

FAIRWAY PLAZA

19708 - 19772
COLIMA RD.

ROWLAND
HEIGHTS, CA



±900 SF – ±1,320 SF AVAILABLE FOR LEASE

CBRE

Fairway Plaza is a Stater Bros. anchored center located near the junction of two major freeways (60/57). The center is located in Rowland Heights below the picturesque chain of Puente Hills and located in the greater San Gabriel Valley within Los Angeles County.



PROPERTY HIGHLIGHTS



±900 SF - ±1,320 SF available



Convenient access to the 57 and 60 Freeways



Abundant exclusive parking and five ingress/egress driveways for easy customer access



Excellent tenant mix of daily needs and services



Located on a four-way signalized intersection



Prominent monument and building signage



Anchored by Stater Bros. Market, East West Bank and six specialty restaurants

SITE PLAN



TRAFFIC COUNTS



WEEKLY TRAFFIC

Weekday: **69%**
Weekend: **31%**

VISITOR BY ORIGIN

Local (within 75 miles): **89%**
Regional (outside of 75 miles): **11%**

VISITOR HOME LOCATION

Rowland Heights: **35%**
Walnut: **16%**
Diamond Bar: **7%**

TOP TRAFFIC MONTH

May

AVG. DWELL TIME

38 minutes

REPEAT VISITORS

22% Two Or More Visits

DRIVE DISTANCE

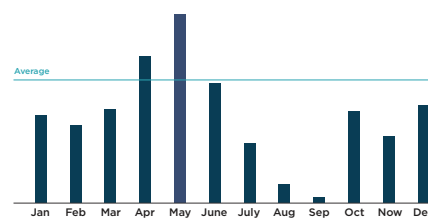
60% of Customers
within 10 Drive Miles

TOP TAPESTRY SEGMENTS

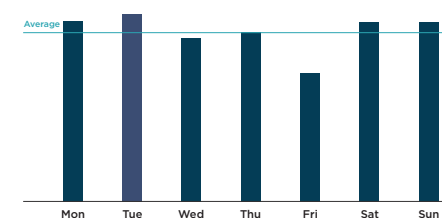
Pacific Heights: **49%**
Urban Villages: **12%**



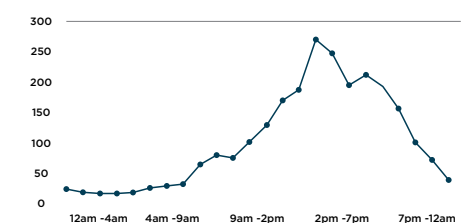
TRAFFIC BY MONTH



TRAFFIC BY DAY



TRAFFIC BY HOUR



THE AREA



LA PUENTE

SOUTH SAN JOSE HILLS

FAIRWAY PLAZA

ROWLAND HEIGHTS

60

60

57

Major Regional Center

Winchell's
citi
BANK OF AMERICA
USPS.COM Exxon Mobil

BMO

Western Union
FedEx
EASTWEST BANK

Jack in the box
Pizza Hut
Chevron

Fairway Plaza
STATER BROS. markets
EASTWEST BANK

Canyon Point Marketplace
DAISO SUBWAY
168 超級市場 MARKET. UPS McDonald's Starbucks

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,092	107,602	260,636
Daytime Population	12,882	108,160	260,068
Average HH Income	\$125,795	\$126,525	\$136,081

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CBRE

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