



Puente Hills East

25,000 +/- Sq. Ft. For Lease

1545 Hanover Road, 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, Ulta Beauty, and many strong national and regional tenants.

- Located at the northeast corner of Albatross Road and Almahurst Street;
- Anchor Tenants at this parcel include Costco, Marie Calendar's, Chili's, and TS Emporium;
- Turn Key Fitness Gym with outdoor pool;
- Great Signage Opportunity.

Puente Hills East shopping center 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.



Traffic Count Source : CoStar (2020)	Direction	Traffic Volume
Pomona Freeway (Hwy 60)	East/West	331,334
Colima Rd & Azusa Blvd.	North/South	37,214
Colima Rd & Albatross Rd	East/West	34,770

DEMOGRAPHICS Source : CoStar (2021)	1-MILE	3-MILE	5-MILE
Population	9,844	145,236	350,301
Average HH Income	\$101,810	\$103,485	\$110,177

For more information, please contact BP International, Inc.

Patsy Ma, MBA, CCIM, CRRP, CRX, CLS DRE# 00980137

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650 W. Duarte Rd., #1088, Arcadia, CA 91007

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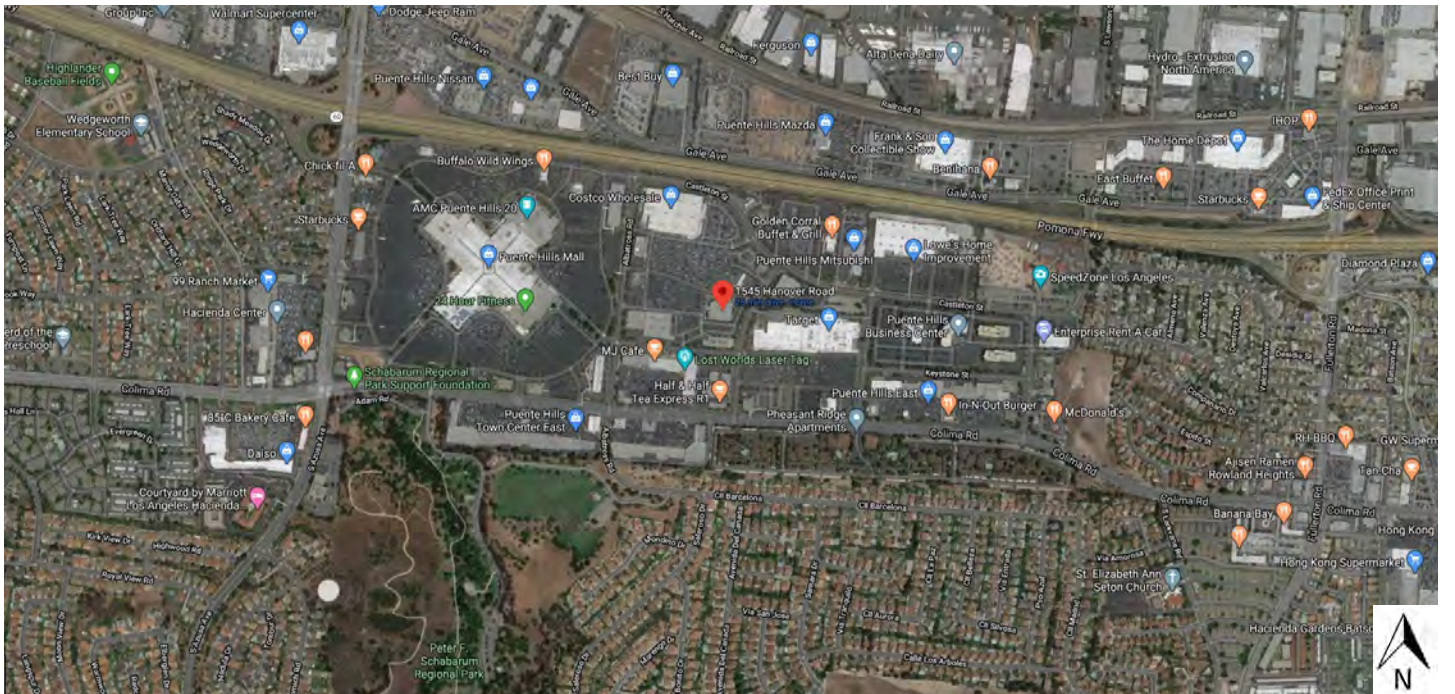
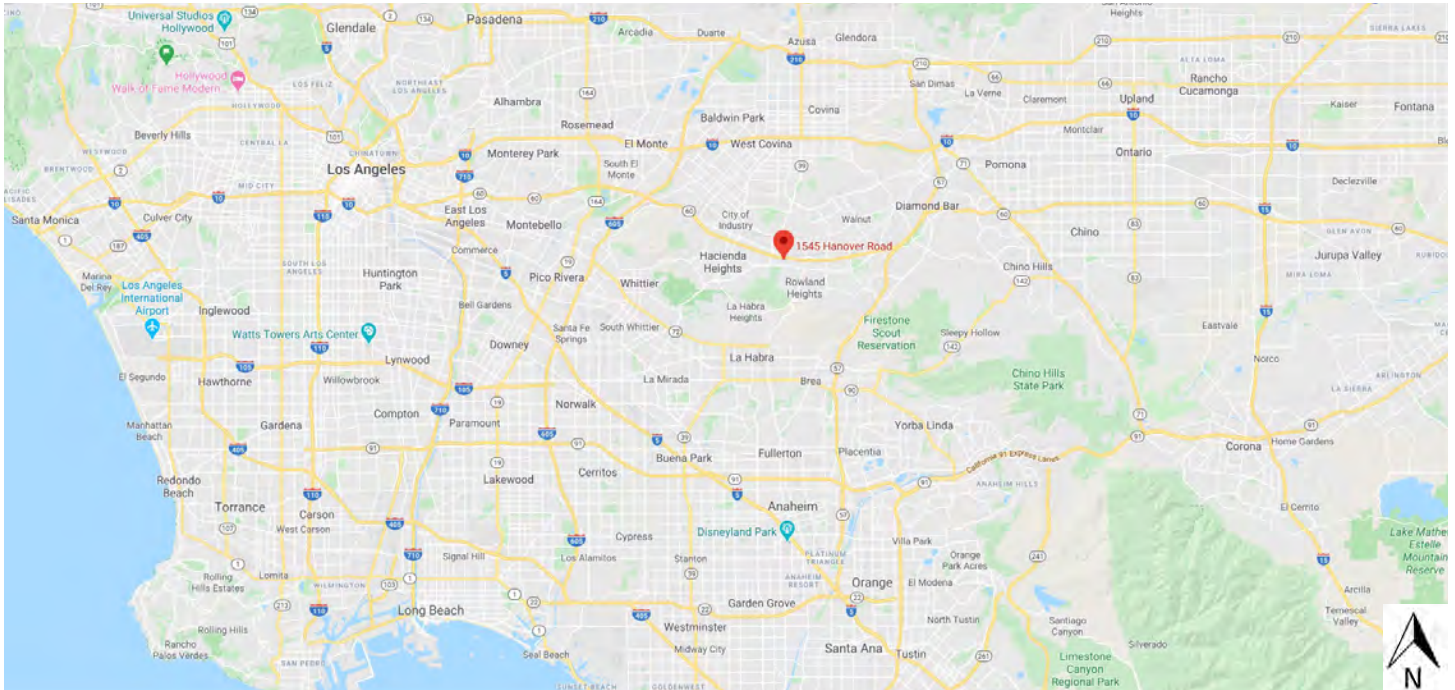
The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.



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

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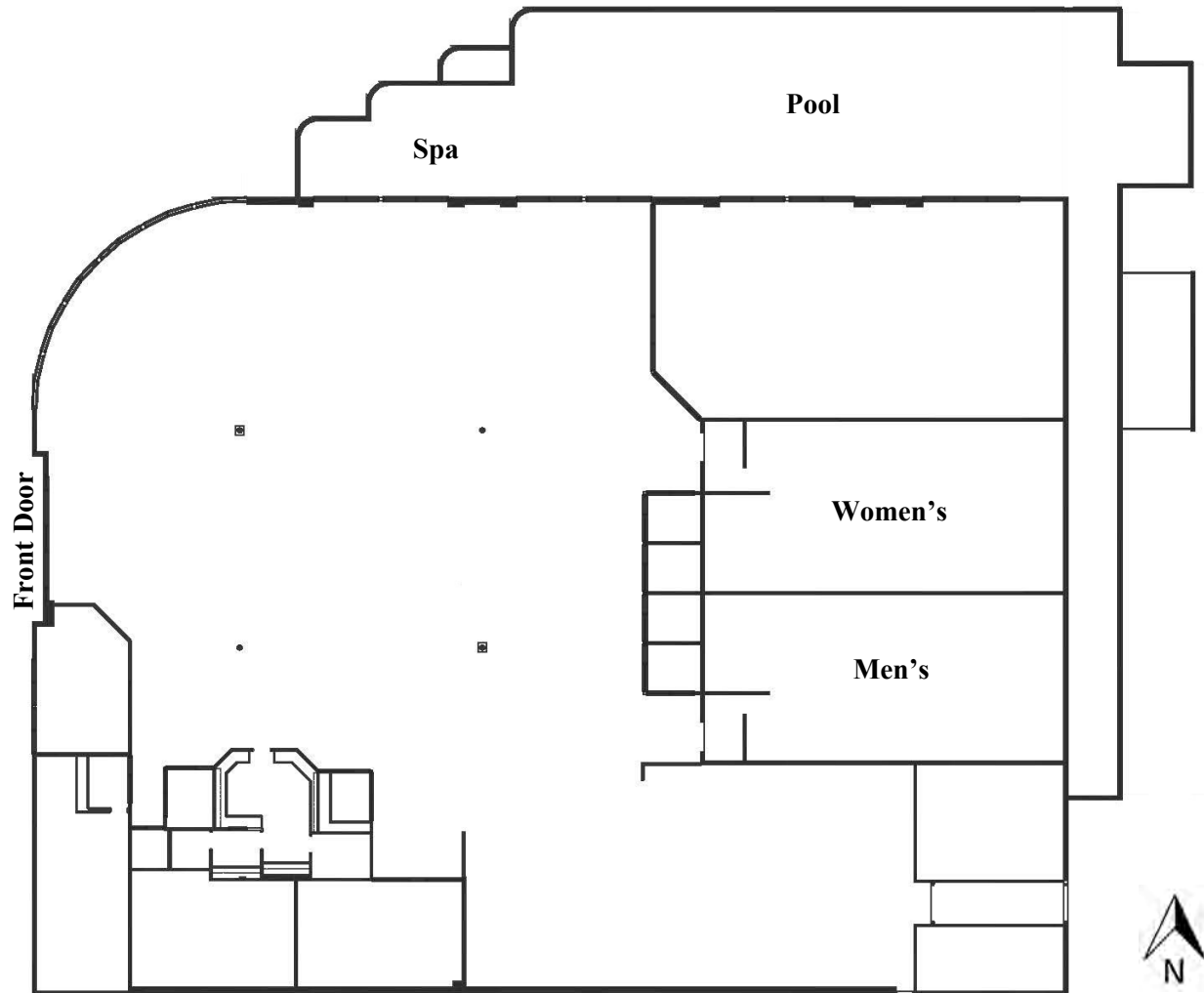
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Demographic Summary Report

Puente Hills East						
1545 Hanover Rd, City Of Industry, CA 91748						
Building Type: General Retail		Total Available: 25,000 SF				
Secondary: Health Club		% Leased: 0%				
GLA: 25,000 SF		Rent/SF/Mo: Negotiable				
Year Built: 2000						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	9,827		143,231		345,888	
2021 Estimate	9,844		145,236		350,301	
2010 Census	9,406		148,136		356,369	
Growth 2021 - 2026	-0.17%		-1.38%		-1.26%	
Growth 2010 - 2021	4.66%		-1.96%		-1.70%	
2021 Population by Hispanic Origin	2,882		73,696		184,843	
2021 Population	9,844		145,236		350,301	
White	3,352	34.05%	79,966	55.06%	220,749	63.02%
Black	162	1.65%	3,304	2.27%	8,350	2.38%
Am. Indian & Alaskan	38	0.39%	1,794	1.24%	4,489	1.28%
Asian	6,091	61.88%	56,810	39.12%	107,713	30.75%
Hawaiian & Pacific Island	10	0.10%	353	0.24%	809	0.23%
Other	191	1.94%	3,009	2.07%	8,191	2.34%
U.S. Armed Forces	0		91		121	
Households						
2026 Projection	3,248		38,860		97,032	
2021 Estimate	3,258		39,465		98,347	
2010 Census	3,136		40,569		100,535	
Growth 2021 - 2026	-0.31%		-1.53%		-1.34%	
Growth 2010 - 2021	3.89%		-2.72%		-2.18%	
Owner Occupied	1,966	60.34%	27,081	68.62%	69,519	70.69%
Renter Occupied	1,292	39.66%	12,384	31.38%	28,828	29.31%
2021 Households by HH Income	3,257		39,464		98,344	
Income: <\$25,000	480	14.74%	4,962	12.57%	10,815	11.00%
Income: \$25,000 - \$50,000	481	14.77%	6,451	16.35%	14,601	14.85%
Income: \$50,000 - \$75,000	563	17.29%	6,571	16.65%	15,451	15.71%
Income: \$75,000 - \$100,000	589	18.08%	5,694	14.43%	13,633	13.86%
Income: \$100,000 - \$125,000	293	9.00%	4,699	11.91%	12,808	13.02%
Income: \$125,000 - \$150,000	187	5.74%	3,317	8.41%	9,279	9.44%
Income: \$150,000 - \$200,000	326	10.01%	3,937	9.98%	11,025	11.21%
Income: \$200,000+	338	10.38%	3,833	9.71%	10,732	10.91%
2021 Avg Household Income	\$101,810		\$103,485		\$110,177	
2021 Med Household Income	\$79,435		\$82,674		\$90,229	



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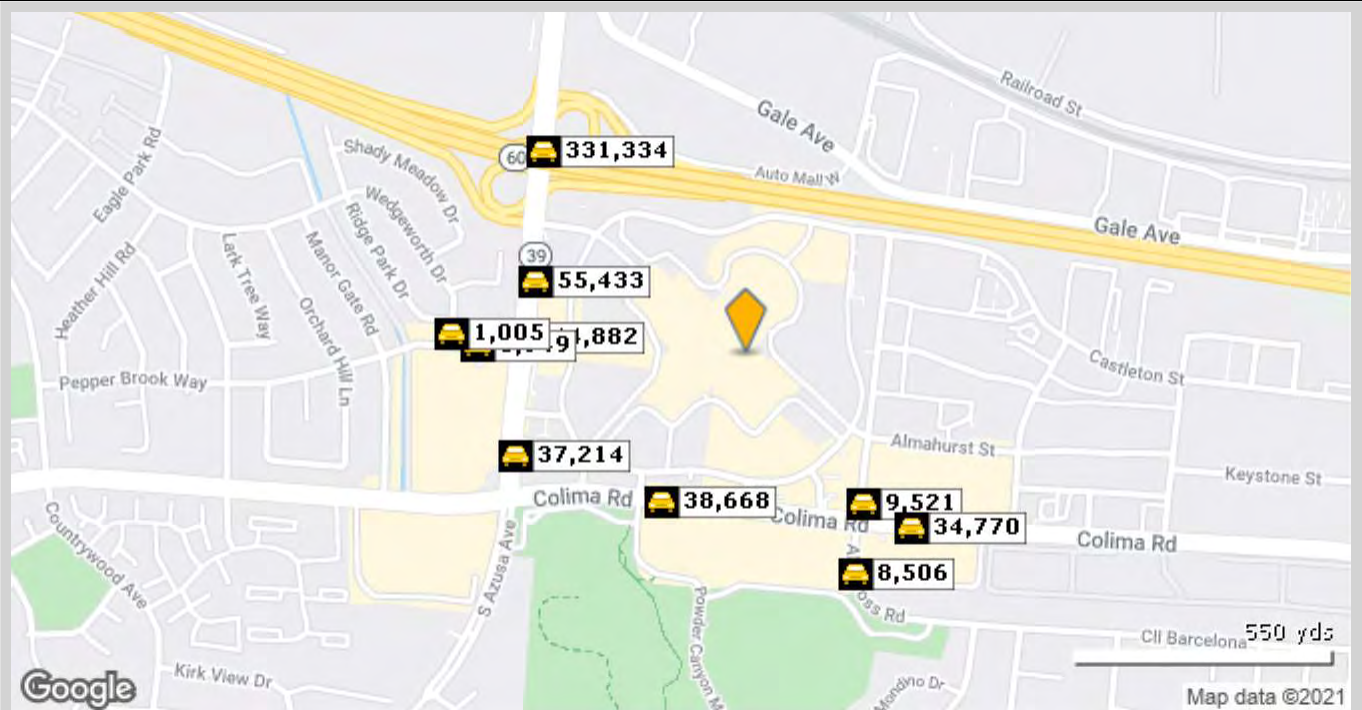
5/26/2021

Traffic Count Report

Puente Hills Mall

1600 S Azusa Ave, City Of Industry, CA 91748

Building Type: General Retail
 Secondary: Freestanding
 GLA: 556,549 SF
 Year Built: 1974
 Total Available: 21,300 SF
 % Leased: 96.17%
 Rent/SF/Mo: Negotiable



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Colima Rd	Powder Canyon Mtwy	0.02 W	2018	38,668	MPSI	.20
2	Albatross Rd	Colima Rd	0.02 S	2018	9,521	MPSI	.23
3	S Azusa Ave	Pepper Brook Way	0.02 S	2018	44,882	MPSI	.26
4	S Azusa Ave	Pepper Brook Way	0.09 S	2018	55,433	MPSI	.27
5	Colima Rd	Albatross Rd	0.06 W	2018	34,770	MPSI	.29
6	Cll Barcelona	Saleroso Dr	0.16 SE	2018	8,506	MPSI	.30
7	S Azusa Ave	Colima Rd	0.05 S	2018	37,214	MPSI	.31
8	Pepper Brook Way	Wedgeworth Dr	0.03 W	2018	8,949	MPSI	.33
9	Pomona Freeway		0.00	2020	331,334	MPSI	.35
10	Wedgeworth Dr	Pepper Brook Way	0.01 S	2018	1,005	MPSI	.36



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5/20/2021