



PUENTE HILLS MALL

1600 S. Azusa Avenue, City of Industry, CA 91748

BP International, Inc.

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STATISTICS

GROSS LEASABLE AREA
1,107,820 +/- Square Feet

NUMBER OF STORES
155

PARKING
6,300 Spaces

KEY RETAIL ANCHORS

AMC 20 Theatres
Macy’s
Burlington Coat Factory
Ross Dress For Less
Round 1 Bowling & Amusement

MAJOR STORES

H&M	Vans
Hollister	Zumiez
Hot Topic	

PERIPHERAL

Chase Bank	Applebee’s
East West Bank	TGIF
United Bank	Buffalo Wild Wings



PROPERTY DESCRIPTION

Puente Hills Mall is located in a densely populated, high-income trade area in the Los Angeles MSA. A multi-million dollar renovation, which included significant updates and modifications to the mall’s interior space was completed in 2007. Another multi-million dollar planned renovation will take place in 2019. Home to 155 retail shops, Puente Hills Mall has become a “Town Center” combining department stores, big-box “power center” retailers, restaurants and entertainment venues.

TRADE/MARKET AREA

- Located next to Route 60, which carries 224,000 vehicles per day, Puente Hills Mall is ideally located near the center of a vast five-county population concentration in Southern California, 22 miles from downtown Los Angeles.
- Puente Hills Mall attracts nearly 8.5 million visitors per year. It is one of the most popular shopping centers in Southern California’s San Gabriel Valley.
- With over 4,900 businesses within three miles of the mall, the area enjoys easy access to the region’s freeways, seaports, airports, and rail facilities.
- Thriving local industries include manufacturing, trade service, retail, government, transportation, finance, insurance, real estate, construction and education. The workforce is highly diversified and incudes a large number of professionals, making this a prime place to open or expand a business.

The information 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.



TRADE AREA DEMOGRAPHICS

RADIUS	5 MILES	10 MILES	15 MILES
POPULATION	371,738	1,649,171	3,993,920
HOUSEHOLDS	103,548	470,795	1,166,836
AVG. HOUSEHOLD INCOME	\$101,467	\$97,670	\$97,209
MEDIAN AGE	37.6 Years	36.1 Years	36.1 Years

Source: STDB 2020



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AMC 20-THEATRE COMPLEX
86,344 SF
4100 SEATS

SPACE SF TENANT

214	1050	
216	750	
218	1268	BETTER MESSAGE
230	727	LEVIK'S JEWELERS
234	450	EL CHAMANGO
238	1177	SEES CANDIES

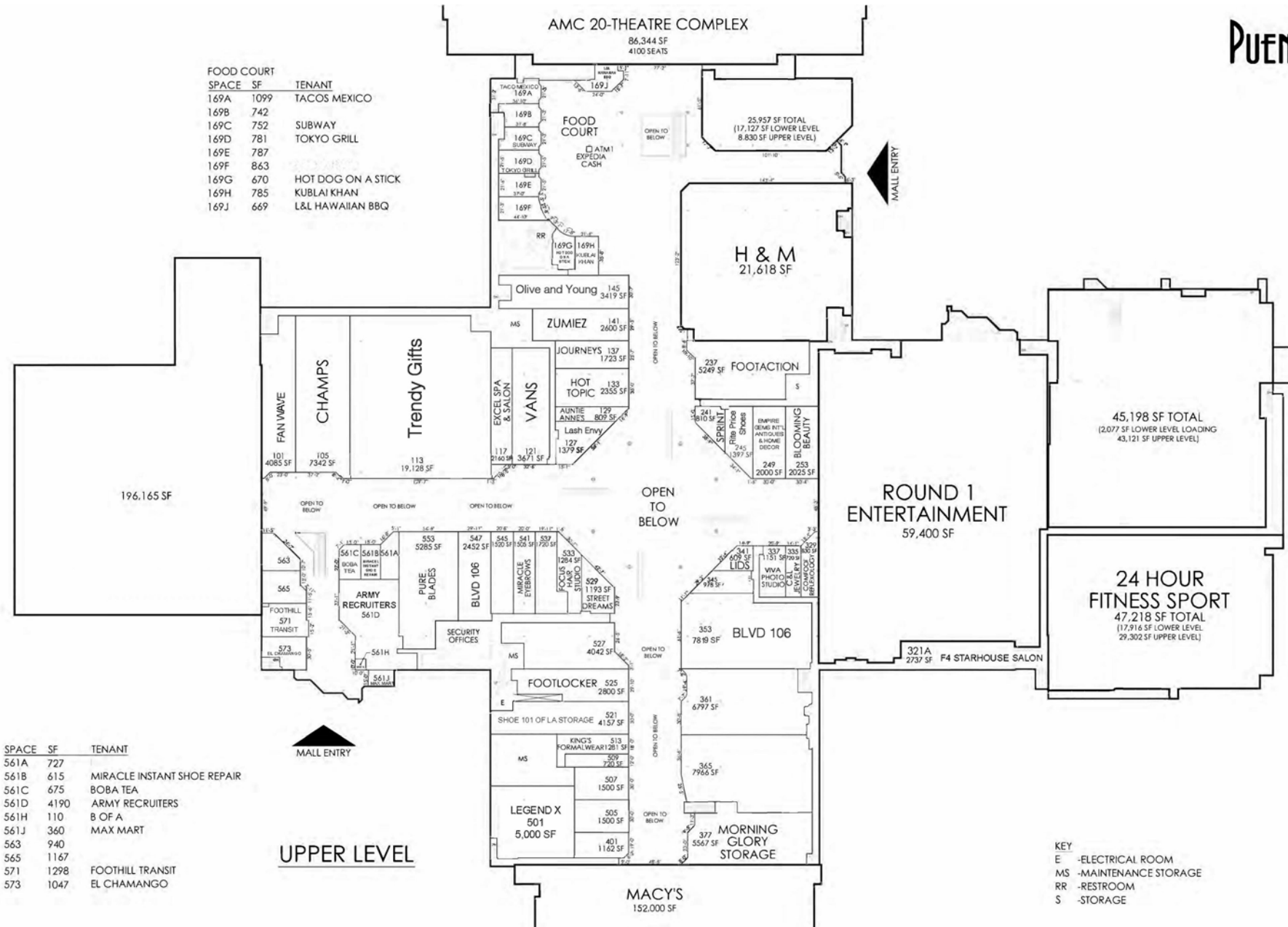
KEY

- E - ELECTRICAL ROOM
- HS - HOUSEKEEPING STORAGE
- MS - MAINTENANCE STORAGE
- RR - RESTROOM
- S - STORAGE
- T - TRASH

LOWER LEVEL

Puente Hills Mall, 1600 S. Azusa Avenue, City of Industry, CA 91748

PUENTE HILLS



Puente Hills Mall, 1600 S. Azusa Avenue, City of Industry, CA 91748



Demographic and Income Comparison Profile

Puente Hills Mall 3
Puente Hills Mall
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 33.99363
Longitude: -117.92768

	5 miles	10 miles	15 miles
Census 2010 Summary			
Population	360,907	1,581,127	3,818,830
Households	101,547	456,051	1,127,464
Families	84,385	362,126	882,335
Average Household Size	3.54	3.42	3.34
Owner Occupied Housing Units	71,998	293,616	669,419
Renter Occupied Housing Units	29,549	162,435	458,045
Median Age	36.5	34.9	34.9
2019 Summary			
Population	371,738	1,649,171	3,993,920
Households	103,548	470,795	1,166,836
Families	86,249	374,525	914,663
Average Household Size	3.57	3.45	3.37
Owner Occupied Housing Units	71,736	294,676	668,906
Renter Occupied Housing Units	31,813	176,119	497,931
Median Age	37.6	36.1	36.1
Median Household Income	\$79,548	\$75,935	\$73,803
Average Household Income	\$101,467	\$97,670	\$97,209
2024 Summary			
Population	376,781	1,679,745	4,075,320
Households	104,525	477,399	1,185,774
Families	87,147	380,312	930,629
Average Household Size	3.59	3.47	3.39
Owner Occupied Housing Units	72,827	301,344	685,609
Renter Occupied Housing Units	31,698	176,054	500,166
Median Age	39.1	37.7	37.6
Median Household Income	\$92,934	\$87,932	\$85,201
Average Household Income	\$119,313	\$115,038	\$113,873
Trends: 2019-2024 Annual Rate			
Population	0.27%	0.37%	0.40%
Households	0.19%	0.28%	0.32%
Families	0.21%	0.31%	0.35%
Owner Households	0.30%	0.45%	0.49%
Median Household Income	3.16%	2.98%	2.91%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

February 04, 2020



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2019 Households by Income	5 miles		10 miles		15 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	5,909	5.7%	31,778	6.8%	86,920	7.4%
\$15,000 - \$24,999	6,530	6.3%	34,009	7.2%	86,565	7.4%
\$25,000 - \$34,999	6,686	6.5%	32,314	6.9%	83,757	7.2%
\$35,000 - \$49,999	10,847	10.5%	50,845	10.8%	128,665	11.0%
\$50,000 - \$74,999	18,377	17.7%	83,107	17.7%	204,482	17.5%
\$75,000 - \$99,999	14,835	14.3%	66,567	14.1%	161,957	13.9%
\$100,000 - \$149,999	21,116	20.4%	90,944	19.3%	215,725	18.5%
\$150,000 - \$199,999	10,285	9.9%	42,854	9.1%	100,917	8.6%
\$200,000+	8,963	8.7%	38,366	8.1%	97,819	8.4%
Median Household Income	\$79,548		\$75,935		\$73,803	
Average Household Income	\$101,467		\$97,670		\$97,209	
Per Capita Income	\$28,245		\$27,932		\$28,458	

2024 Households by Income	5 miles		10 miles		15 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4,686	4.5%	25,218	5.3%	70,225	5.9%
\$15,000 - \$24,999	5,038	4.8%	26,504	5.6%	68,701	5.8%
\$25,000 - \$34,999	5,440	5.2%	26,813	5.6%	70,389	5.9%
\$35,000 - \$49,999	9,109	8.7%	43,710	9.2%	112,280	9.5%
\$50,000 - \$74,999	16,594	15.9%	76,931	16.1%	192,067	16.2%
\$75,000 - \$99,999	14,803	14.2%	67,324	14.1%	165,599	14.0%
\$100,000 - \$149,999	23,452	22.4%	102,452	21.5%	244,707	20.6%
\$150,000 - \$199,999	13,403	12.8%	57,201	12.0%	133,489	11.3%
\$200,000+	12,000	11.5%	51,235	10.7%	128,287	10.8%
Median Household Income	\$92,934		\$87,932		\$85,201	
Average Household Income	\$119,313		\$115,038		\$113,873	
Per Capita Income	\$33,075		\$32,751		\$33,189	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

February 04, 2020



Demographic and Income Comparison Profile

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2010 Population by Age	5 miles		10 miles		15 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	21,503	6.0%	101,158	6.4%	249,147	6.5%
Age 5 - 9	22,952	6.4%	105,245	6.7%	256,020	6.7%
Age 10 - 14	26,561	7.4%	117,678	7.4%	283,311	7.4%
Age 15 - 19	29,110	8.1%	132,805	8.4%	314,476	8.2%
Age 20 - 24	26,790	7.4%	124,988	7.9%	291,088	7.6%
Age 25 - 34	46,487	12.9%	210,805	13.3%	517,997	13.6%
Age 35 - 44	48,862	13.5%	218,705	13.8%	536,942	14.1%
Age 45 - 54	52,566	14.6%	223,050	14.1%	539,875	14.1%
Age 55 - 64	42,148	11.7%	168,591	10.7%	402,570	10.5%
Age 65 - 74	24,328	6.7%	95,574	6.0%	227,880	6.0%
Age 75 - 84	14,379	4.0%	59,261	3.7%	141,213	3.7%
Age 85+	5,221	1.4%	23,266	1.5%	58,309	1.5%

2019 Population by Age	5 miles		10 miles		15 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	20,983	5.6%	99,290	6.0%	243,868	6.1%
Age 5 - 9	21,752	5.9%	102,567	6.2%	250,853	6.3%
Age 10 - 14	23,060	6.2%	107,418	6.5%	262,342	6.6%
Age 15 - 19	23,759	6.4%	113,073	6.9%	271,882	6.8%
Age 20 - 24	24,899	6.7%	119,262	7.2%	286,330	7.2%
Age 25 - 34	58,412	15.7%	259,277	15.7%	623,393	15.6%
Age 35 - 44	46,947	12.6%	211,313	12.8%	516,514	12.9%
Age 45 - 54	46,552	12.5%	205,833	12.5%	504,886	12.6%
Age 55 - 64	46,467	12.5%	196,111	11.9%	473,159	11.8%
Age 65 - 74	34,301	9.2%	136,198	8.3%	325,019	8.1%
Age 75 - 84	17,629	4.7%	69,326	4.2%	164,320	4.1%
Age 85+	6,975	1.9%	29,505	1.8%	71,354	1.8%

2024 Population by Age	5 miles		10 miles		15 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	21,135	5.6%	100,531	6.0%	247,272	6.1%
Age 5 - 9	20,932	5.6%	98,404	5.9%	240,814	5.9%
Age 10 - 14	22,810	6.1%	106,154	6.3%	257,960	6.3%
Age 15 - 19	22,172	5.9%	107,702	6.4%	259,186	6.4%
Age 20 - 24	22,509	6.0%	109,471	6.5%	263,158	6.5%
Age 25 - 34	54,846	14.6%	248,476	14.8%	609,891	15.0%
Age 35 - 44	55,259	14.7%	244,732	14.6%	587,545	14.4%
Age 45 - 54	45,021	11.9%	200,345	11.9%	491,565	12.1%
Age 55 - 64	45,255	12.0%	194,576	11.6%	474,087	11.6%
Age 65 - 74	37,458	9.9%	152,892	9.1%	366,402	9.0%
Age 75 - 84	21,528	5.7%	84,431	5.0%	200,550	4.9%
Age 85+	7,857	2.1%	32,030	1.9%	76,891	1.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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2010 Race and Ethnicity	5 miles		10 miles		15 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	157,298	43.6%	797,376	50.4%	1,904,985	49.9%
Black Alone	7,965	2.2%	36,216	2.3%	113,952	3.0%
American Indian Alone	2,604	0.7%	13,967	0.9%	31,956	0.8%
Asian Alone	100,752	27.9%	311,638	19.7%	786,210	20.6%
Pacific Islander Alone	528	0.1%	2,712	0.2%	9,251	0.2%
Some Other Race Alone	78,397	21.7%	355,940	22.5%	816,672	21.4%
Two or More Races	13,363	3.7%	63,279	4.0%	155,804	4.1%
Hispanic Origin (Any Race)	190,773	52.9%	881,292	55.7%	1,990,185	52.1%

2019 Race and Ethnicity	5 miles		10 miles		15 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	154,942	41.7%	795,451	48.2%	1,895,377	47.5%
Black Alone	7,535	2.0%	36,438	2.2%	115,334	2.9%
American Indian Alone	2,527	0.7%	13,762	0.8%	31,614	0.8%
Asian Alone	109,509	29.5%	352,604	21.4%	893,936	22.4%
Pacific Islander Alone	528	0.1%	2,781	0.2%	9,519	0.2%
Some Other Race Alone	82,355	22.2%	378,526	23.0%	874,965	21.9%
Two or More Races	14,343	3.9%	69,609	4.2%	173,176	4.3%
Hispanic Origin (Any Race)	199,053	53.5%	932,440	56.5%	2,120,996	53.1%

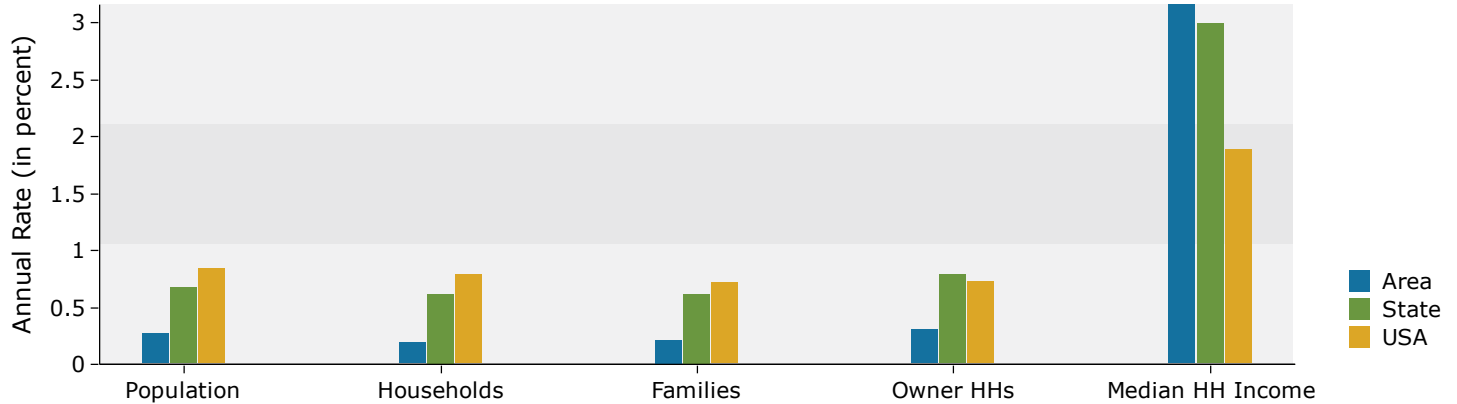
2024 Race and Ethnicity	5 miles		10 miles		15 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	154,946	41.1%	797,260	47.5%	1,896,451	46.5%
Black Alone	7,238	1.9%	35,943	2.1%	114,215	2.8%
American Indian Alone	2,481	0.7%	13,580	0.8%	31,239	0.8%
Asian Alone	113,964	30.2%	374,828	22.3%	954,128	23.4%
Pacific Islander Alone	530	0.1%	2,804	0.2%	9,585	0.2%
Some Other Race Alone	83,027	22.0%	383,736	22.8%	890,547	21.9%
Two or More Races	14,595	3.9%	71,594	4.3%	179,155	4.4%
Hispanic Origin (Any Race)	203,434	54.0%	958,806	57.1%	2,189,249	53.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

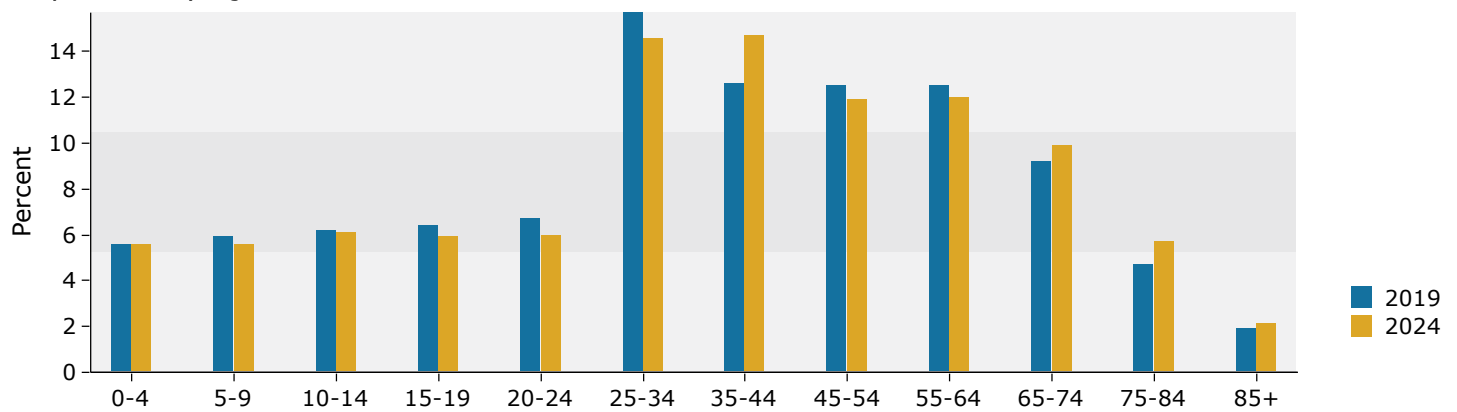
February 04, 2020

5 miles

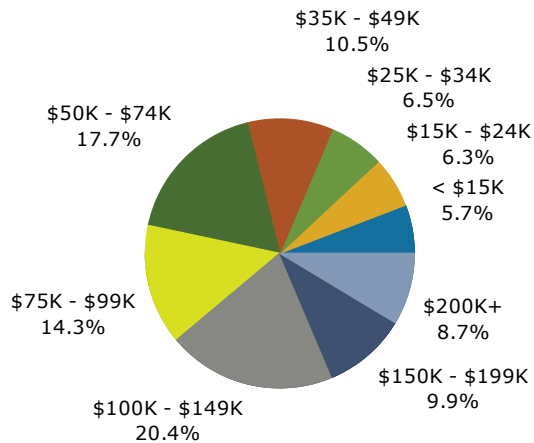
Trends 2019-2024



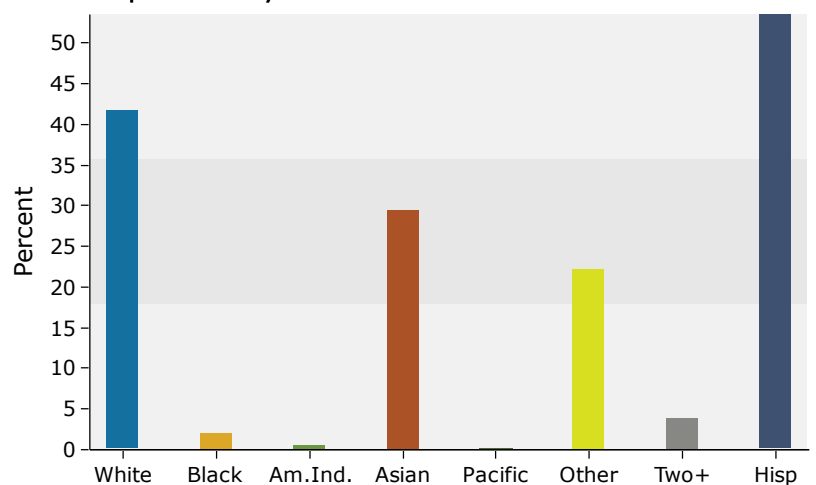
Population by Age



2019 Household Income

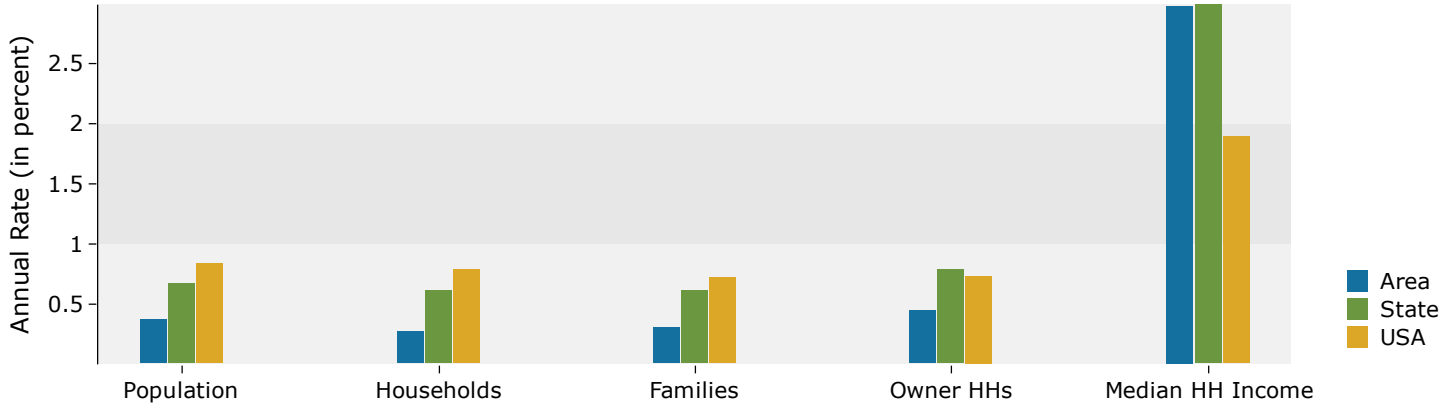


2019 Population by Race

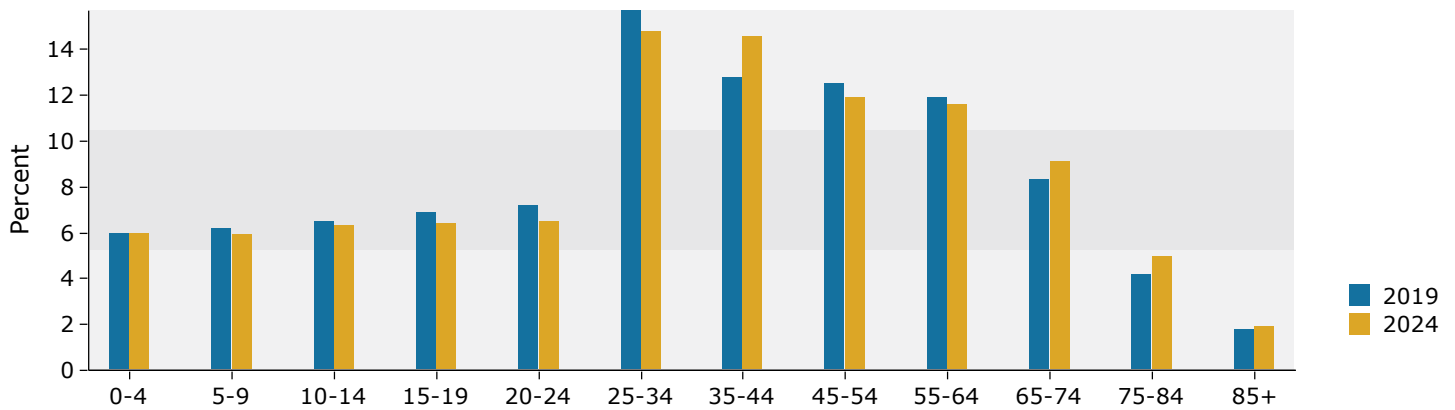


10 miles

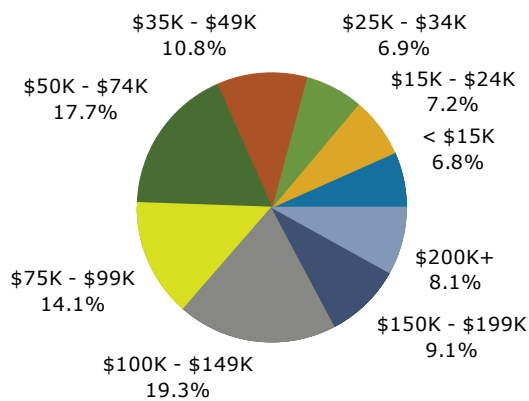
Trends 2019-2024



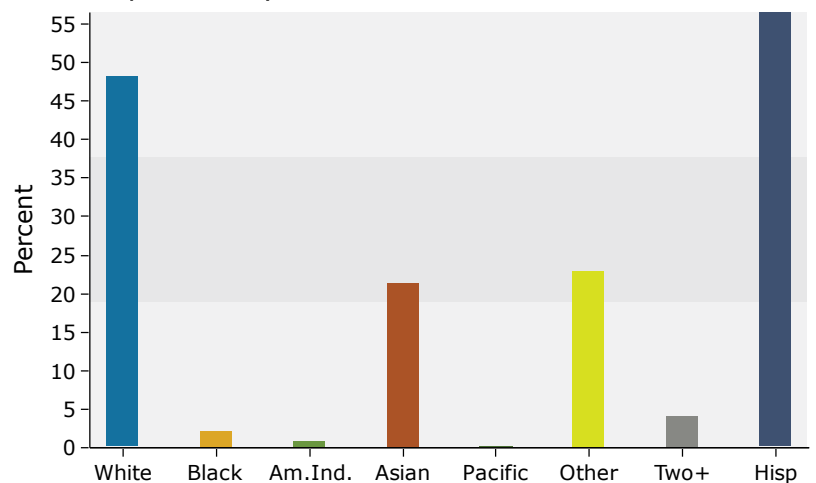
Population by Age



2019 Household Income

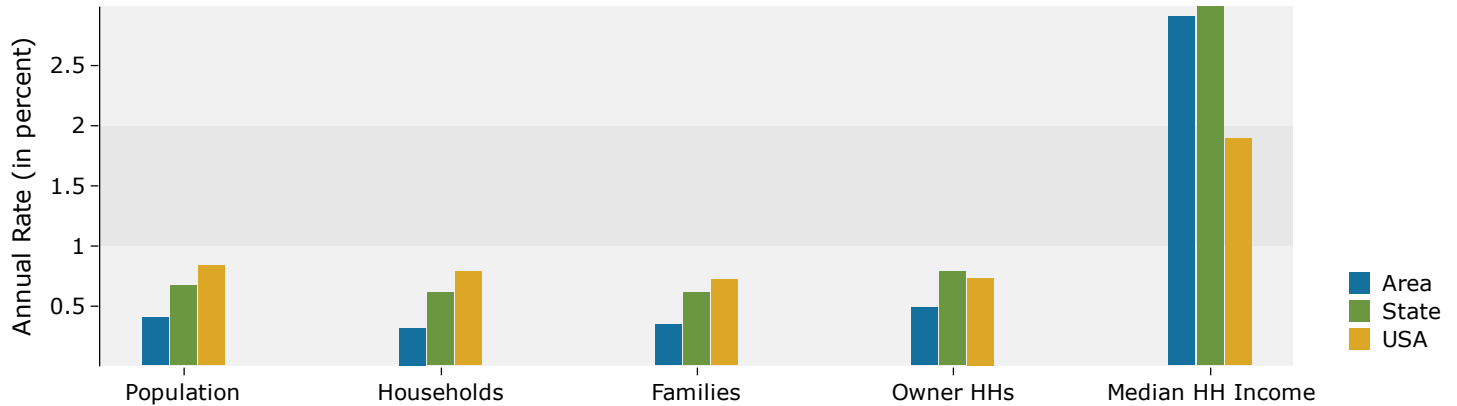


2019 Population by Race

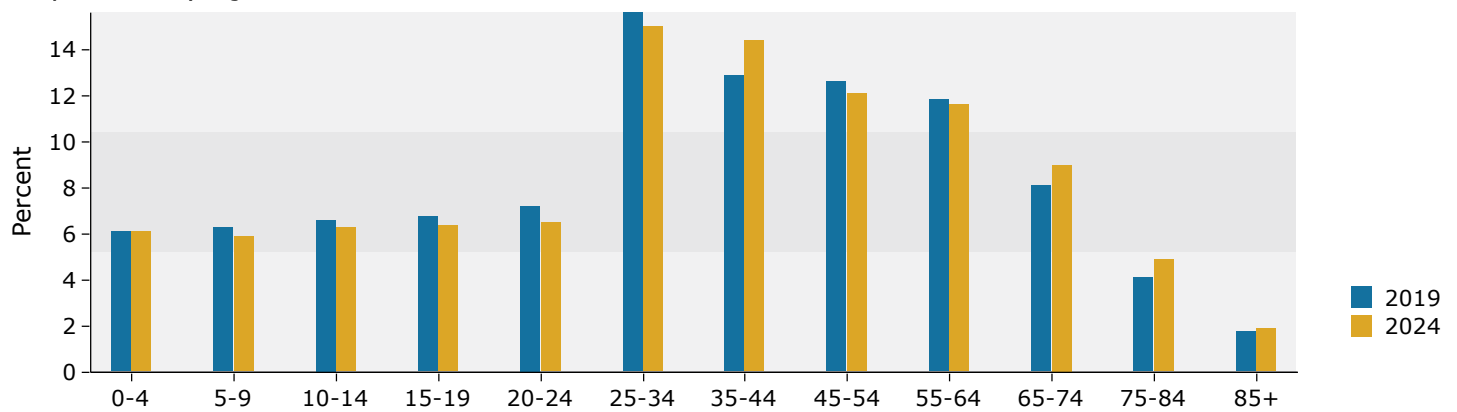


15 miles

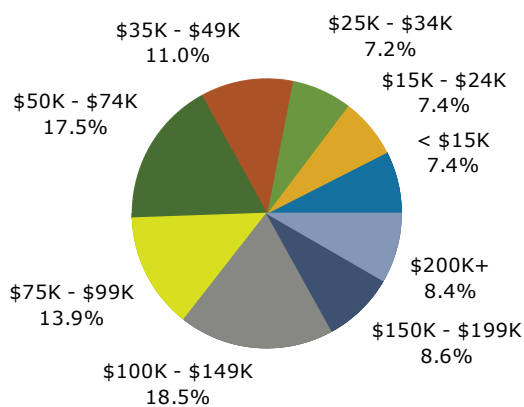
Trends 2019-2024



Population by Age



2019 Household Income



2019 Population by Race

