



15869 Amar Rd

La Puente, California 91744

Property Highlights

- High Accessibility & Close Proximity to 10, 60 & 605 FWY
- High Ceiling
- High Trafficked Location of Average 26,000 Cars per Day

Property Description

A free-standing, single-tenant building is available for lease or sale. This property is located on the highly trafficked Amar Road in La Puente and is zoned under MXD (Mixed-Use Development). The zoning permits a wide range of commercial and residential uses, as well as limited industrial use, providing opportunities for diverse business types in Southeast Unincorporated Los Angeles County.

OFFERING SUMMARY

Sale Price:	\$2,000,000
Lease Rate:	\$1.70 SF/month (NNN)
Number of Units:	1
Available SF:	5,343 SF
Lot Size:	12,880 SF
Building Size:	5,343 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	704	2,144	7,071
Total Population	2,897	8,845	28,518
Average HH Income	\$107,637	\$107,446	\$115,115

Stephen Lam

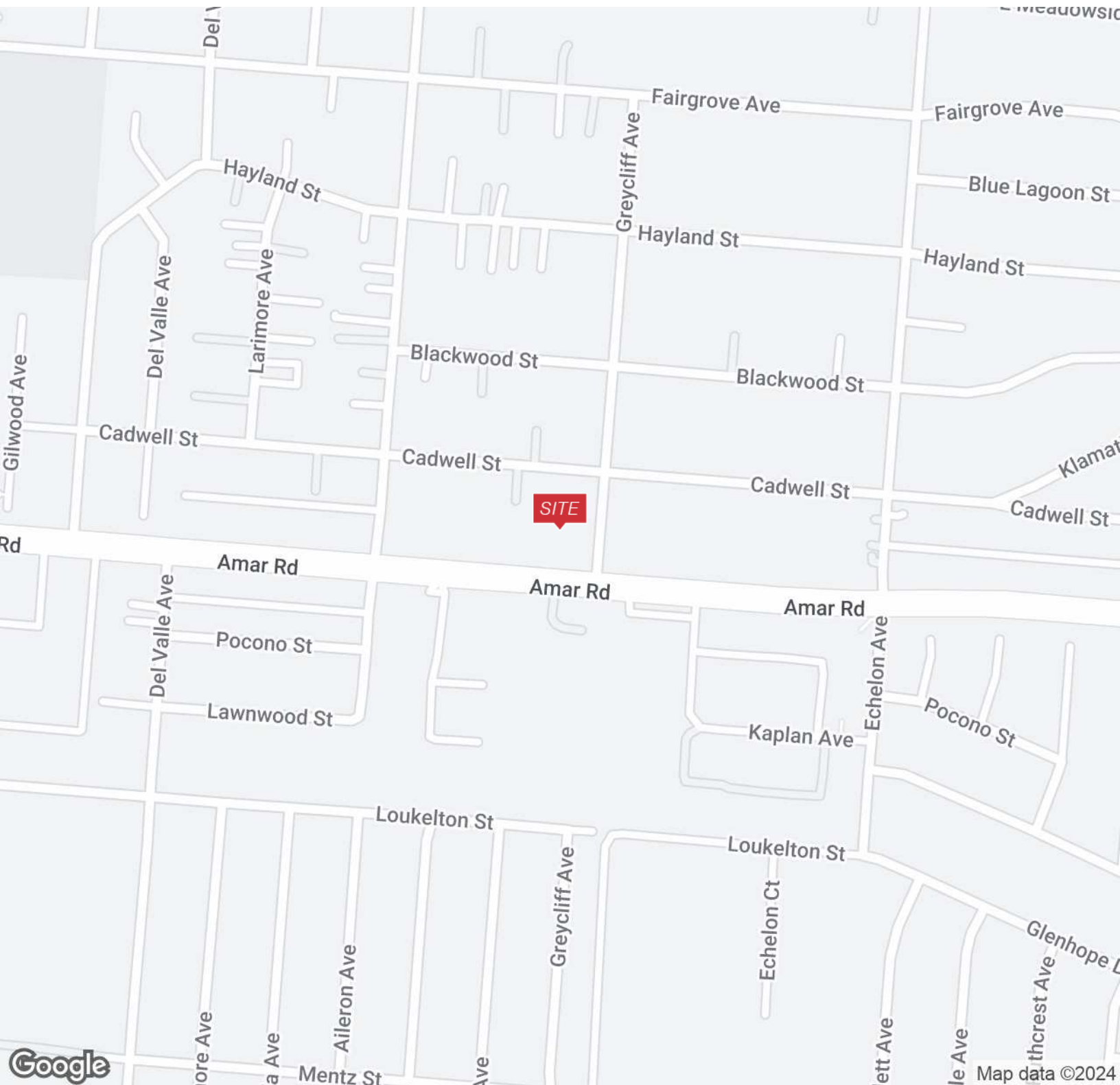
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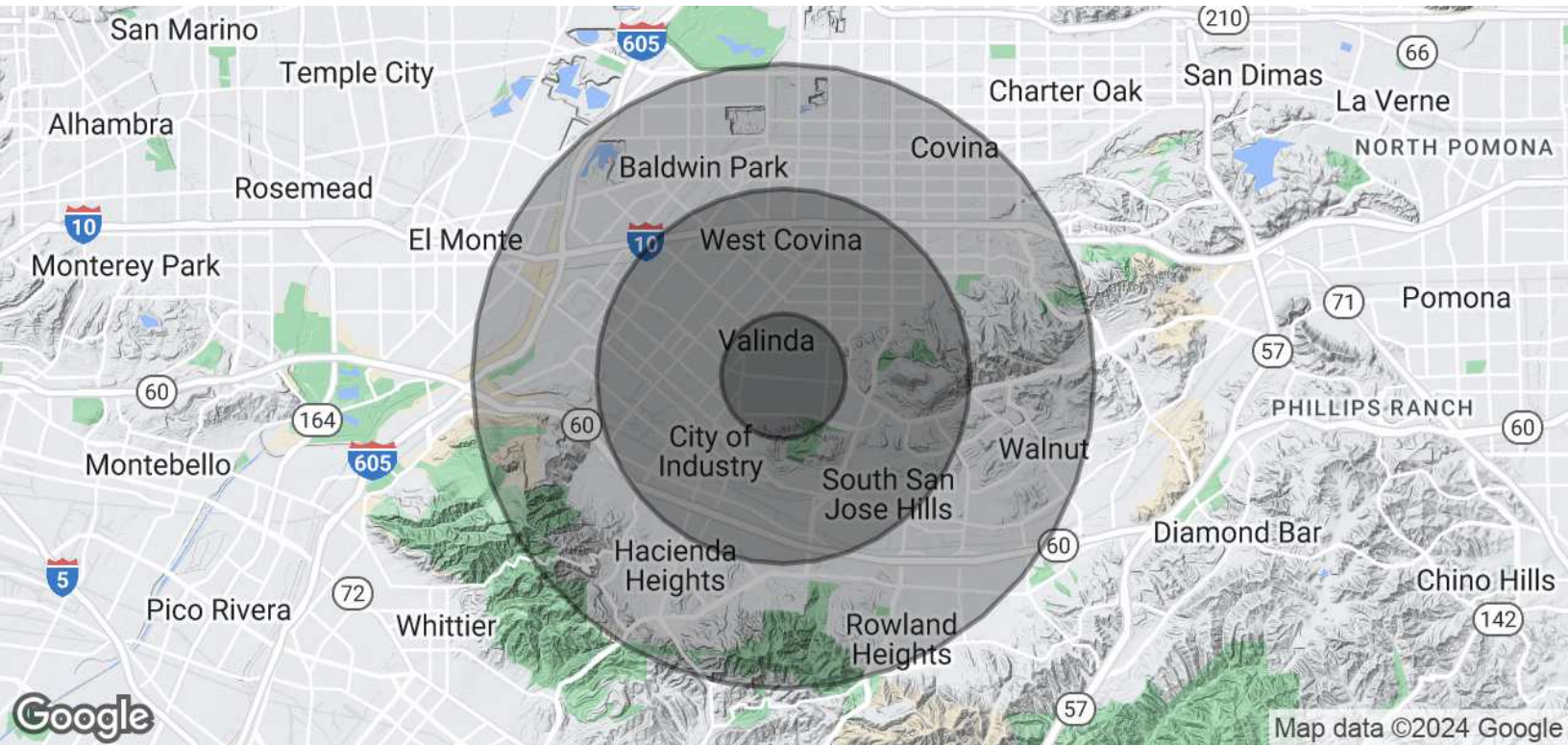


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,897	8,845	28,518
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	704	2,144	7,071
# of Persons per HH	4.1	4.1	4
Average HH Income	\$107,637	\$107,446	\$115,115
Average House Value	\$667,644	\$661,102	\$665,672

Demographics data derived from AlphaMap

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