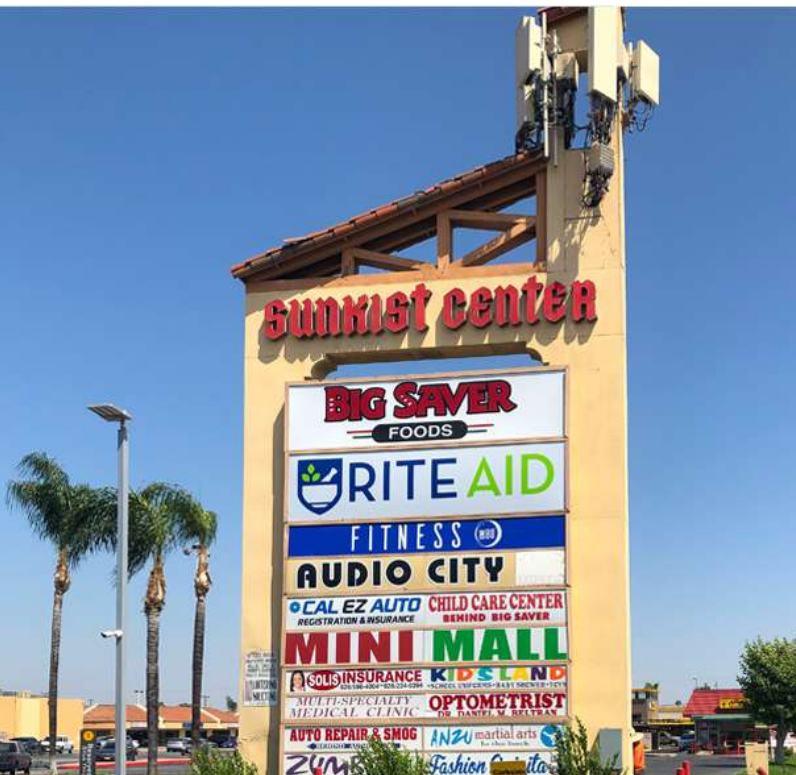


SUNKIST CENTER

UP TO 43,732 SF FOR LEASE

13851-13965 Amar Road, La Puente, CA 91746



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Confidentiality & Disclaimer

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RETAILER MAP



PROPERTY DESCRIPTION



PROPERTY HIGHLIGHTS

- **Anchor & Sub-Anchor Opportunities in Established Neighborhood Center:** Sunkist Center was originally built in 1956 and is currently anchored by Big Saver Foods (43,732 SF), Rite Aid (15,625 SF), Centra Mercado (18,125 SF) and McDonalds. No later than 2025, Big Saver Foods will be relocating into the current Rite Aid space. The current Big Saver space is currently available in its entirety or demised. The Centra Mercado space is also available
- **A True Neighborhood Center:** With over 70 businesses operating in 168,550 SF of building area, the local community of over 71,000 people located within 5 minutes of the property is able to fulfill most of their daily needs at Sunkist Center.
- **Great Visibility & Signage:** With over 700 feet of Amar Road frontage and minimal landscaping, the property has outstanding view corridors from Amar Road providing easy visibility to the anchor and shop spaces. Furthermore, anchor tenants will have prominent signage on the center's 50+ foot tall pylon sign.
- **Excellent Access & Parking:** In addition to median free access from two driveways on Amar Road, the shopping center is bounded by traffic signals at Willow Avenue and Ardilla Avenue. Both of these avenues have 3 additional points of access for a total of 8 points of access to the approx. 700 easily accessible parking stalls.
- **Competitive Location:** While many of the retailers are fighting it out on South Glendora Avenue/Hacienda Blvd., Sunkist Center has minimal competition in the immediate trade area while boasting over 27,000 cars per day in front of the property compared to only 36,000 cars per day on Hacienda Blvd.

LOCATION DESCRIPTION



LOCATION HIGHLIGHTS

- **In-Fill Los Angeles County Location:** With over 300,000 people in a 10 minute drive, 71,000 people in a 5 minute drive, and 33,000 people in a 3 minute drive, this densely populated trade area provides ample opportunity for retailers to capture their share of this residential trade area's \$6.5B of buying power.
- **ESRI Characterizes the Area as "Urban Villages":** Per Esri's Tapestry Segmentation, a substantial majority of the trade is considered "Urban Villages" characterized by a community that is multi-cultural, multi-generational, and multi-lingual. Urban Villages also contain housing with large families (Over 4.26 people per household in the subject trade area). Over 81.1% of individuals in a 5 minute drive are of Hispanic Origin with an Average Household Income of \$85,292 within 5 minutes of the property.
- **10 Freeway Accessibility:** The property has easy access to the 10 Freeway east or west bound via the Puente Avenue or Baldwin Park Blvd. on/off ramps which are both located less than 1 mile from the shopping center.
- **High Daytime Population:** Mostly as a result of the large amount of office and industrial businesses along the Valley Blvd. corridor, Sunkist Center has over 22,900 employees in over 1,860 businesses within a 5 minute radius of the site. With virtually no retail between the source of this daytime population, Sunkist Center is a major destination for these employees and to shop and eat.
- **Proximity to Schools:** Within half a mile of Sunkist Center is Bishop Amat Memorial High School (the largest private school in LA County), Bassett Senior High School, and Torch Middle School.

SITE PLAN

MAIN SHOPPING CENTER

MAIN BUILDING - A

#	Address	TENANT	SF
1	13901	Centra Mercado	18,125
2			
3	13901 1/2	Fashion Quinita	3,000
4	13903	Available	3,125
5	13904	Rite Aid	15,625

MAIN BUILDING - C

	13927	Available	4,800
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MAIN BUILDING - D

5	13945	Audio City	1,200
6	13947A	Medical Uniforms	1,640
7	13947C	Driving School	558
8	13949A	EZ Auto Registration	600
9	13949B	Farmers Insurance	558
10	13951A	Shoe Repair	600
11	13951B	Carrier Compliance Network	600

MAIN BUILDING - E

12	13959	Optometrist	1,800
13	13959B	Karmas Beauty Bar	516
14	13957	Salud y Vida	1,200
15	13961	98 Cents+	1,200

MAIN BUILDING - F

16	13963A	Jennifer's Party Supplies	1,534
17	13963B	Victoria's Party Supplies	1,008
18	13963Q	Nail Salon	349
19	13963F	Storage	300
20	13963K	Income Tax Services	1,800

MAIN BUILDING - G

21	13929	Oil & Lube Center	962
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MAIN BUILDING - H

22	13965C	Morales Auto Service	1,425
23	13965	Amar Express Wash	2,911

MAIN BUILDING - J

24	13851	La Michoacana Ice Cream	2,400
25	13855	Caramelo Café	2,564
26	13859	Caramelo Café	1,364
27	13861	Dentist	1,547
28	13865	Beauty Salon	600
29	13863	Eye Brow Threading	600



PROPOSED RENOVATION

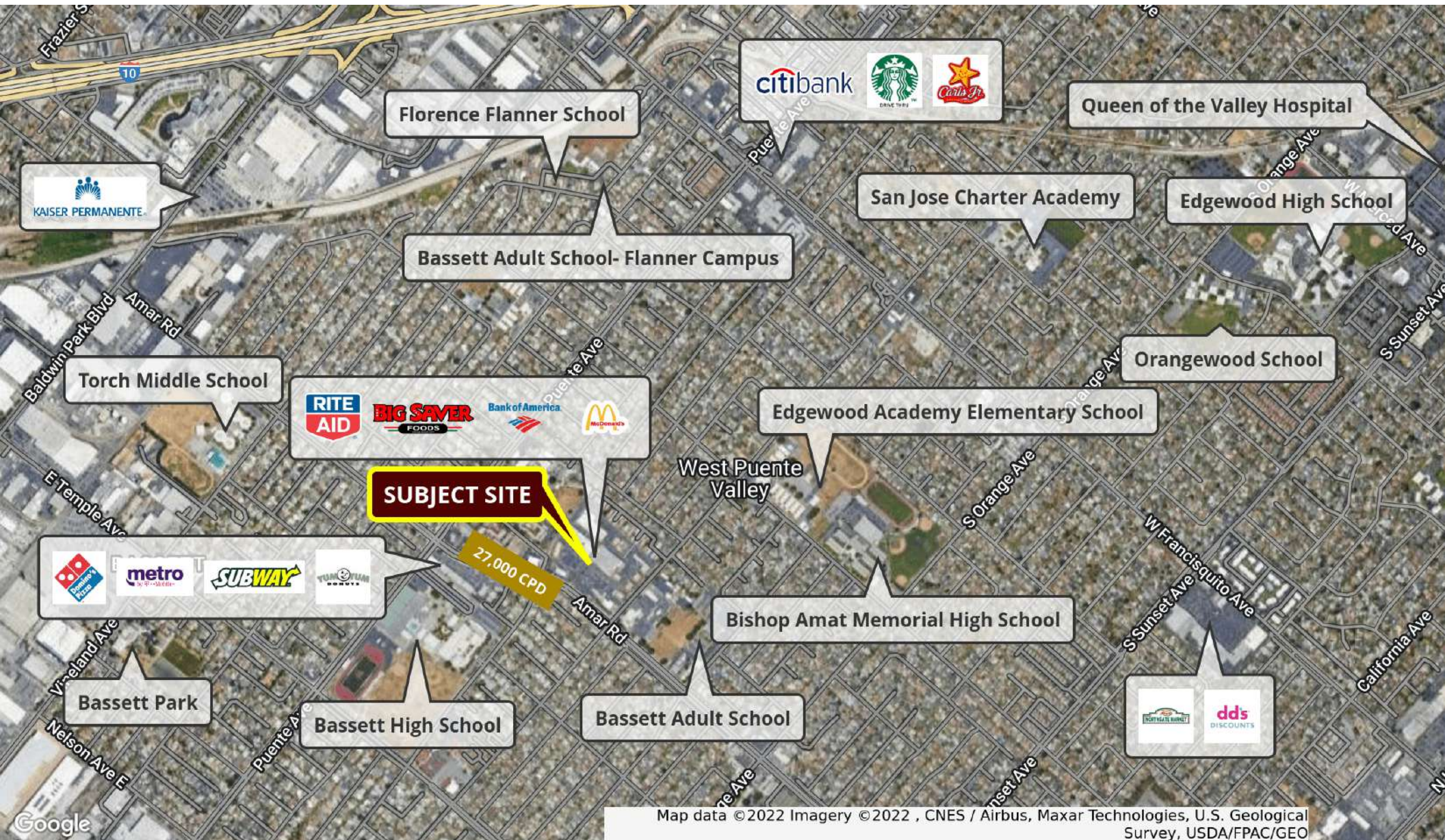


PROPOSED RENOVATION OF FACADE FOR ANCHORS



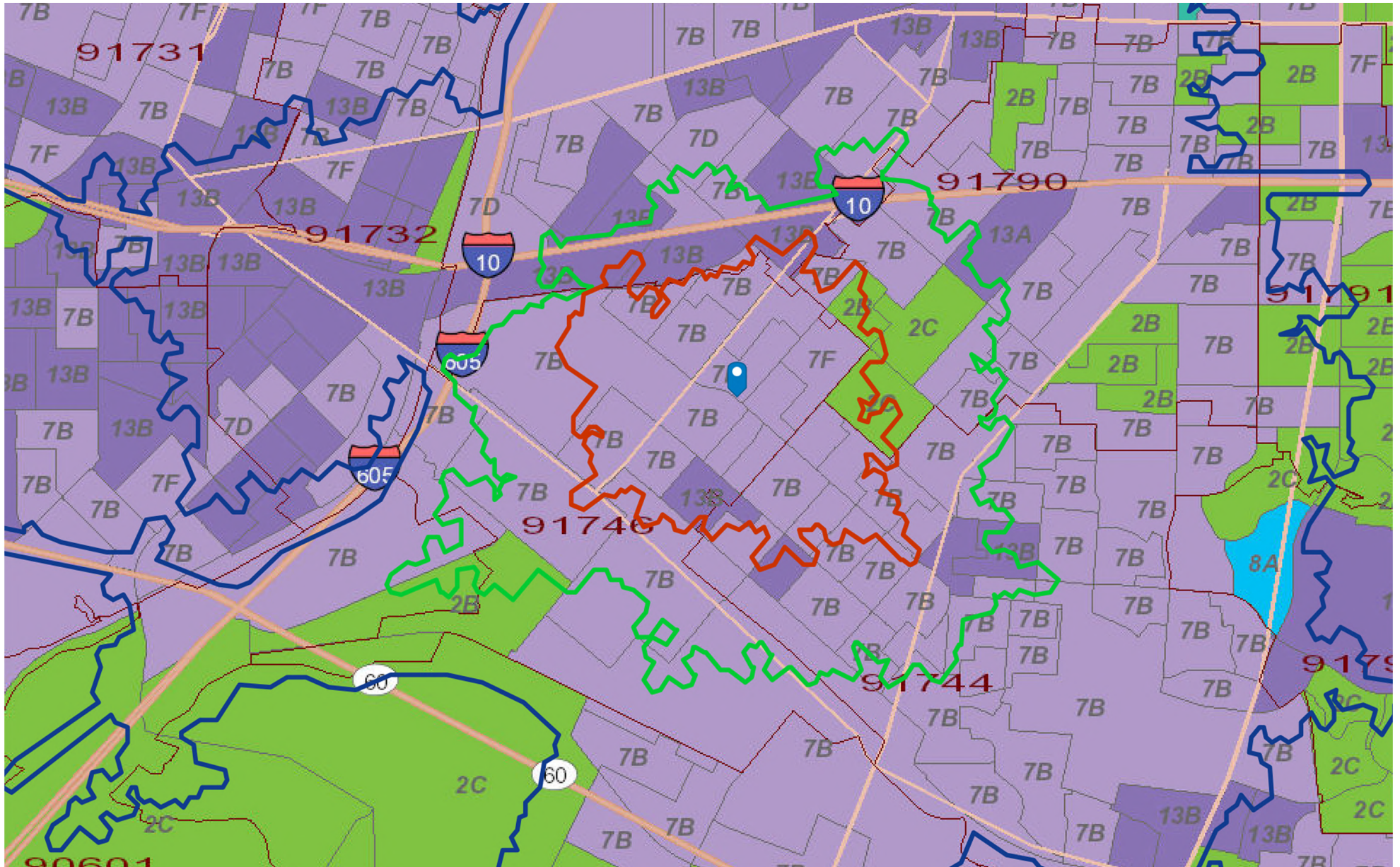
CURRENT IMAGE OF ANCHORS

AERIAL MAP



Map data © 2022 Imagery © 2022 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

TAPESTRY SEGMENTATION - TRADE AREA IS DOMINATED BY "URBAN VILLAGES" SEGMENT



URBAN VILLAGES DESCRIPTION



LifeMode Group: Ethnic Enclaves Urban Villages

7B

Households: 1,319,200

Average Household Size: 3.78

Median Age: 34.0

Median Household Income: \$62,300

WHO ARE WE?

Urban Villages residents are multicultural, multigenerational, and multilingual. Trendy and fashion conscious, they are risk takers. However, these consumers focus on their children and maintain gardens. They are well connected with their smartphones, but more likely to shop in person. Their favorite stores are as diverse as they are, Costco or Trader Joe's, Target or Macy's.

OUR NEIGHBORHOOD

- Older homes (most built before 1970) are found in the urban periphery of large metropolitan markets.
- Married couples with children, and grandparents; many households are multigenerational (Index 322). Average household size is 3.78.
- Homes are older, primarily single family, with a higher median value of \$325,100 (Index 157) and a lower vacancy rate of 4.7%.

SOCIOECONOMIC TRAITS

- Multicultural market including recent immigrants (Index 277) and some language barriers (Index 289).
- Education: more than half the population aged 25 or older have a high school diploma or some college.
- Labor force participation rate higher than the US, but so is the unemployment rate at 6.2%.
- Brand conscious but not necessarily brand loyal; open to trying new things.
- Status-conscious consumers; choices reflect their youth—attention to style and pursuit of trends.
- Comfortable with technology and interested in the latest innovations.

DRIVE TIME DEMOGRAPHICS

	3 Min	5 Min	10 Min
POPULATION			
2022 Total Population	40,599	83,726	275,398
2022 Median Age	37.6	37.0	37.0
2022 Total Households	10,246	21,303	72,479
2022 Average Household Size	3.9	3.9	3.8
INCOME			
2022 Average Household Income	\$97,482	\$92,913	\$94,612
2022 Median Household Income	\$80,750	\$80,799	\$79,747
2022 Per Capita Income	\$24,698	\$23,740	\$25,004
BUSINESS SUMMARY			
2022 Total Businesses	1,339	2,988	8,605
2022 Total Employees	19,857	43,358	99,413

DRIVE TIME DEMOGRAPHIC MAP

