

Puente Hills East Retail Space 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, LA Fitness and many strong national and regional tenants.

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

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.

DEMOGRAPHICS Source : CoStar (5/2017)	1-MILE	3-MILE	5-MILE
Population (2016)	12,190	152,405	369,964
Average HH Income (2016)	\$96,882	\$89,676	\$93,302

Total GLA: 425,624 SF

Traffic Counts:

Pomona Freeway (Hwy 60):	219,500 CPD
Colima Rd & Azusa Blvd.:	91,718 CPD
Gale Ave.:	21,788 CPD

For more information, please contact **BP International, Inc.**

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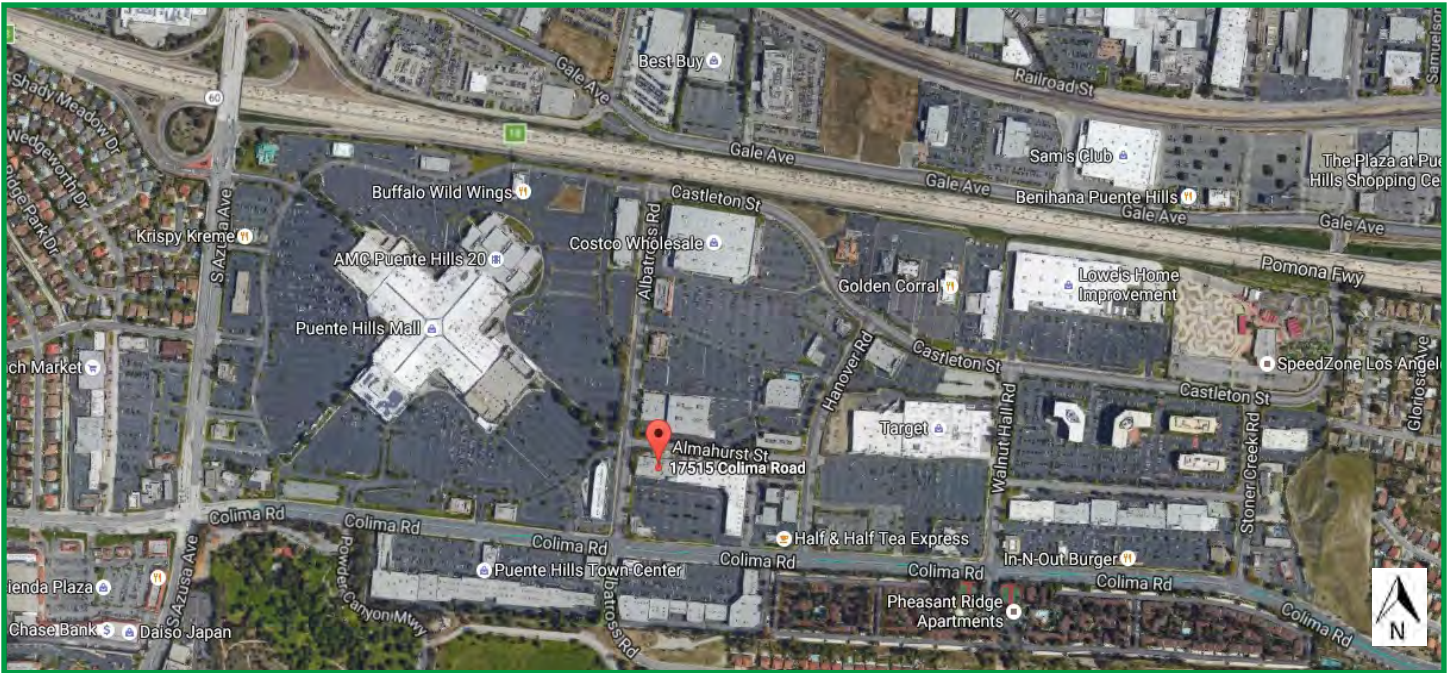
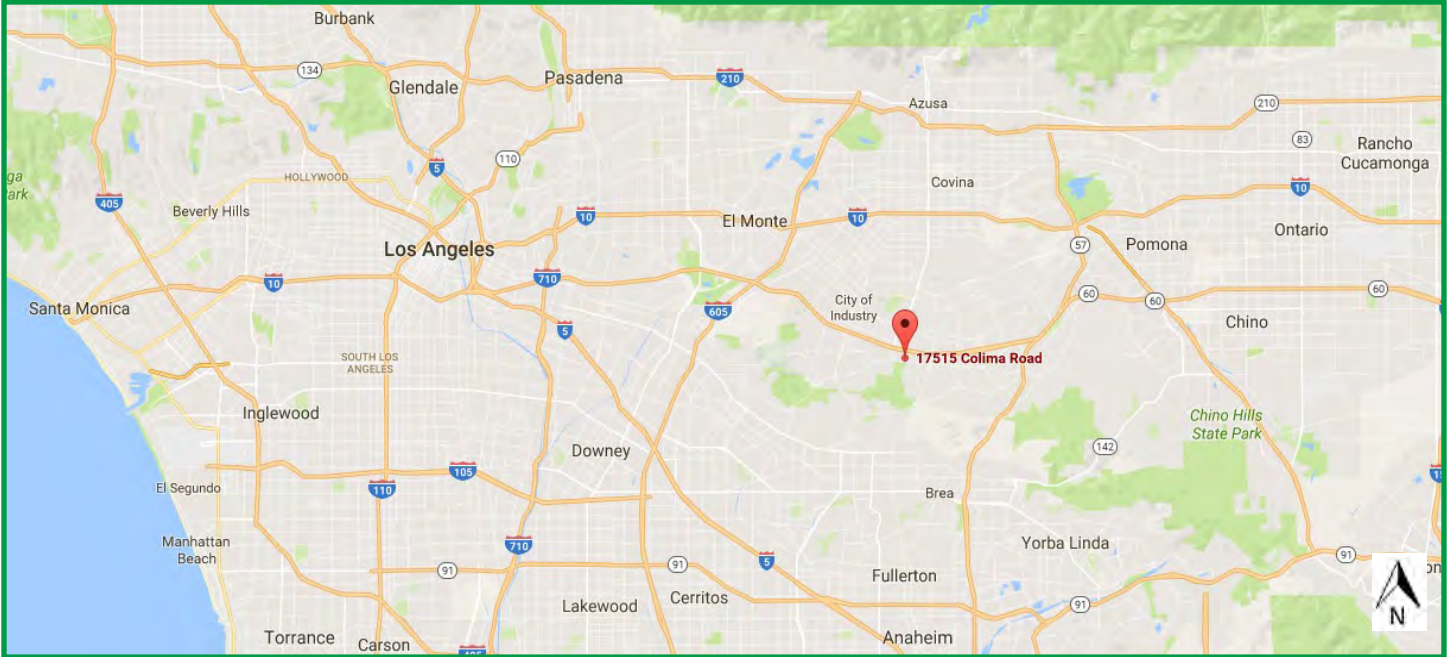
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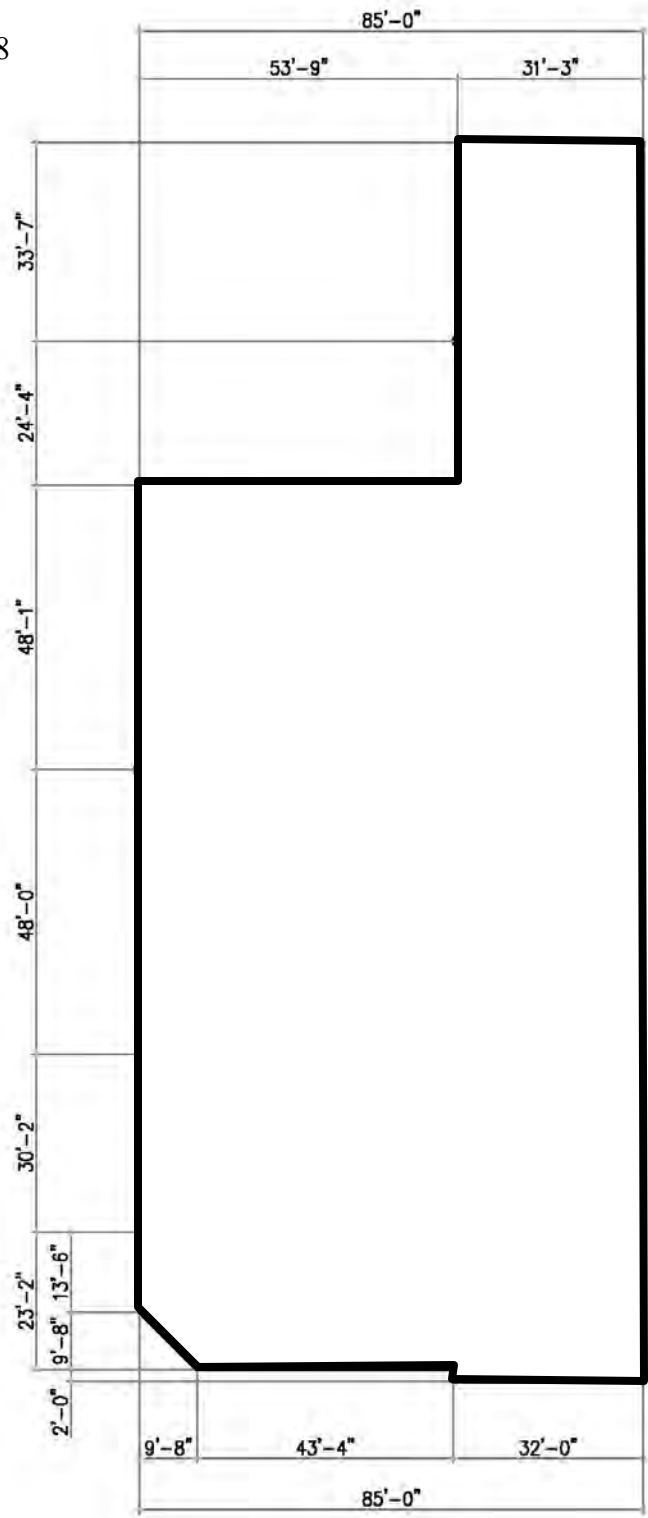




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City of Industry, CA 91748
Approx. 14,519 Sq. Ft.



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

Demographic Detail Report

Puente Hills East 17515-17585 Colima Rd, City Of Industry, CA 91748

Building Type: **General Retail** Total Available: **10,439 SF**
 Secondary: **Storefront** % Leased: **86.72%**
 GLA: **78,613 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1980**



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	12,667	156,854	380,518
2017 Estimate	12,190	152,405	369,964
2010 Census	11,041	145,882	357,278
Growth 2017 - 2022	3.91%	2.92%	2.85%
Growth 2010 - 2017	10.41%	4.47%	3.55%
2017 Population by Age			
	12,190	152,405	369,964
Age 0 - 4	689 5.65%	9,270 6.08%	22,322 6.03%
Age 5 - 9	611 5.01%	8,652 5.68%	21,270 5.75%
Age 10 - 14	570 4.68%	8,835 5.80%	22,288 6.02%
Age 15 - 19	618 5.07%	9,845 6.46%	24,821 6.71%
Age 20 - 24	740 6.07%	11,294 7.41%	27,793 7.51%
Age 25 - 29	893 7.33%	12,174 7.99%	28,994 7.84%
Age 30 - 34	887 7.28%	10,905 7.16%	25,530 6.90%
Age 35 - 39	813 6.67%	9,721 6.38%	22,810 6.17%
Age 40 - 44	774 6.35%	9,583 6.29%	22,936 6.20%
Age 45 - 49	784 6.43%	9,974 6.54%	24,315 6.57%
Age 50 - 54	840 6.89%	10,343 6.79%	25,431 6.87%
Age 55 - 59	895 7.34%	10,255 6.73%	25,053 6.77%
Age 60 - 64	858 7.04%	9,150 6.00%	22,061 5.96%
Age 65 - 69	744 6.10%	7,581 4.97%	18,110 4.90%
Age 70 - 74	547 4.49%	5,574 3.66%	13,258 3.58%
Age 75 - 79	384 3.15%	3,946 2.59%	9,421 2.55%
Age 80 - 84	260 2.13%	2,672 1.75%	6,582 1.78%
Age 85+	282 2.31%	2,631 1.73%	6,968 1.88%
Age 65+	2,217 18.19%	22,404 14.70%	54,339 14.69%
Median Age	41.80	37.70	37.60
Average Age	41.40	38.50	38.40



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Demographic Detail Report

Puente Hills East						
17515-17585 Colima Rd, City Of Industry, CA 91748						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population By Race	12,190		152,405		369,964	
White	4,249	34.86%	83,932	55.07%	235,653	63.70%
Black	225	1.85%	3,509	2.30%	8,964	2.42%
Am. Indian & Alaskan	49	0.40%	1,911	1.25%	4,851	1.31%
Asian	7,426	60.92%	59,660	39.15%	111,434	30.12%
Hawaiian & Pacific Island	12	0.10%	373	0.24%	838	0.23%
Other	230	1.89%	3,019	1.98%	8,224	2.22%
Population by Hispanic Origin	12,190		152,405		369,964	
Non-Hispanic Origin	8,572	70.32%	75,966	49.84%	174,838	47.26%
Hispanic Origin	3,619	29.69%	76,439	50.16%	195,126	52.74%
2017 Median Age, Male	39.70		36.00		35.90	
2017 Average Age, Male	40.10		37.40		37.30	
2017 Median Age, Female	43.80		39.50		39.40	
2017 Average Age, Female	42.60		39.60		39.60	
2017 Population by Occupation Classification	10,197		123,681		299,119	
Civilian Employed	5,616	55.08%	71,386	57.72%	176,033	58.85%
Civilian Unemployed	209	2.05%	3,412	2.76%	9,101	3.04%
Civilian Non-Labor Force	4,369	42.85%	48,843	39.49%	113,811	38.05%
Armed Forces	3	0.03%	40	0.03%	174	0.06%
Households by Marital Status						
Married	2,358		25,715		63,882	
Married No Children	1,505		14,431		35,327	
Married w/Children	852		11,284		28,555	
2017 Population by Education	9,543		111,858		267,612	
Some High School, No Diploma	983	10.30%	23,211	20.75%	51,209	19.14%
High School Grad (Incl Equivalency)	1,651	17.30%	23,554	21.06%	58,214	21.75%
Some College, No Degree	2,127	22.29%	27,118	24.24%	70,272	26.26%
Associate Degree	581	6.09%	7,350	6.57%	16,143	6.03%
Bachelor Degree	3,227	33.82%	22,777	20.36%	51,197	19.13%
Advanced Degree	974	10.21%	7,848	7.02%	20,577	7.69%



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Demographic Detail Report

Puente Hills East 17515-17585 Colima Rd, City Of Industry, CA 91748						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	10,660		134,446		332,279	
Real Estate & Finance	607	5.69%	4,454	3.31%	11,566	3.48%
Professional & Management	3,190	29.92%	29,230	21.74%	74,165	22.32%
Public Administration	279	2.62%	2,507	1.86%	6,889	2.07%
Education & Health	1,231	11.55%	14,178	10.55%	36,420	10.96%
Services	821	7.70%	12,949	9.63%	31,416	9.45%
Information	116	1.09%	1,042	0.78%	3,012	0.91%
Sales	1,671	15.68%	20,863	15.52%	51,494	15.50%
Transportation	149	1.40%	2,680	1.99%	5,533	1.67%
Retail	541	5.08%	9,009	6.70%	21,784	6.56%
Wholesale	340	3.19%	5,057	3.76%	11,909	3.58%
Manufacturing	524	4.92%	8,606	6.40%	21,544	6.48%
Production	470	4.41%	10,412	7.74%	24,083	7.25%
Construction	143	1.34%	4,720	3.51%	11,788	3.55%
Utilities	317	2.97%	4,474	3.33%	10,409	3.13%
Agriculture & Mining	4	0.04%	489	0.36%	932	0.28%
Farming, Fishing, Forestry	0	0.00%	277	0.21%	630	0.19%
Other Services	257	2.41%	3,499	2.60%	8,705	2.62%
2017 Worker Travel Time to Job	5,372		68,236		168,755	
<30 Minutes	2,475	46.07%	29,844	43.74%	77,302	45.81%
30-60 Minutes	1,937	36.06%	26,383	38.66%	64,582	38.27%
60+ Minutes	960	17.87%	12,009	17.60%	26,871	15.92%
2010 Households by HH Size	3,643		39,990		100,966	
1-Person Households	592	16.25%	4,438	11.10%	12,993	12.87%
2-Person Households	1,085	29.78%	9,475	23.69%	24,435	24.20%
3-Person Households	788	21.63%	7,673	19.19%	18,658	18.48%
4-Person Households	602	16.52%	7,494	18.74%	18,908	18.73%
5-Person Households	300	8.23%	4,770	11.93%	11,909	11.80%
6-Person Households	146	4.01%	2,696	6.74%	6,328	6.27%
7 or more Person Households	130	3.57%	3,444	8.61%	7,735	7.66%
2017 Average Household Size	3.00		3.60		3.50	
Households						
2022 Projection	4,186		43,199		107,794	
2017 Estimate	4,026		41,938		104,741	
2010 Census	3,643		39,991		100,965	
Growth 2017 - 2022	3.97%		3.01%		2.91%	
Growth 2010 - 2017	10.51%		4.87%		3.74%	



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Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	4,026		41,940		104,743	
<\$25,000	782	19.42%	5,979	14.26%	13,923	13.29%
\$25,000 - \$50,000	729	18.11%	8,548	20.38%	20,417	19.49%
\$50,000 - \$75,000	761	18.90%	8,189	19.53%	19,063	18.20%
\$75,000 - \$100,000	459	11.40%	6,056	14.44%	15,410	14.71%
\$100,000 - \$125,000	273	6.78%	4,222	10.07%	11,885	11.35%
\$125,000 - \$150,000	227	5.64%	3,017	7.19%	7,678	7.33%
\$150,000 - \$200,000	332	8.25%	3,080	7.34%	8,902	8.50%
\$200,000+	463	11.50%	2,849	6.79%	7,465	7.13%
2017 Avg Household Income	\$96,882		\$89,676		\$93,302	
2017 Med Household Income	\$65,547		\$69,403		\$73,585	
2017 Occupied Housing	4,027		41,938		104,741	
Owner Occupied	2,422	60.14%	28,825	68.73%	74,416	71.05%
Renter Occupied	1,605	39.86%	13,113	31.27%	30,325	28.95%
2010 Housing Units	4,120		41,324		103,909	
1 Unit	2,694	65.39%	33,274	80.52%	84,946	81.75%
2 - 4 Units	628	15.24%	2,378	5.75%	4,475	4.31%
5 - 19 Units	273	6.63%	2,215	5.36%	5,197	5.00%
20+ Units	525	12.74%	3,457	8.37%	9,291	8.94%
2017 Housing Value	2,421		28,824		74,416	
<\$100,000	14	0.58%	945	3.28%	2,354	3.16%
\$100,000 - \$200,000	23	0.95%	337	1.17%	1,047	1.41%
\$200,000 - \$300,000	108	4.46%	2,747	9.53%	5,782	7.77%
\$300,000 - \$400,000	255	10.53%	6,220	21.58%	14,340	19.27%
\$400,000 - \$500,000	321	13.26%	6,045	20.97%	15,350	20.63%
\$500,000 - \$1,000,000	1,525	62.99%	11,522	39.97%	31,502	42.33%
\$1,000,000+	175	7.23%	1,008	3.50%	4,041	5.43%
2017 Median Home Value	\$660,491		\$468,866		\$489,152	
2017 Housing Units by Yr Built	4,120		42,816		107,789	
Built 2010+	329	7.99%	1,725	4.03%	3,919	3.64%
Built 2000 - 2010	2	0.05%	873	2.04%	2,920	2.71%
Built 1990 - 1999	394	9.56%	2,833	6.62%	6,048	5.61%
Built 1980 - 1989	1,472	35.73%	6,588	15.39%	16,378	15.19%
Built 1970 - 1979	1,229	29.83%	13,033	30.44%	26,182	24.29%
Built 1960 - 1969	472	11.46%	9,805	22.90%	22,980	21.32%
Built 1950 - 1959	199	4.83%	6,338	14.80%	23,492	21.79%
Built <1949	23	0.56%	1,621	3.79%	5,870	5.45%
2017 Median Year Built	1980		1972		1970	



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