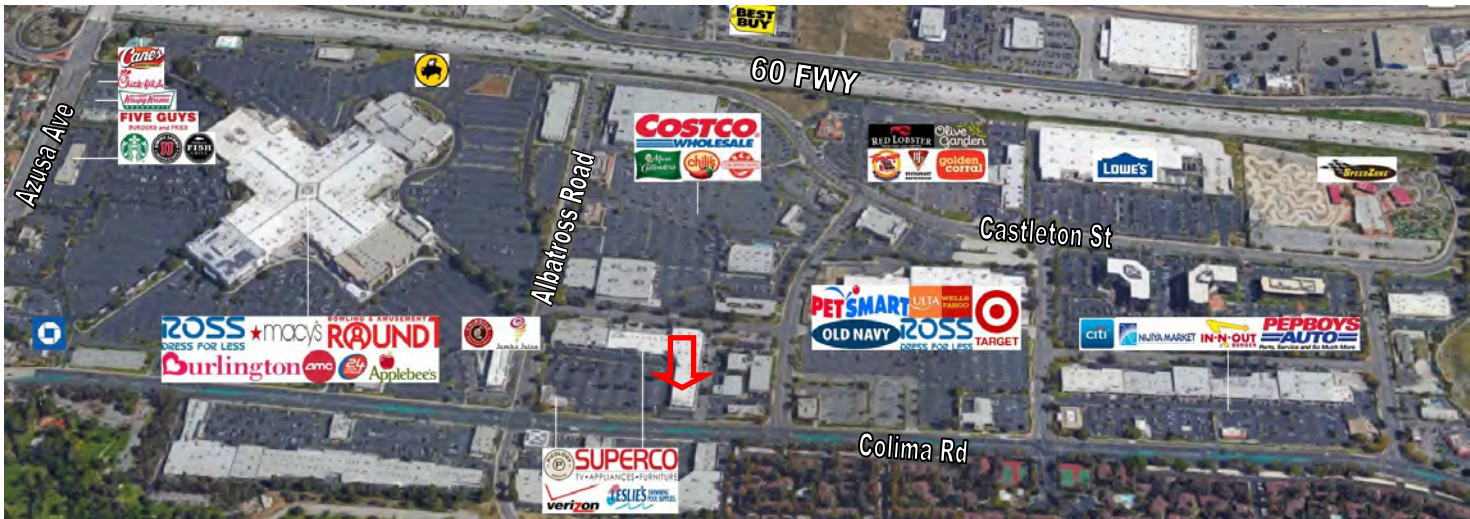




Puente Hills East

14,500 +/- Sq. Ft. For Lease

17515-17585 Colima Rd., 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, and many strong national and regional tenants. An integral feature of Puente Hills East is the strong retail and business activity generated by the Asian businesses and residential communities. It has an in-depth mix of convenience retail services, financial, restaurants, specialty ethnic foods and grocery market; these tenants include McDonald's, In-N-Out Burger, Nijiya Market, Marie Calendar's, Citibank, Pieology, Chili's, and BJ's.

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.

- Located at the Northeast Corner of Colima Road and Albatross Road;
- Co-Tenant with Leslie's Pool, Superco Home Electronics, Lost Worlds Laser Tag, Pieology, Verizon, and etc.

DEMOGRAPHICS Source : STDB (2019)	1-MILE	3-MILE	5-MILE
Population	10,552	142,672	350,001
Average HH Income	\$105,022	\$103,908	\$109,986

Total GLA: 425,624 SF

Traffic Counts:	
Pomona Freeway (Hwy 60):	331,334 CPD
Colima Rd & Azusa Ave:	37,214 CPD
Colima Rd & Albatross Rd:	34,770 CPD

For more information, please contact BP International, Inc.
Patsy Ma, MBA, CCIM, CRRP, CRX, CLS DRE# 00980137
patsyma@bpinternational.net
650 W. Duarte Rd., #1088, Arcadia, CA 91007
Tel: 626-821-3448 x 100 Fax: 626-821-9099 www.BPInternational.net

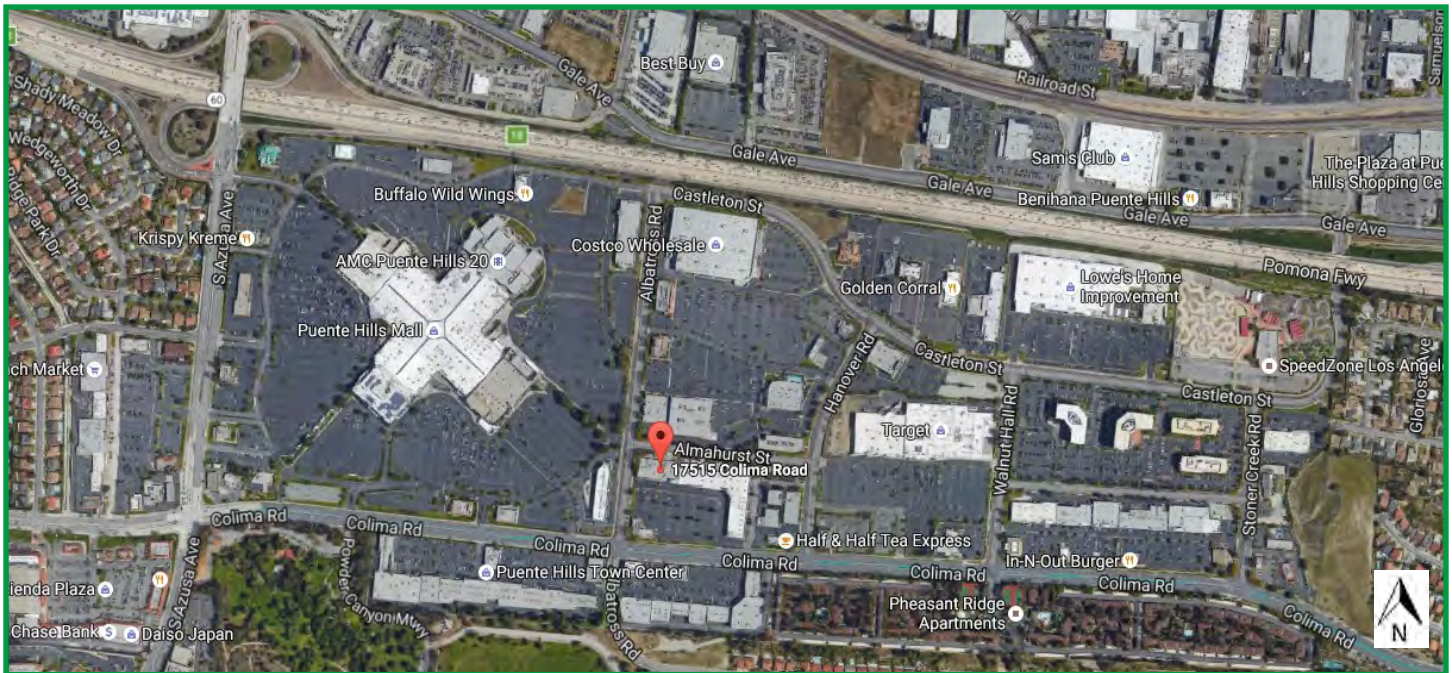
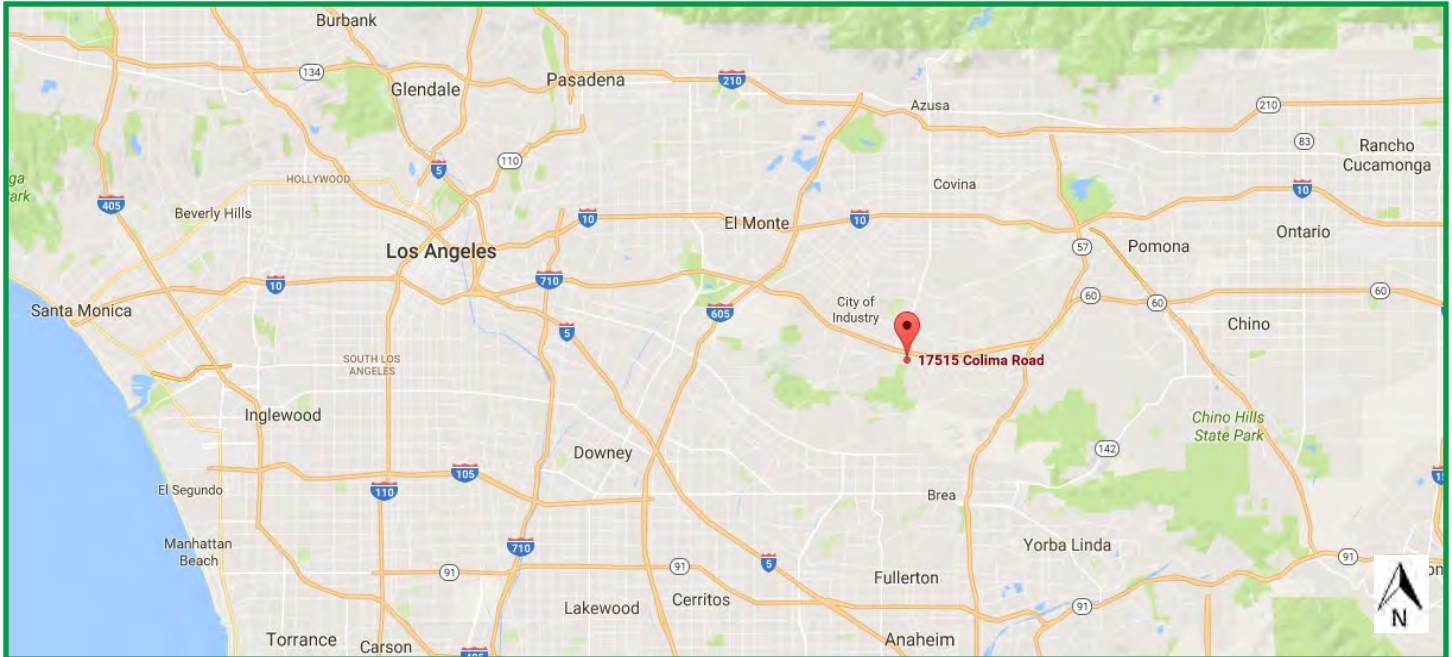
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Puente Hills East

14,500 +/- Sq. Ft. For Lease

17515-17585 Colima Rd., City of Industry, CA 91748

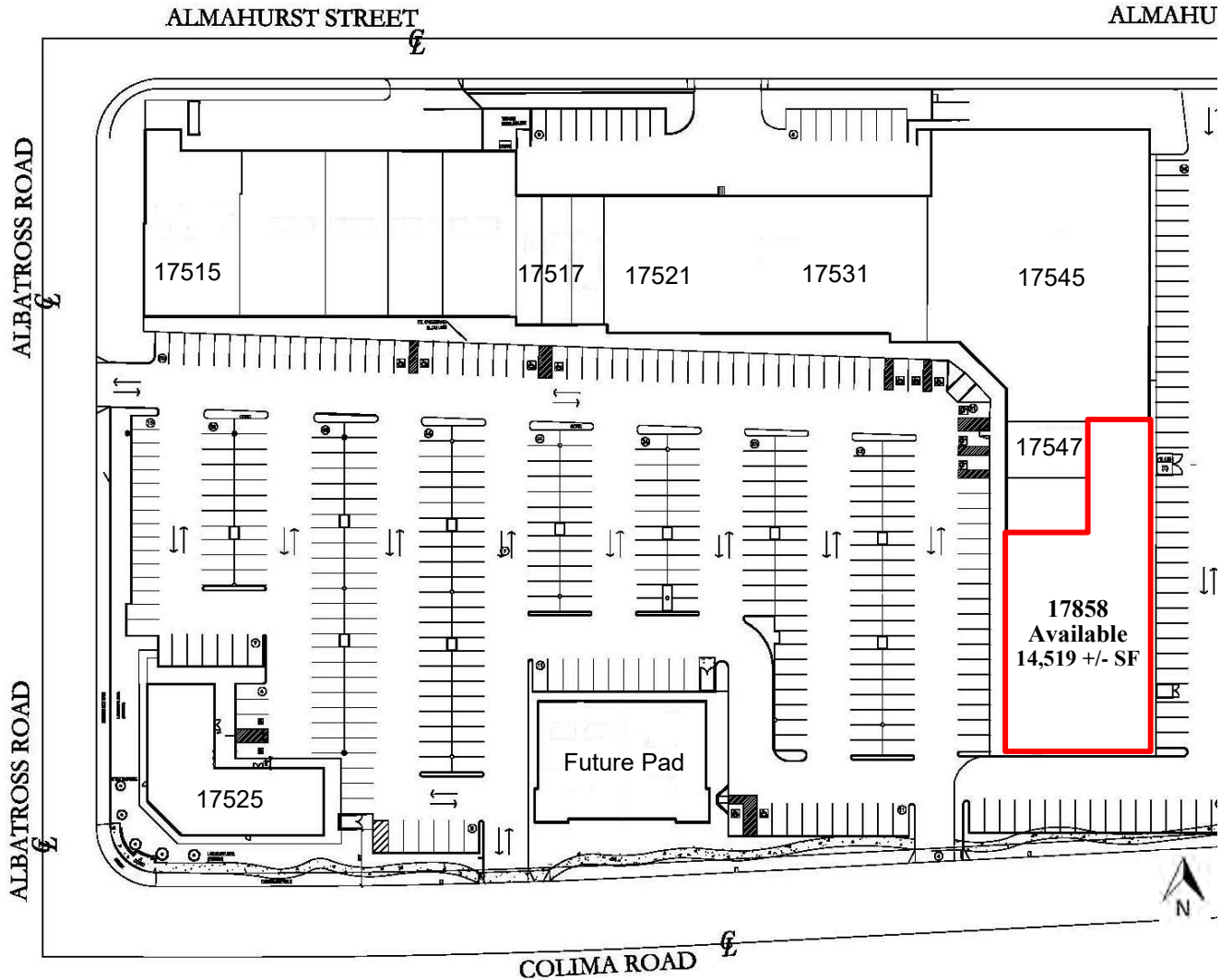




Puente Hills East

2,437 & 14,500 +/- Sq. Ft. For Lease

17515-17585 Colima Rd., City of Industry, CA 91748



Unit	Tenant	GLA
Colima Road		
17515	Preferred Bank	5,610
17515 A	Northern Cuisine Restaurant	4,972
17515 B	Mama Lu's Dumplings	3,877
17515 C	Dentist	3,106
17515 D	Colima Jewelry Mart	3,995
17517	Lugiani Salon	1,232
17521	Tea House and Cafe	2,892
17531	Superco Electronics	16,879
17545	Lost Worlds	18,050
17547	Leslie's Pool Supplies	3,093
17585	VACANT	14,519
17525 Colima Road		
A	Pieology	2,437
B	Verizon Wireless	2,747
C	Express Shipping	810

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

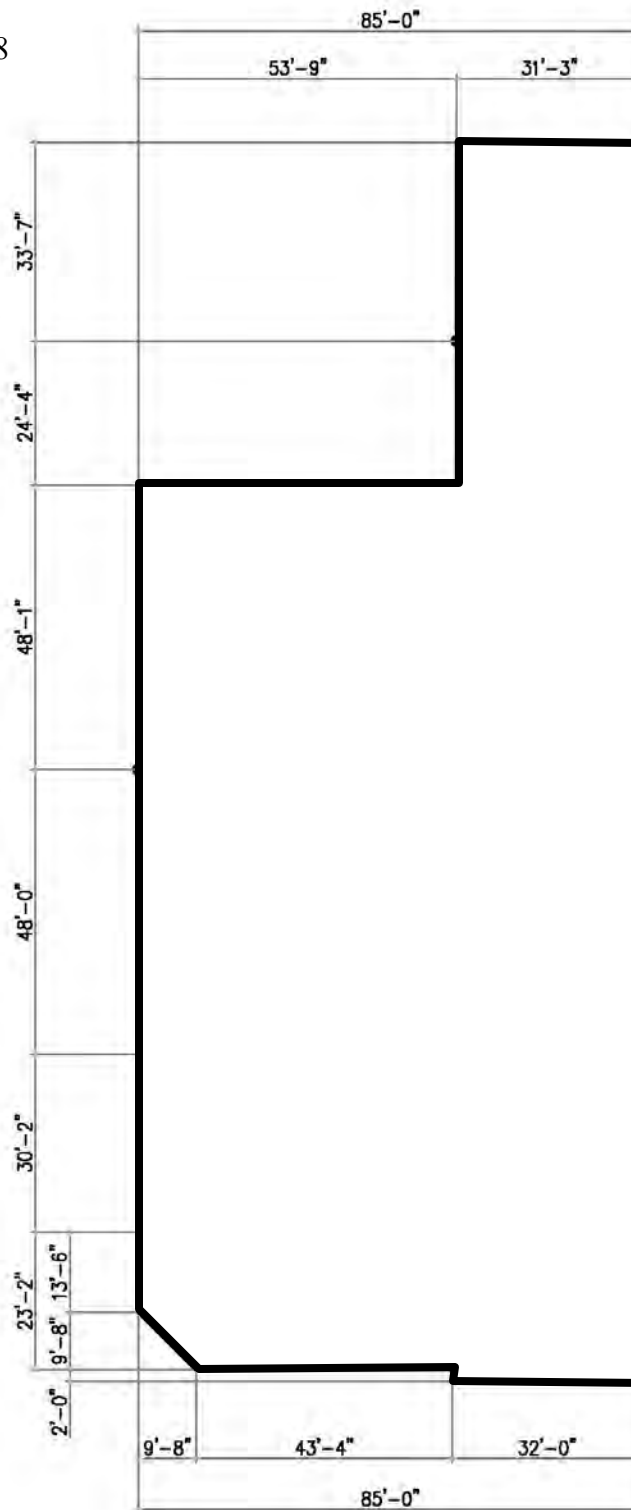


Puente Hills East

2,437 & 14,500 +/- Sq. Ft. For Lease

17515-17585 Colima Rd., City of Industry, CA 91748

17585 Colima Road,
City of Industry, CA 91748
Approx. 14,519 Sq. Ft.



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

Demographic Summary Report

Puente Hills East

17515-17585 Colima Rd, City Of Industry, CA 91748

Building Type: General Retail
 Secondary: Storefront
 GLA: 81,716 SF
 Year Built: 1980

Total Available: 33,809 SF
 % Leased: 80.76%
 Rent/SF/Mo: Negotiable



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	10,517		140,724		345,604	
2021 Estimate	10,552		142,672		350,001	
2010 Census	10,170		145,401		356,095	
Growth 2021 - 2026	-0.33%		-1.37%		-1.26%	
Growth 2010 - 2021	3.76%		-1.88%		-1.71%	
2021 Population by Hispanic Origin	2,967		72,197		185,059	
2021 Population	10,552		142,672		350,001	
White	3,517	33.33%	78,647	55.12%	221,891	63.40%
Black	170	1.61%	3,186	2.23%	8,265	2.36%
Am. Indian & Alaskan	37	0.35%	1,749	1.23%	4,486	1.28%
Asian	6,613	62.67%	55,805	39.11%	106,379	30.39%
Hawaiian & Pacific Island	10	0.09%	348	0.24%	801	0.23%
Other	206	1.95%	2,938	2.06%	8,178	2.34%
U.S. Armed Forces	0		92		119	
Households						
2026 Projection	3,480		38,224		97,114	
2021 Estimate	3,497		38,813		98,423	
2010 Census	3,398		39,868		100,607	
Growth 2021 - 2026	-0.49%		-1.52%		-1.33%	
Growth 2010 - 2021	2.91%		-2.65%		-2.17%	
Owner Occupied	2,219	63.45%	26,614	68.57%	69,505	70.62%
Renter Occupied	1,277	36.52%	12,199	31.43%	28,918	29.38%
2021 Households by HH Income	3,494		38,813		98,424	
Income: <\$25,000	491	14.05%	4,898	12.62%	10,789	10.96%
Income: \$25,000 - \$50,000	496	14.20%	6,305	16.24%	14,588	14.82%
Income: \$50,000 - \$75,000	605	17.32%	6,427	16.56%	15,503	15.75%
Income: \$75,000 - \$100,000	615	17.60%	5,601	14.43%	13,728	13.95%
Income: \$100,000 - \$125,000	333	9.53%	4,588	11.82%	12,836	13.04%
Income: \$125,000 - \$150,000	204	5.84%	3,287	8.47%	9,353	9.50%
Income: \$150,000 - \$200,000	354	10.13%	3,871	9.97%	10,981	11.16%
Income: \$200,000+	396	11.33%	3,836	9.88%	10,646	10.82%
2021 Avg Household Income	\$105,022		\$103,908		\$109,986	
2021 Med Household Income	\$81,301		\$82,929		\$90,173	



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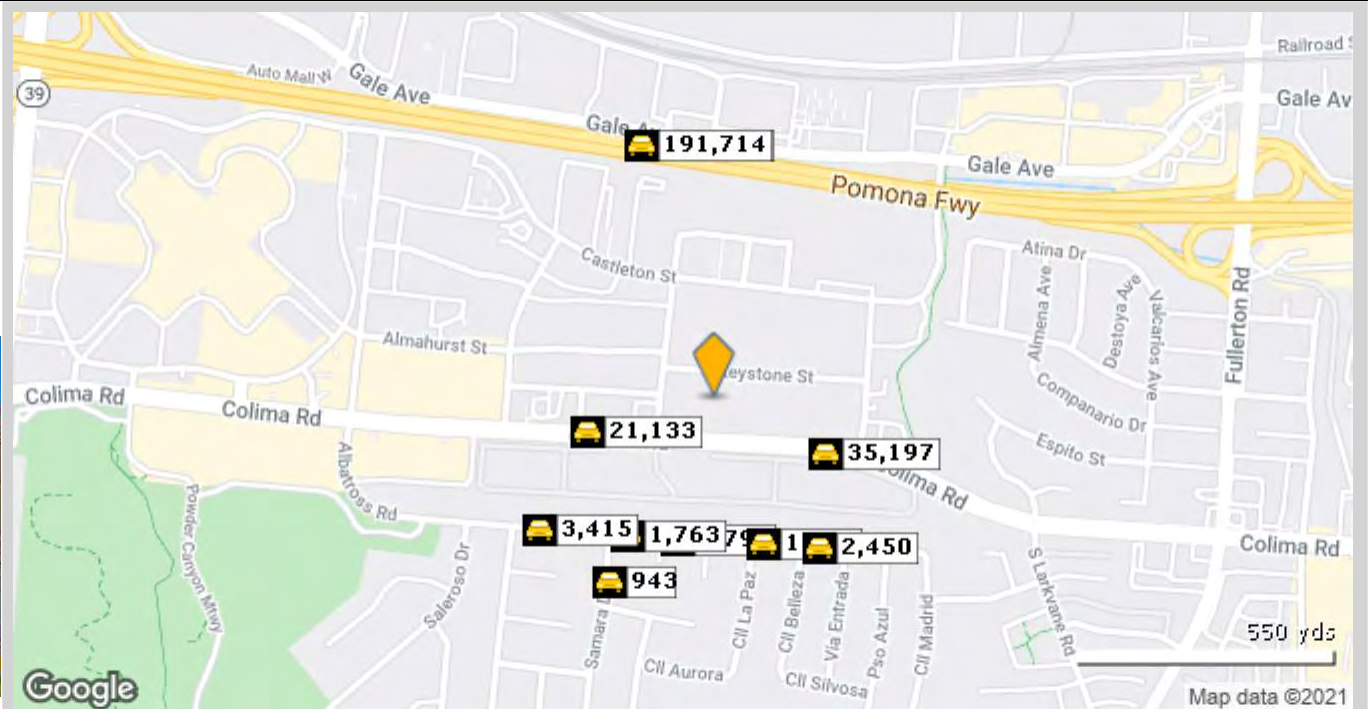
5/20/2021

Traffic Count Report

Puente Hills East

17827-17883 Colima Rd, City Of Industry, CA 91748

Building Type: General Retail
 Secondary: Storefront
 GLA: 84,114 SF
 Year Built: 1980
 Total Available: 3,045 SF
 % Leased: 96.38%
 Rent/SF/Mo: Negotiable



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Colima Rd	Stoner Creek Rd	0.04 E	2018	35,197	MPSI	.15
2	Colima Rd	Walnut Hall Rd	0.09 E	2018	21,133	MPSI	.16
3	Cil Barcelona	Monica Ct	0.02 W	2018	1,795	MPSI	.17
4	Cil Barcelona	Cil la Paz	0.01 W	2018	1,716	MPSI	.19
5	Cil Barcelona	Samara Dr	0.02 W	2018	1,763	MPSI	.19
6	Cil Barcelona	Cil Belleza	0.03 W	2018	2,450	MPSI	.23
7	Samara Dr	Cil San Lucas	0.03 S	2018	943	MPSI	.26
8	Cil Barcelona	Ave del Canada	0.03 W	2018	3,415	MPSI	.26
9	Pomona Fwy	Stoner Creek Rd	0.37 E	2020	233,627	MPSI	.32
10	Pomona Fwy	Stoner Creek Rd	0.37 E	2018	191,714	MPSI	.33



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5/20/2021