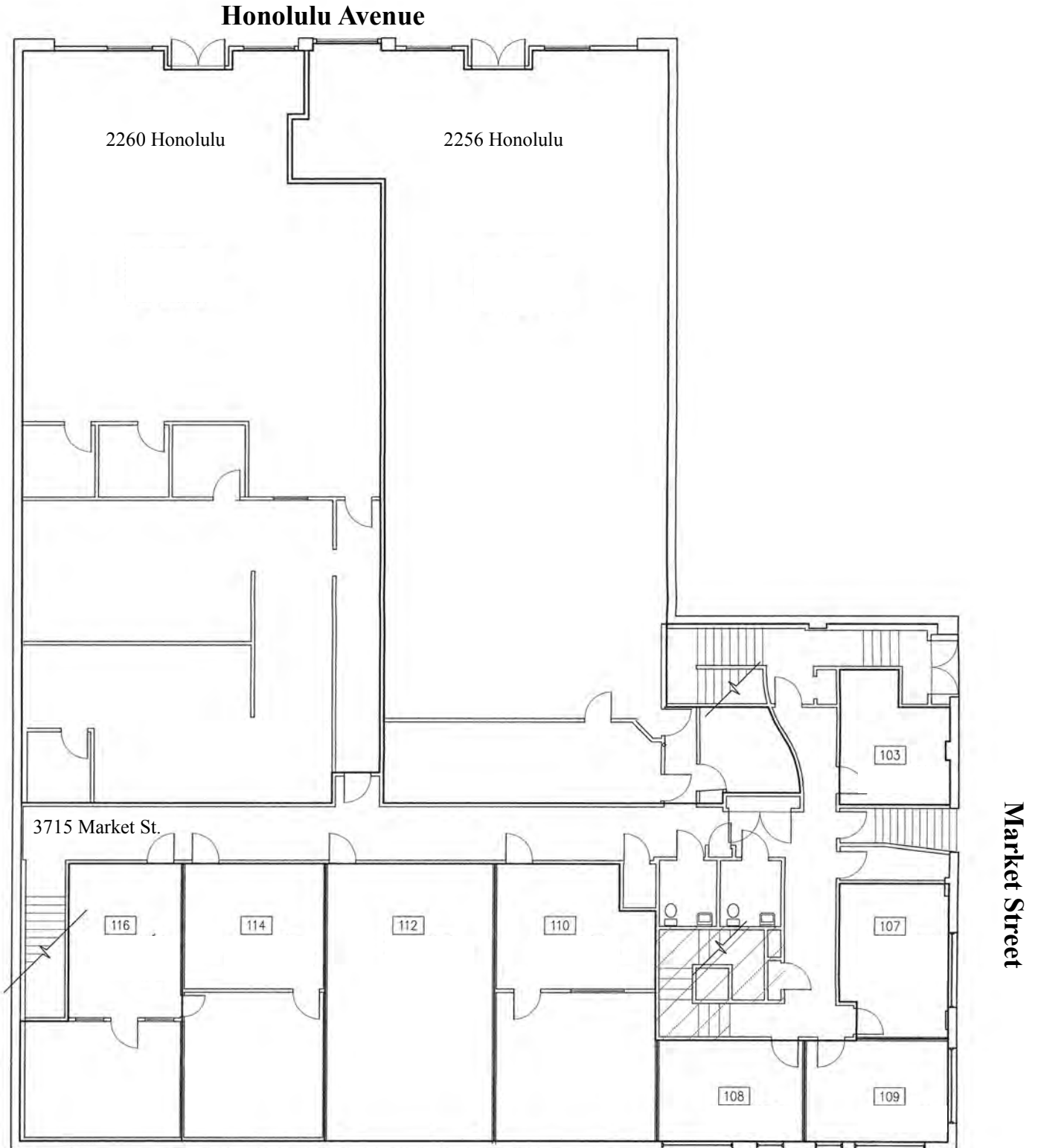




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Floor plan is not drawn to scale and subject to change without notice.

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# Demographic Detail Report

3715 Market St, Glendale, CA 91208

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: **Storefront Retail/Office**      % Leased: **100%**  
 GLA: **11,295 SF**      Rent/SF/Yr: **-**  
 Year Built: **1945**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Projection	17,228	86,860	328,735
2017 Estimate	16,858	84,366	319,393
2010 Census	16,769	80,588	305,634
Growth 2017 - 2022	2.19%	2.96%	2.92%
Growth 2010 - 2017	0.53%	4.69%	4.50%
<b>2017 Population by Age</b>			
	<b>16,858</b>	<b>84,366</b>	<b>319,393</b>
Age 0 - 4	865 5.13%	4,097 4.86%	17,843 5.59%
Age 5 - 9	833 4.94%	3,998 4.74%	16,128 5.05%
Age 10 - 14	937 5.56%	4,680 5.55%	16,112 5.04%
Age 15 - 19	1,072 6.36%	5,602 6.64%	17,834 5.58%
Age 20 - 24	1,097 6.51%	5,884 6.97%	20,160 6.31%
Age 25 - 29	1,056 6.26%	5,337 6.33%	22,284 6.98%
Age 30 - 34	924 5.48%	4,208 4.99%	21,189 6.63%
Age 35 - 39	905 5.37%	3,867 4.58%	19,911 6.23%
Age 40 - 44	1,047 6.21%	4,564 5.41%	20,478 6.41%
Age 45 - 49	1,255 7.44%	5,889 6.98%	22,433 7.02%
Age 50 - 54	1,391 8.25%	7,047 8.35%	24,157 7.56%
Age 55 - 59	1,374 8.15%	7,292 8.64%	24,127 7.55%
Age 60 - 64	1,179 6.99%	6,401 7.59%	21,291 6.67%
Age 65 - 69	935 5.55%	5,097 6.04%	17,347 5.43%
Age 70 - 74	677 4.02%	3,665 4.34%	12,942 4.05%
Age 75 - 79	489 2.90%	2,645 3.14%	9,708 3.04%
Age 80 - 84	353 2.09%	1,894 2.24%	7,145 2.24%
Age 85+	470 2.79%	2,199 2.61%	8,303 2.60%
Age 65+	2,924 17.34%	15,500 18.37%	55,445 17.36%
<b>Median Age</b>	<b>43.50</b>	<b>44.90</b>	<b>42.00</b>
<b>Average Age</b>	<b>41.50</b>	<b>42.00</b>	<b>41.10</b>



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## Demographic Detail Report

3715 Market St, Glendale, CA 91208

Radius	1 Mile	3 Mile	5 Mile
<b>2017 Population By Race</b>	<b>16,858</b>	<b>84,366</b>	<b>319,393</b>
White	12,017 71.28%	58,674 69.55%	230,638 72.21%
Black	167 0.99%	730 0.87%	14,890 4.66%
Am. Indian & Alaskan	57 0.34%	298 0.35%	2,060 0.64%
Asian	4,052 24.04%	21,857 25.91%	59,069 18.49%
Hawaiian & Pacific Island	15 0.09%	70 0.08%	351 0.11%
Other	551 3.27%	2,737 3.24%	12,384 3.88%
<b>Population by Hispanic Origin</b>	<b>16,858</b>	<b>84,366</b>	<b>319,393</b>
Non-Hispanic Origin	14,751 87.50%	75,531 89.53%	256,867 80.42%
Hispanic Origin	2,108 12.50%	8,836 10.47%	62,526 19.58%
<b>2017 Median Age, Male</b>	<b>41.50</b>	<b>43.10</b>	<b>40.10</b>
<b>2017 Average Age, Male</b>	<b>40.00</b>	<b>40.90</b>	<b>39.80</b>
<b>2017 Median Age, Female</b>	<b>45.20</b>	<b>46.10</b>	<b>43.70</b>
<b>2017 Average Age, Female</b>	<b>42.80</b>	<b>43.00</b>	<b>42.40</b>
<b>2017 Population by Occupation Classification</b>	<b>14,011</b>	<b>70,478</b>	<b>265,743</b>
Civilian Employed	8,888 63.44%	42,455 60.24%	159,112 59.87%
Civilian Unemployed	286 2.04%	1,372 1.95%	8,214 3.09%
Civilian Non-Labor Force	4,837 34.52%	26,632 37.79%	98,379 37.02%
Armed Forces	0 0.00%	19 0.03%	38 0.01%
<b>Households by Marital Status</b>			
Married	3,372	19,070	61,908
Married No Children	1,736	10,269	34,954
Married w/Children	1,636	8,801	26,954
<b>2017 Population by Education</b>	<b>12,767</b>	<b>63,235</b>	<b>244,682</b>
Some High School, No Diploma	705 5.52%	2,826 4.47%	30,836 12.60%
High School Grad (Incl Equivalency)	1,743 13.65%	7,640 12.08%	40,898 16.71%
Some College, No Degree	3,132 24.53%	15,097 23.87%	62,991 25.74%
Associate Degree	712 5.58%	3,130 4.95%	13,367 5.46%
Bachelor Degree	4,118 32.26%	20,201 31.95%	61,911 25.30%
Advanced Degree	2,357 18.46%	14,341 22.68%	34,679 14.17%



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3715 Market St, Glendale, CA 91208

Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population by Occupation</b>	<b>16,888</b>		<b>80,532</b>		<b>302,594</b>	
Real Estate & Finance	810	4.80%	4,279	5.31%	12,788	4.23%
Professional & Management	6,311	37.37%	31,332	38.91%	95,684	31.62%
Public Administration	393	2.33%	1,588	1.97%	5,964	1.97%
Education & Health	2,138	12.66%	10,310	12.80%	38,940	12.87%
Services	831	4.92%	3,682	4.57%	24,374	8.06%
Information	745	4.41%	2,515	3.12%	10,079	3.33%
Sales	2,123	12.57%	10,464	12.99%	39,804	13.15%
Transportation	103	0.61%	393	0.49%	5,347	1.77%
Retail	747	4.42%	3,708	4.60%	16,110	5.32%
Wholesale	303	1.79%	1,775	2.20%	4,872	1.61%
Manufacturing	732	4.33%	3,253	4.04%	11,090	3.66%
Production	617	3.65%	2,026	2.52%	11,700	3.87%
Construction	284	1.68%	1,452	1.80%	9,215	3.05%
Utilities	158	0.94%	1,061	1.32%	6,266	2.07%
Agriculture & Mining	38	0.23%	179	0.22%	411	0.14%
Farming, Fishing, Forestry	7	0.04%	70	0.09%	220	0.07%
Other Services	548	3.24%	2,445	3.04%	9,730	3.22%
<b>2017 Worker Travel Time to Job</b>	<b>8,420</b>		<b>40,022</b>		<b>150,281</b>	
<30 Minutes	4,176	49.60%	21,498	53.72%	85,317	56.77%
30-60 Minutes	3,084	36.63%	14,636	36.57%	50,798	33.80%
60+ Minutes	1,160	13.78%	3,888	9.71%	14,166	9.43%
<b>2010 Households by HH Size</b>	<b>6,640</b>		<b>28,995</b>		<b>112,464</b>	
1-Person Households	1,962	29.55%	5,720	19.73%	27,046	24.05%
2-Person Households	1,863	28.06%	8,729	30.11%	33,014	29.36%
3-Person Households	1,148	17.29%	5,535	19.09%	20,560	18.28%
4-Person Households	1,135	17.09%	5,993	20.67%	19,682	17.50%
5-Person Households	371	5.59%	2,070	7.14%	7,525	6.69%
6-Person Households	110	1.66%	667	2.30%	2,762	2.46%
7 or more Person Households	51	0.77%	281	0.97%	1,875	1.67%
<b>2017 Average Household Size</b>	<b>2.50</b>		<b>2.80</b>		<b>2.70</b>	
<b>Households</b>						
2022 Projection	6,761		31,030		120,249	
2017 Estimate	6,625		30,171		116,923	
2010 Census	6,640		28,997		112,465	
Growth 2017 - 2022	2.05%		2.85%		2.84%	
Growth 2010 - 2017	-0.23%		4.05%		3.96%	



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# Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Households by HH Income</b>	<b>6,625</b>		<b>30,171</b>		<b>116,921</b>	
<\$25,000	879	13.27%	3,018	10.00%	23,083	19.74%
\$25,000 - \$50,000	1,009	15.23%	3,725	12.35%	21,107	18.05%
\$50,000 - \$75,000	1,097	16.56%	3,521	11.67%	16,661	14.25%
\$75,000 - \$100,000	697	10.52%	3,639	12.06%	15,186	12.99%
\$100,000 - \$125,000	927	13.99%	3,417	11.33%	11,160	9.54%
\$125,000 - \$150,000	590	8.91%	2,574	8.53%	7,342	6.28%
\$150,000 - \$200,000	615	9.28%	3,996	13.24%	9,885	8.45%
\$200,000+	811	12.24%	6,281	20.82%	12,497	10.69%
<b>2017 Avg Household Income</b>	<b>\$109,259</b>		<b>\$136,030</b>		<b>\$97,224</b>	
<b>2017 Med Household Income</b>	<b>\$86,746</b>		<b>\$108,651</b>		<b>\$71,355</b>	
<b>2017 Occupied Housing</b>	<b>6,625</b>		<b>30,171</b>		<b>116,923</b>	
Owner Occupied	3,492	52.71%	22,057	73.11%	56,359	48.20%
Renter Occupied	3,133	47.29%	8,114	26.89%	60,564	51.80%
<b>2010 Housing Units</b>	<b>6,820</b>		<b>30,834</b>		<b>119,763</b>	
1 Unit	3,899	57.17%	24,828	80.52%	63,323	52.87%
2 - 4 Units	675	9.90%	1,381	4.48%	8,191	6.84%
5 - 19 Units	1,202	17.62%	2,056	6.67%	26,871	22.44%
20+ Units	1,044	15.31%	2,569	8.33%	21,378	17.85%
<b>2017 Housing Value</b>	<b>3,490</b>		<b>22,056</b>		<b>56,360</b>	
<\$100,000	17	0.49%	73	0.33%	306	0.54%
\$100,000 - \$200,000	21	0.60%	39	0.18%	241	0.43%
\$200,000 - \$300,000	45	1.29%	132	0.60%	1,420	2.52%
\$300,000 - \$400,000	79	2.26%	429	1.95%	4,391	7.79%
\$400,000 - \$500,000	356	10.20%	1,476	6.69%	7,520	13.34%
\$500,000 - \$1,000,000	2,175	62.32%	12,407	56.25%	30,837	54.71%
\$1,000,000+	797	22.84%	7,500	34.00%	11,645	20.66%
<b>2017 Median Home Value</b>	<b>\$782,068</b>		<b>\$857,821</b>		<b>\$731,896</b>	
<b>2017 Housing Units by Yr Built</b>	<b>6,838</b>		<b>30,923</b>		<b>120,053</b>	
Built 2010+	123	1.80%	1,101	3.56%	3,464	2.89%
Built 2000 - 2010	370	5.41%	944	3.05%	5,335	4.44%
Built 1990 - 1999	378	5.53%	1,521	4.92%	7,493	6.24%
Built 1980 - 1989	559	8.17%	2,339	7.56%	15,669	13.05%
Built 1970 - 1979	880	12.87%	3,310	10.70%	14,549	12.12%
Built 1960 - 1969	1,170	17.11%	5,080	16.43%	16,212	13.50%
Built 1950 - 1959	1,342	19.63%	7,600	24.58%	20,368	16.97%
Built <1949	2,016	29.48%	9,028	29.20%	36,963	30.79%
<b>2017 Median Year Built</b>	<b>1960</b>		<b>1957</b>		<b>1961</b>	



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