

Puente Hills East

18,900 +/- Sq. Ft. For Lease

17510 Castleton Street, 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, LA Fitness 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, LA Fitness, Marie Calendar's, Chili's, and TS Emporium;
- Great Signage Opportunity.

The design of the Puente Hills East 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 (2019)	Direction	Traffic Volume
Pomona Freeway (Hwy 60)	Eastbound	218,000
Colima Rd & Azusa Blvd.	Southbound	43,355
Colima Rd. & Albatross Rd.	Northbound	71,037

DEMOGRAPHICS Source : CoStar (2019)	1-MILE	3-MILE	5-MILE
Population	8,736	153,736	372,349
Average HH Income	\$107,909	\$93,341	\$99,280

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

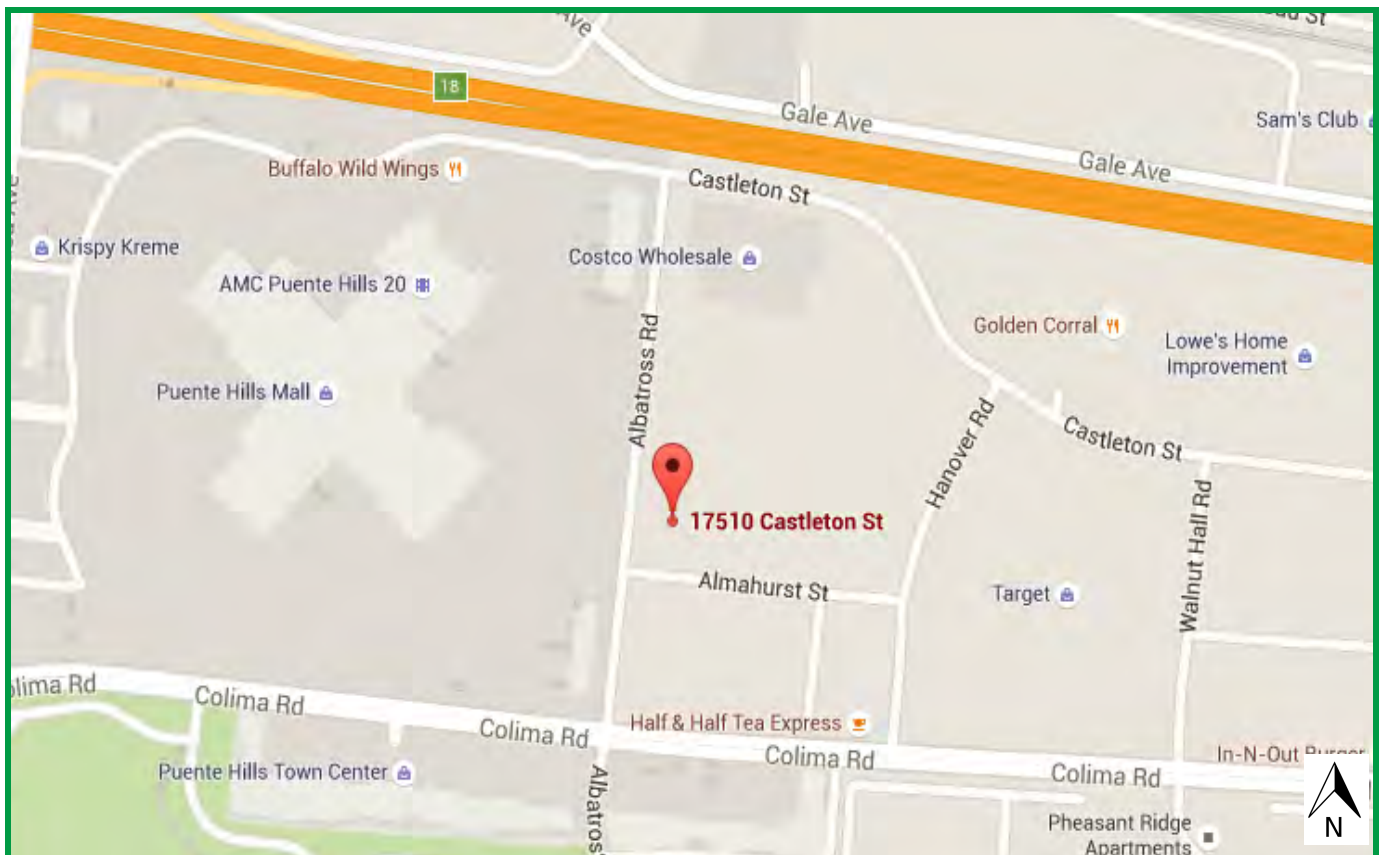
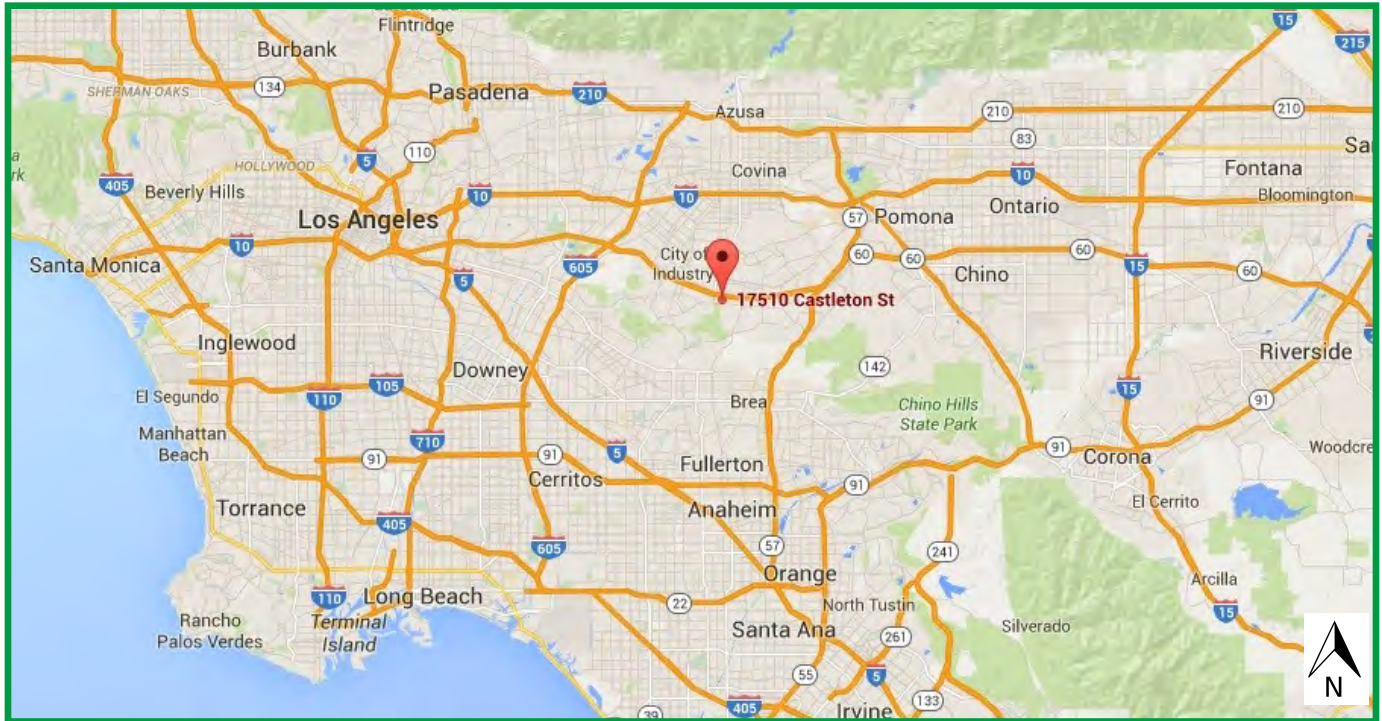
The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.



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

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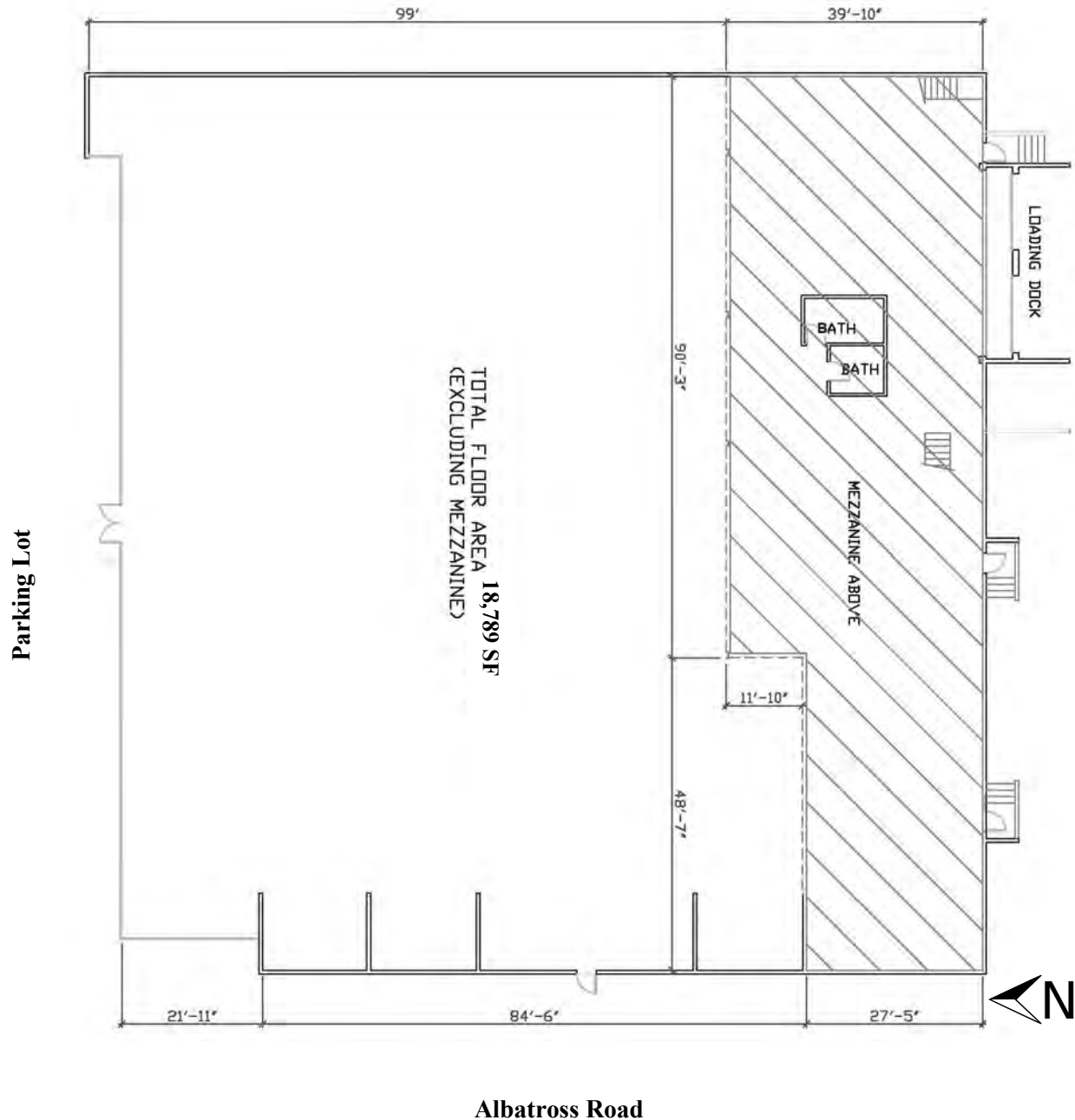
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*Floor plan not drawn to scale and subject to change without notice.

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Demographic and Income Profile

Easy Life Furniture
Industry, California
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.99342
Longitude: -117.92230

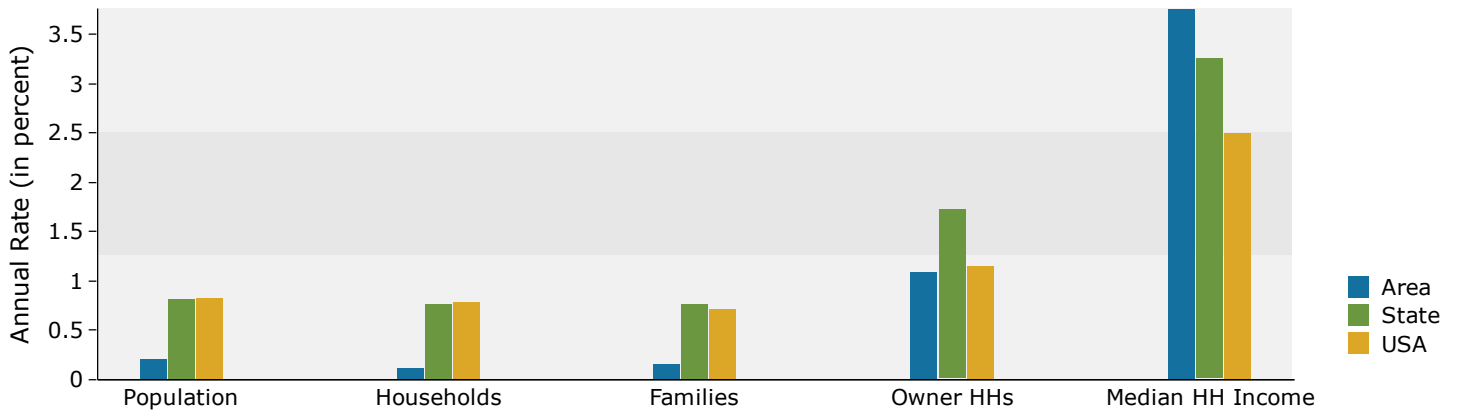
Summary	Census 2010	2018	2023				
Population	8,607	8,736	8,827				
Households	2,895	2,917	2,935				
Families	2,246	2,270	2,288				
Average Household Size	2.95	2.97	2.98				
Owner Occupied Housing Units	1,830	1,776	1,875				
Renter Occupied Housing Units	1,065	1,141	1,060				
Median Age	41.6	42.9	44.0				
Trends: 2018 - 2023 Annual Rate	Area	State	National				
Population	0.21%	0.82%	0.83%				
Households	0.12%	0.76%	0.79%				
Families	0.16%	0.76%	0.71%				
Owner HHs	1.09%	1.73%	1.16%				
Median Household Income	3.76%	3.25%	2.50%				
Households by Income	2018		2023				
	Number	Percent	Number	Percent			
	<\$15,000	235	8.1%	176	6.0%		
	\$15,000 - \$24,999	229	7.9%	181	6.2%		
	\$25,000 - \$34,999	180	6.2%	136	4.6%		
	\$35,000 - \$49,999	286	9.8%	254	8.7%		
	\$50,000 - \$74,999	439	15.0%	414	14.1%		
	\$75,000 - \$99,999	370	12.7%	351	12.0%		
	\$100,000 - \$149,999	507	17.4%	540	18.4%		
	\$150,000 - \$199,999	275	9.4%	318	10.8%		
	\$200,000+	396	13.6%	565	19.3%		
Median Household Income	\$79,855		\$96,062				
Average Household Income	\$107,909		\$131,877				
Per Capita Income	\$36,173		\$43,950				
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	415	4.8%	401	4.6%	402	4.6%
	5 - 9	385	4.5%	408	4.7%	406	4.6%
	10 - 14	421	4.9%	418	4.8%	429	4.9%
	15 - 19	536	6.2%	411	4.7%	405	4.6%
	20 - 24	547	6.4%	477	5.5%	434	4.9%
	25 - 34	1,250	14.5%	1,291	14.8%	1,149	13.0%
	35 - 44	1,115	13.0%	1,196	13.7%	1,323	15.0%
	45 - 54	1,303	15.1%	1,113	12.7%	1,138	12.9%
	55 - 64	1,286	14.9%	1,240	14.2%	1,151	13.0%
	65 - 74	749	8.7%	1,030	11.8%	1,097	12.4%
	75 - 84	419	4.9%	541	6.2%	659	7.5%
	85+	181	2.1%	210	2.4%	236	2.7%
Race and Ethnicity	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	1,907	22.2%	1,803	20.6%	1,764	20.0%
	Black Alone	148	1.7%	134	1.5%	124	1.4%
	American Indian Alone	14	0.2%	14	0.2%	14	0.2%
	Asian Alone	5,220	60.7%	5,456	62.5%	5,607	63.5%
	Pacific Islander Alone	8	0.1%	7	0.1%	7	0.1%
	Some Other Race Alone	1,087	12.6%	1,086	12.4%	1,075	12.2%
	Two or More Races	222	2.6%	234	2.7%	236	2.7%
	Hispanic Origin (Any Race)	2,394	27.8%	2,396	27.4%	2,409	27.3%

Data Note: Income is expressed in current dollars.

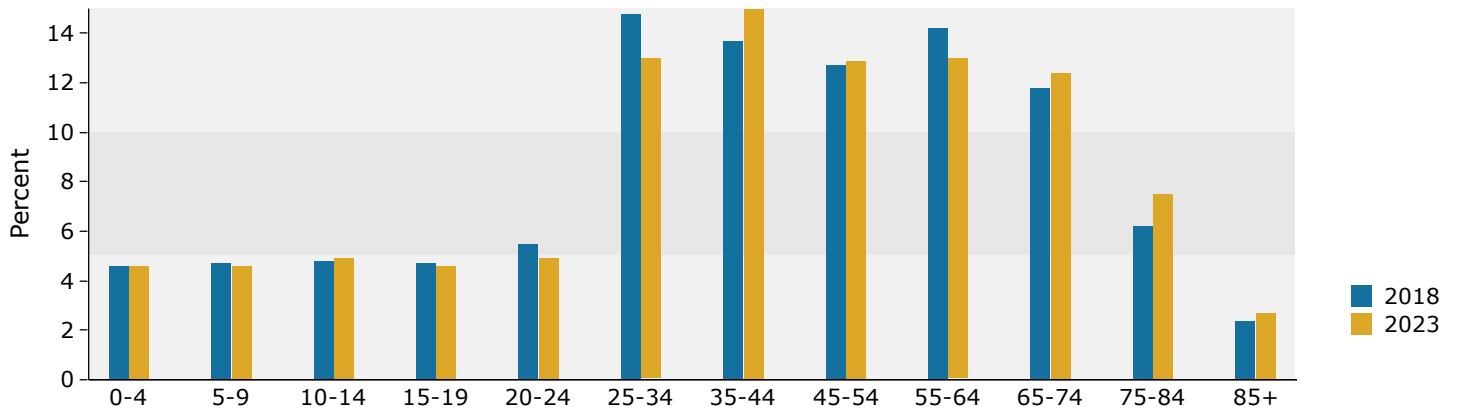
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

February 21, 2019

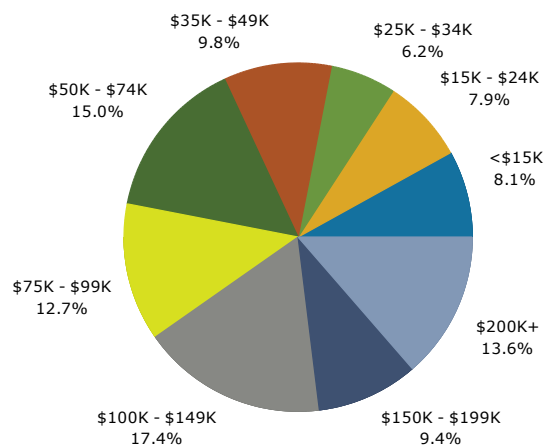
Trends 2018-2023



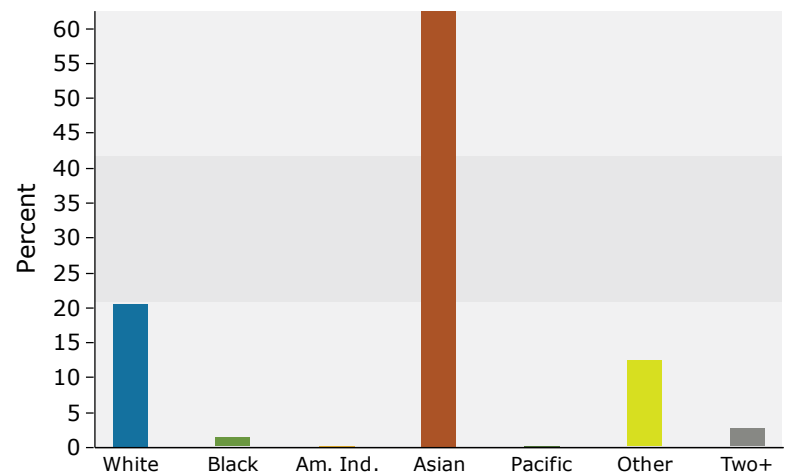
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 27.4%



Demographic and Income Profile

Easy Life Furniture
Industry, California
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.99342
Longitude: -117.92230

Summary	Census 2010	2018	2023
Population	149,663	153,736	156,057
Households	40,955	41,711	42,123
Families	34,722	35,449	35,864
Average Household Size	3.64	3.68	3.70
Owner Occupied Housing Units	28,443	28,191	29,573
Renter Occupied Housing Units	12,512	13,520	12,550
Median Age	36.5	37.4	38.9
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.30%	0.82%	0.83%
Households	0.20%	0.76%	0.79%
Families	0.23%	0.76%	0.71%
Owner HHs	0.96%	1.73%	1.16%
Median Household Income	2.72%	3.25%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	2,925	7.0%	2,323	5.5%
\$15,000 - \$24,999	2,987	7.2%	2,427	5.8%
\$25,000 - \$34,999	3,098	7.4%	2,580	6.1%
\$35,000 - \$49,999	4,692	11.2%	4,162	9.9%
\$50,000 - \$74,999	7,874	18.9%	7,482	17.8%
\$75,000 - \$99,999	5,840	14.0%	5,983	14.2%
\$100,000 - \$149,999	7,716	18.5%	8,839	21.0%
\$150,000 - \$199,999	3,368	8.1%	4,046	9.6%
\$200,000+	3,212	7.7%	4,283	10.2%

Median Household Income	\$71,832	\$82,143
Average Household Income	\$93,341	\$108,665
Per Capita Income	\$25,419	\$29,418

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,847	5.9%	8,811	5.7%	8,910	5.7%
5 - 9	9,096	6.1%	8,895	5.8%	8,724	5.6%
10 - 14	10,649	7.1%	9,238	6.0%	9,194	5.9%
15 - 19	11,775	7.9%	9,544	6.2%	8,829	5.7%
20 - 24	11,385	7.6%	10,798	7.0%	9,369	6.0%
25 - 34	20,142	13.5%	24,625	16.0%	23,506	15.1%
35 - 44	20,371	13.6%	19,574	12.7%	22,766	14.6%
45 - 54	21,740	14.5%	19,478	12.7%	18,882	12.1%
55 - 64	17,944	12.0%	19,215	12.5%	18,886	12.1%
65 - 74	10,422	7.0%	14,158	9.2%	15,593	10.0%
75 - 84	5,500	3.7%	6,986	4.5%	8,563	5.5%
85+	1,792	1.2%	2,413	1.6%	2,836	1.8%

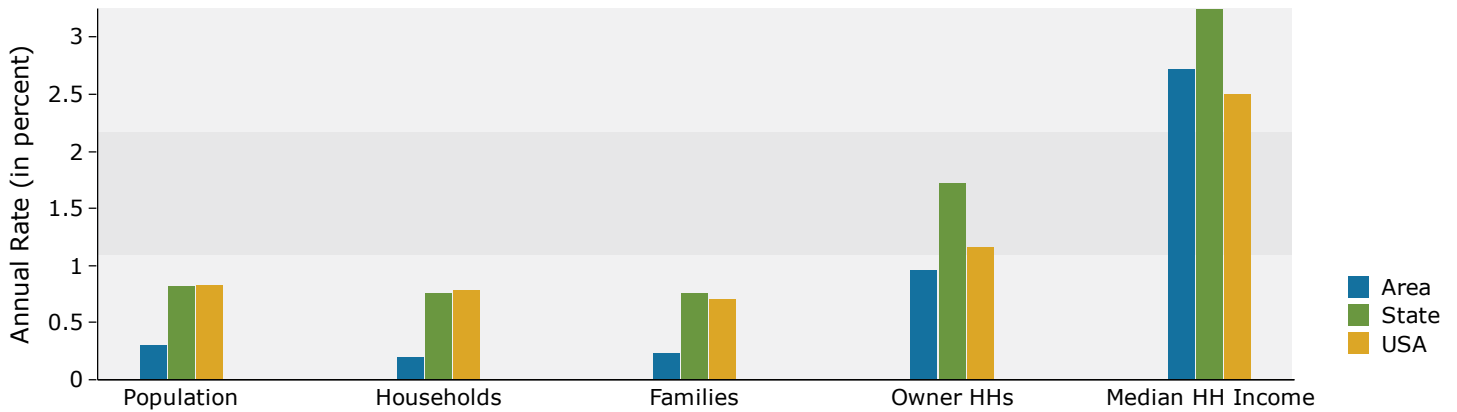
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	51,639	34.5%	51,109	33.2%	51,293	32.9%
Black Alone	3,220	2.2%	3,004	2.0%	2,832	1.8%
American Indian Alone	995	0.7%	964	0.6%	939	0.6%
Asian Alone	56,176	37.5%	59,517	38.7%	61,616	39.5%
Pacific Islander Alone	232	0.2%	234	0.2%	237	0.2%
Some Other Race Alone	32,327	21.6%	33,572	21.8%	33,763	21.6%
Two or More Races	5,074	3.4%	5,335	3.5%	5,377	3.4%
Hispanic Origin (Any Race)	74,480	49.8%	77,024	50.1%	78,602	50.4%

Data Note: Income is expressed in current dollars.

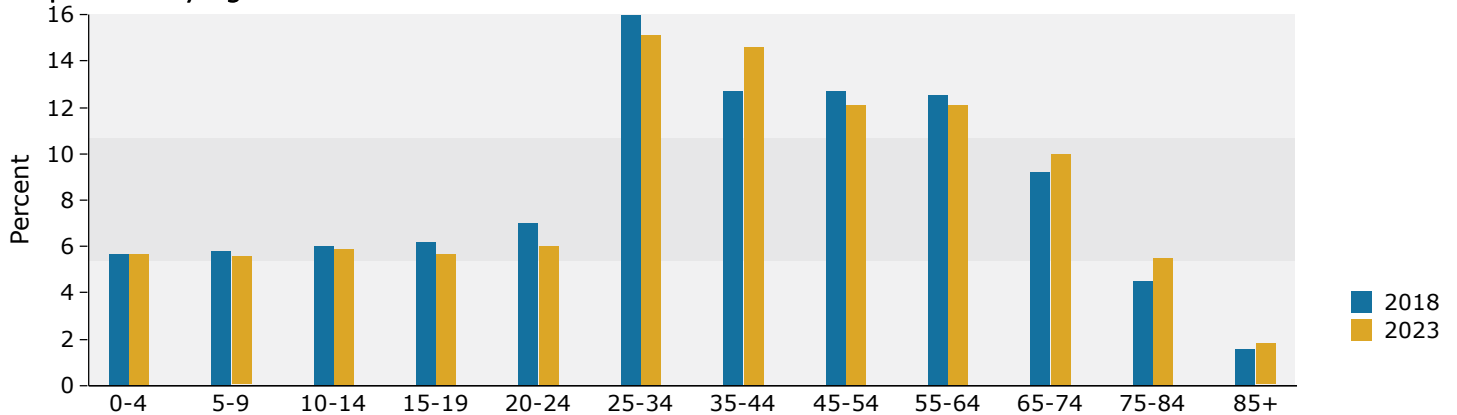
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

February 21, 2019

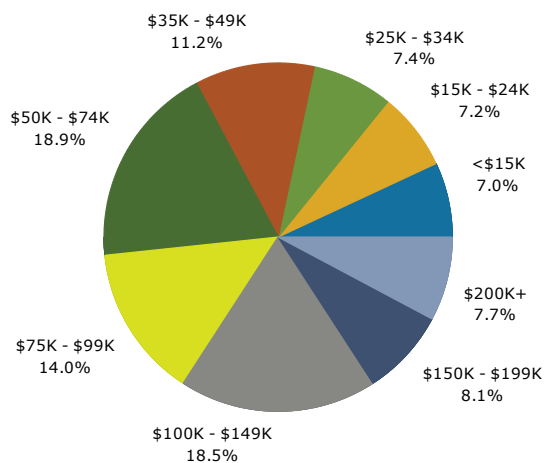
Trends 2018-2023



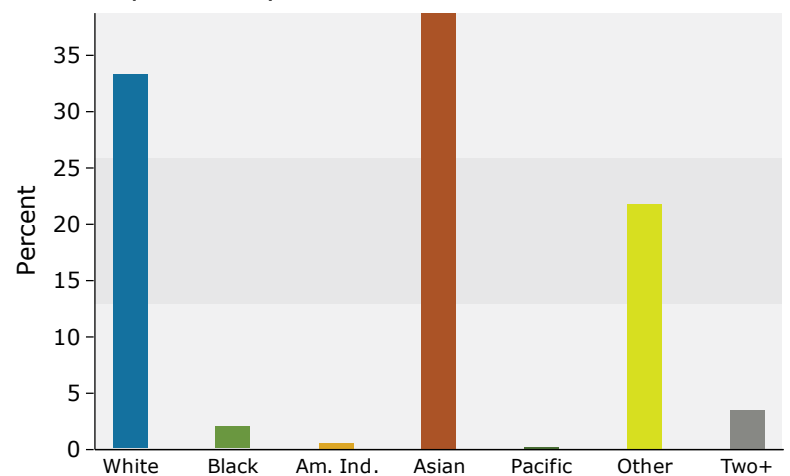
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 50.1%



Demographic and Income Profile

Easy Life Furniture
Industry, California
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.99342
Longitude: -117.92230

Summary	Census 2010	2018	2023
Population	359,987	372,349	380,193
Households	101,461	103,792	105,513
Families	84,506	86,666	88,179
Average Household Size	3.53	3.57	3.59
Owner Occupied Housing Units	72,233	72,183	75,879
Renter Occupied Housing Units	29,228	31,608	29,634
Median Age	36.6	37.5	38.9
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.42%	0.82%	0.83%
Households	0.33%	0.76%	0.79%
Families	0.35%	0.76%	0.71%
Owner HHs	1.00%	1.73%	1.16%
Median Household Income	2.56%	3.25%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	6,521	6.3%	5,205	4.9%
\$15,000 - \$24,999	6,926	6.7%	5,606	5.3%
\$25,000 - \$34,999	7,096	6.8%	5,897	5.6%
\$35,000 - \$49,999	11,337	10.9%	10,008	9.5%
\$50,000 - \$74,999	18,725	18.0%	17,691	16.8%
\$75,000 - \$99,999	14,784	14.2%	15,191	14.4%
\$100,000 - \$149,999	19,931	19.2%	22,546	21.4%
\$150,000 - \$199,999	9,307	9.0%	11,099	10.5%
\$200,000+	9,165	8.8%	12,270	11.6%

Median Household Income	\$76,646	\$86,953
Average Household Income	\$99,280	\$115,498
Per Capita Income	\$27,838	\$32,214

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	21,250	5.9%	21,271	5.7%	21,708	5.7%
5 - 9	22,768	6.3%	21,766	5.8%	21,309	5.6%
10 - 14	26,526	7.4%	23,309	6.3%	22,937	6.0%
15 - 19	29,086	8.1%	24,243	6.5%	22,404	5.9%
20 - 24	26,678	7.4%	25,850	6.9%	22,940	6.0%
25 - 34	46,162	12.8%	57,428	15.4%	56,050	14.7%
35 - 44	48,638	13.5%	46,551	12.5%	54,361	14.3%
45 - 54	52,939	14.7%	47,691	12.8%	45,956	12.1%
55 - 64	42,368	11.8%	46,990	12.6%	46,565	12.2%
65 - 74	24,290	6.7%	33,627	9.0%	37,767	9.9%
75 - 84	14,198	3.9%	16,891	4.5%	20,650	5.4%
85+	5,083	1.4%	6,729	1.8%	7,546	2.0%

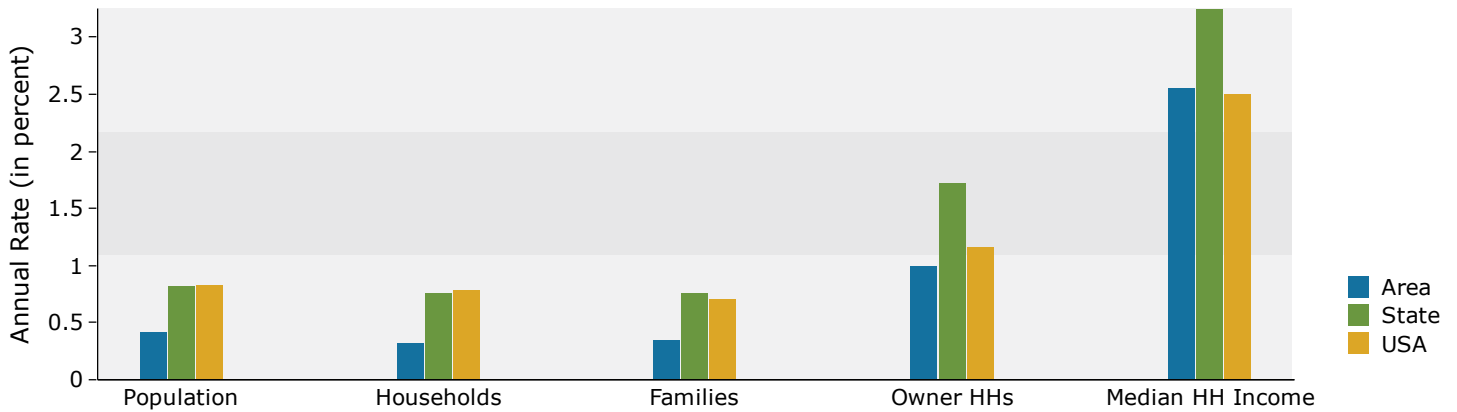
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	154,392	42.9%	153,519	41.2%	154,314	40.6%
Black Alone	8,055	2.2%	7,716	2.1%	7,428	2.0%
American Indian Alone	2,547	0.7%	2,515	0.7%	2,472	0.7%
Asian Alone	104,586	29.1%	112,818	30.3%	118,324	31.1%
Pacific Islander Alone	527	0.1%	533	0.1%	545	0.1%
Some Other Race Alone	76,514	21.3%	80,874	21.7%	82,334	21.7%
Two or More Races	13,365	3.7%	14,373	3.9%	14,777	3.9%
Hispanic Origin (Any Race)	186,018	51.7%	195,547	52.5%	201,807	53.1%

Data Note: Income is expressed in current dollars.

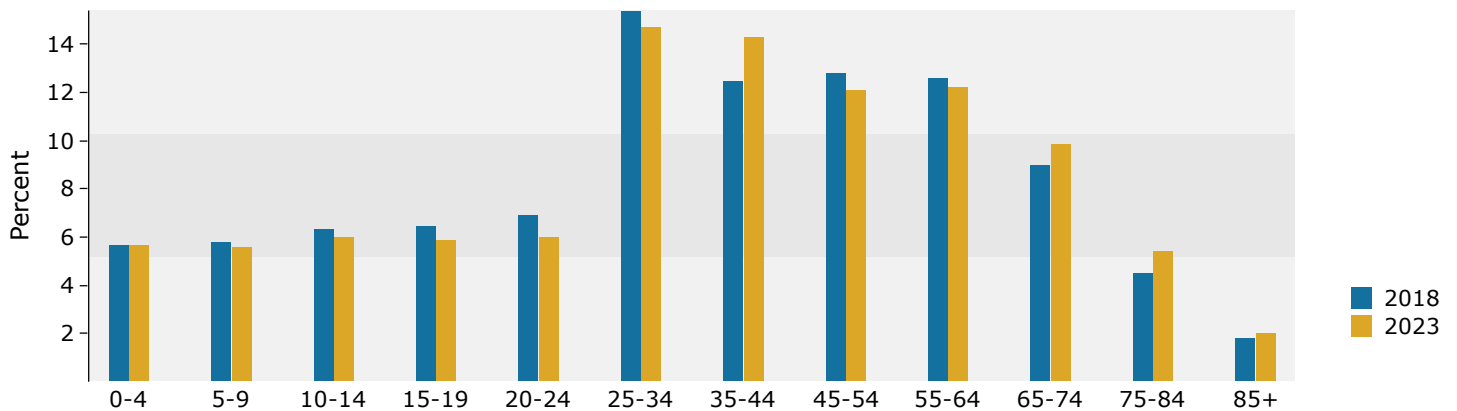
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

February 21, 2019

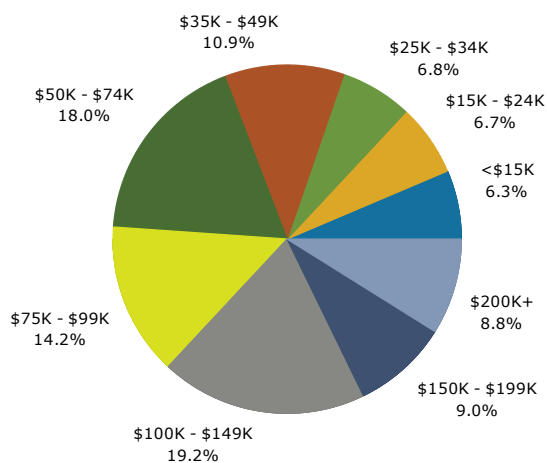
Trends 2018-2023



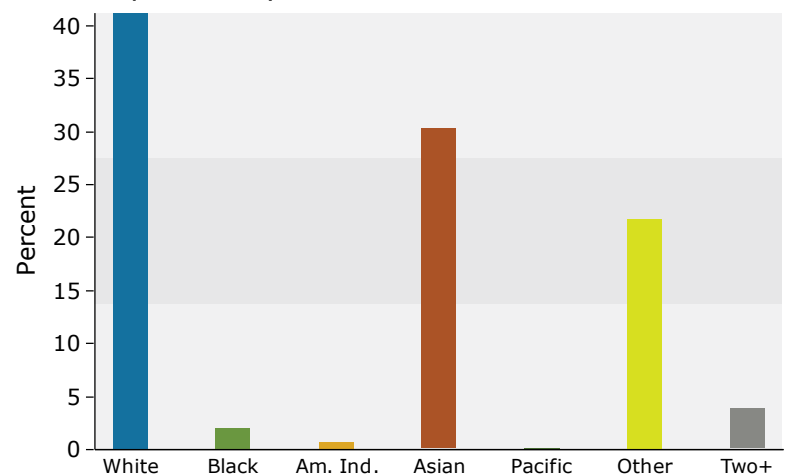
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 52.5%



Traffic Count Profile

17525 Colima Rd
17525 Colima Rd, Rowland Heights, California, 91748
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.99112
Longitude: -117.92313

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	Colima Rd	Albatross Rd (0.06 miles W)	2010	33,401
0.05	Almahurst St	Albatross Rd (0.07 miles W)	2005	2,833
0.06	Albatross Rd	Colima Rd (0.04 miles S)	2005	12,623
0.07	Albatross Rd	Colima Rd (0.02 miles S)	2005	10,433
0.11	Albatross Rd	Almahurst St (0.03 miles S)	2005	6,754
0.13	ClI Barcelona	Saleroso Dr (0.16 miles SE)	2005	8,431
0.13	Hanover Rd	Almahurst St (0.03 miles N)	2003	5,038
0.17	ClI Barcelona	Saleroso Dr (0.03 miles E)	2006	8,195
0.20	ClI Barcelona	Saleroso Dr (0.03 miles W)	1997	5,114
0.21	Saleroso Dr	ClI Barcelona (0.03 miles N)	2009	4,535
0.21	Albatross Rd	Castleton St (0.03 miles N)	1999	2,241
0.23	Colima Rd	Walnut Hall Rd (0.09 miles E)	2003	20,813
0.24	ClI Barcelona	Ave del Canada (0.03 miles W)	2006	3,350
0.31	Walnut Hall Rd	Colima Rd (0.02 miles S)	2002	5,293
0.31	Colima Rd	Powder Canyon Mtwy (0.02 miles W)	2010	42,501
0.32	Rio Bonito Dr	Saleroso Dr (0.03 miles NW)	2004	1,031
0.33	ClI Barcelona	Samara Dr (0.02 miles W)	2006	2,925
0.35	Samara Dr	ClI San Lucas (0.03 miles S)	2004	629
0.37	Gale Ave	S Hatcher Ave (0.05 miles NW)	2001	25,074
0.38	ClI Barcelona	Monica Ct (0.02 miles W)	2006	2,923
0.40	Colima Rd	Walnut Hall Rd (0.08 miles W)	2002	36,715
0.41	Pomona Fwy	Stoner Creek Rd (0.37 miles E)	2013	218,000
0.44	Saleroso Dr	Rio Bonito Dr (0.19 miles NE)	2009	3,713
0.48	ClI Barcelona	ClI la Paz (0.01 miles W)	2006	2,910
0.49	S Azusa Ave	Colima Rd (0.05 miles S)	2006	43,355
0.51	S Azusa Ave	Pepper Brook Way (0.02 miles S)	2009	52,370
0.51	S Azusa Ave	Colima Rd (0.05 miles N)	2006	16,589
0.52	Colima Rd	Stoner Creek Rd (0.04 miles E)	2010	34,624
0.53	S Azusa Ave	Pepper Brook Way (0.09 miles S)	2004	55,422
0.53	Pepper Brook Way	S Azusa Ave (0.02 miles E)	2001	11,614

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 1963 to 2018. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 and 2018. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2019 Kalibrate Technologies (Q4 2018).

May 16, 2019