

CANYON POINT

Retail & Fast-Food Space For Lease

19705-19775 E Colima Rd, Rowland Heights, CA 91748



FEATURES:

- GLA: 137,500+/- SF
- Major retail corridor on Colima and Fairway Road, Rowland Heights, CA.
- Convenient access to major freeways: SR 57 and SR 60.
- Densely populated, high income and traffic count.
- Ample parking; 7,690+/- parking spaces in center.
- Anchor tenants are 168 Market, Yogurtland, Starbucks, McDonalds, and other strong retailers.



DEMOGRAPHICS

Source : CoStar (5/2017)

	1-MILE	3-MILE	5-MILE
Population (2017)	15,373	118,425	275,274
Average HH Income (2017)	\$95,073	\$98,996	\$102,189

For more information, please contact

BP International, Inc.

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SITE PLAN

TENANT ROSTER			
<u>Building</u>	<u>Unit</u>	<u>Tenant</u>	<u>GLA</u>
19705 Colima	#1	Nail Salon	1,205
	#2	Subway	1,200
	#3	Abarca Taco Pub	1,200
	#4	Happy Wok	1,200
	#5	Michael's Cajun Seafood	1,630
	#6	Mokkoji	1,950
	#8	Baby Store	5,400
	#9	Kopan Ramen	2,310
	#10	Acupuncture	1,267
	#11	Tae Kwon Do Center	2,063
19715 Colima	A	Daiso	8,977
	B	AVAILABLE	13,918
19725 Colima		168 Market	43,600
19735 Colima	#1	AVAILABLE	2,000
	#2	Elite Education Inc.	3,821
	#3	Beauty Salon	3,000
	#4	Optometry	2,400
19745 Colima	#1	UPS Store	1,110
	#2	Juice Bar	1,110
	#3	Hair Salon	1,300
	#4	Korean Barbeque	3,850
	#5	Elite Education Institute	2,460
	#7	VR Hair Salon	1,640
	#8	Day Day Health Massage	1,619
	#9	Charming Flower	1,836
	#10	Dentist	1,230
	#11	Children's Medical Clinic	1,230
	#12	Acupuncture	1,800
	#14	After School	3,600
19755 Colima	A	Yogurtland	1,443
	B	Poke Takeout	1,902
	C	Noodle Restaurant	3,488
19759 Colima	#1	Starbucks	1,300
	#2	Cricket Wireless	826
19765 Colima		Wilshire Bank	2,860
19775 Colima		McDonalds	4,940



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

All information or design indicated hereon is preliminary only. It is subject to modification by survey and approval by governing



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05/2017

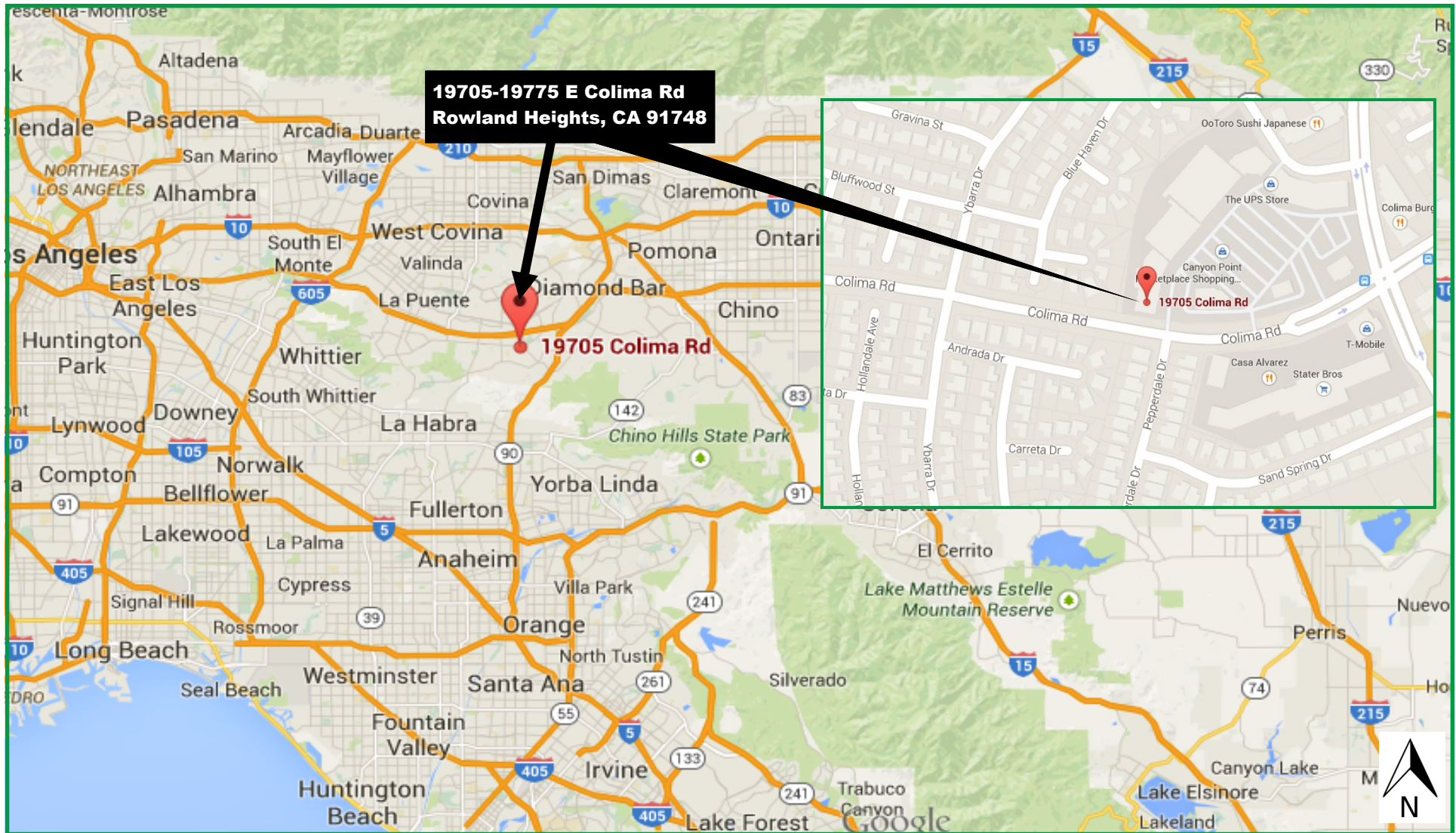


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Demographic Detail Report

Canyon Point Marketplace 19705 Colima Rd, Rowland Heights, CA 91748

Building Type: **General Retail**
 Secondary: -
 GLA: **19,029 SF**
 Year Built: **1989**

Total Available: **5,400 SF**
 % Leased: **100%**
 Rent/SF/Mo: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	15,839		121,947		283,441	
2017 Estimate	15,373		118,425		275,274	
2010 Census	14,627		113,023		264,015	
Growth 2017 - 2022	3.03%		2.97%		2.97%	
Growth 2010 - 2017	5.10%		4.78%		4.26%	
2017 Population by Age	15,373		118,425		275,274	
Age 0 - 4	822	5.35%	6,694	5.65%	15,872	5.77%
Age 5 - 9	721	4.69%	6,045	5.10%	14,701	5.34%
Age 10 - 14	746	4.85%	6,255	5.28%	15,341	5.57%
Age 15 - 19	893	5.81%	7,285	6.15%	17,534	6.37%
Age 20 - 24	1,057	6.88%	8,566	7.23%	20,172	7.33%
Age 25 - 29	1,131	7.36%	9,201	7.77%	21,261	7.72%
Age 30 - 34	975	6.34%	8,045	6.79%	18,570	6.75%
Age 35 - 39	852	5.54%	7,034	5.94%	16,473	5.98%
Age 40 - 44	872	5.67%	7,040	5.94%	16,742	6.08%
Age 45 - 49	991	6.45%	7,718	6.52%	18,287	6.64%
Age 50 - 54	1,132	7.36%	8,543	7.21%	19,831	7.20%
Age 55 - 59	1,196	7.78%	8,887	7.50%	20,134	7.31%
Age 60 - 64	1,126	7.32%	8,188	6.91%	18,059	6.56%
Age 65 - 69	974	6.34%	6,802	5.74%	14,809	5.38%
Age 70 - 74	729	4.74%	4,837	4.08%	10,620	3.86%
Age 75 - 79	507	3.30%	3,224	2.72%	7,270	2.64%
Age 80 - 84	329	2.14%	2,075	1.75%	4,827	1.75%
Age 85+	320	2.08%	1,986	1.68%	4,773	1.73%
Age 65+	2,859	18.60%	18,924	15.98%	42,299	15.37%
Median Age	42.80		40.10		39.30	
Average Age	41.60		39.90		39.40	



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Demographic Detail Report

Canyon Point Marketplace 19705 Colima Rd, Rowland Heights, CA 91748					
Radius	1 Mile		3 Mile		5 Mile
2017 Population By Race	15,373		118,425		275,274
White	5,299	34.47%	48,312	40.80%	139,837 50.80%
Black	296	1.93%	3,146	2.66%	7,589 2.76%
Am. Indian & Alaskan	91	0.59%	1,079	0.91%	2,744 1.00%
Asian	9,345	60.79%	62,972	53.17%	117,818 42.80%
Hawaiian & Pacific Island	27	0.18%	242	0.20%	600 0.22%
Other	316	2.06%	2,674	2.26%	6,687 2.43%
Population by Hispanic Origin	15,373		118,425		275,274
Non-Hispanic Origin	11,609	75.52%	78,490	66.28%	170,564 61.96%
Hispanic Origin	3,764	24.48%	39,935	33.72%	104,711 38.04%
2017 Median Age, Male	40.70		37.90		37.30
2017 Average Age, Male	40.50		38.70		38.20
2017 Median Age, Female	44.70		42.10		41.20
2017 Average Age, Female	42.60		41.10		40.50
2017 Population by Occupation Classification	12,907		97,968		225,854
Civilian Employed	7,372	57.12%	57,279	58.47%	134,425 59.52%
Civilian Unemployed	241	1.87%	2,565	2.62%	6,264 2.77%
Civilian Non-Labor Force	5,294	41.02%	38,105	38.90%	85,081 37.67%
Armed Forces	0	0.00%	19	0.02%	84 0.04%
Households by Marital Status					
Married	2,972		22,184		51,804
Married No Children	1,804		12,823		29,101
Married w/Children	1,168		9,361		22,703
2017 Population by Education	11,810		89,008		203,485
Some High School, No Diploma	1,309	11.08%	13,069	14.68%	29,514 14.50%
High School Grad (Incl Equivalency)	2,245	19.01%	15,824	17.78%	37,551 18.45%
Some College, No Degree	3,212	27.20%	23,118	25.97%	53,361 26.22%
Associate Degree	675	5.72%	5,428	6.10%	11,831 5.81%
Bachelor Degree	3,380	28.62%	23,264	26.14%	49,867 24.51%
Advanced Degree	989	8.37%	8,305	9.33%	21,361 10.50%



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Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	14,217		108,604		255,006	
Real Estate & Finance	533	3.75%	4,435	4.08%	10,154	3.98%
Professional & Management	3,508	24.67%	27,460	25.28%	67,641	26.53%
Public Administration	256	1.80%	2,205	2.03%	5,720	2.24%
Education & Health	1,566	11.01%	11,861	10.92%	29,662	11.63%
Services	1,178	8.29%	8,871	8.17%	20,269	7.95%
Information	81	0.57%	894	0.82%	2,488	0.98%
Sales	2,533	17.82%	17,381	16.00%	38,334	15.03%
Transportation	296	2.08%	1,860	1.71%	4,111	1.61%
Retail	1,043	7.34%	6,641	6.11%	15,043	5.90%
Wholesale	748	5.26%	5,064	4.66%	9,919	3.89%
Manufacturing	763	5.37%	6,597	6.07%	15,610	6.12%
Production	648	4.56%	6,314	5.81%	14,462	5.67%
Construction	301	2.12%	2,841	2.62%	7,204	2.83%
Utilities	385	2.71%	3,339	3.07%	7,456	2.92%
Agriculture & Mining	44	0.31%	149	0.14%	629	0.25%
Farming, Fishing, Forestry	0	0.00%	112	0.10%	397	0.16%
Other Services	334	2.35%	2,580	2.38%	5,907	2.32%
2017 Worker Travel Time to Job	6,857		54,361		127,723	
<30 Minutes	3,455	50.39%	24,380	44.85%	57,380	44.93%
30-60 Minutes	2,162	31.53%	19,806	36.43%	47,846	37.46%
60+ Minutes	1,240	18.08%	10,175	18.72%	22,497	17.61%
2010 Households by HH Size	4,356		32,709		78,365	
1-Person Households	472	10.84%	3,433	10.50%	9,933	12.68%
2-Person Households	1,155	26.52%	8,230	25.16%	20,269	25.86%
3-Person Households	910	20.89%	6,905	21.11%	15,669	19.99%
4-Person Households	874	20.06%	6,764	20.68%	15,511	19.79%
5-Person Households	490	11.25%	3,590	10.98%	8,407	10.73%
6-Person Households	241	5.53%	1,878	5.74%	4,210	5.37%
7 or more Person Households	214	4.91%	1,909	5.84%	4,366	5.57%
2017 Average Household Size	3.40		3.40		3.30	
Households						
2022 Projection	4,692		35,427		84,320	
2017 Estimate	4,557		34,379		81,839	
2010 Census	4,355		32,708		78,364	
Growth 2017 - 2022	2.96%		3.05%		3.03%	
Growth 2010 - 2017	4.64%		5.11%		4.43%	



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Radius	1 Mile		3 Mile		5 Mile
2017 Households by HH Income	4,556		34,378		81,840
<\$25,000	547	12.01%	4,198	12.21%	9,787 11.96%
\$25,000 - \$50,000	851	18.68%	6,554	19.06%	14,078 17.20%
\$50,000 - \$75,000	897	19.69%	6,054	17.61%	14,262 17.43%
\$75,000 - \$100,000	623	13.67%	4,825	14.04%	11,772 14.38%
\$100,000 - \$125,000	376	8.25%	3,720	10.82%	9,500 11.61%
\$125,000 - \$150,000	484	10.62%	3,059	8.90%	6,726 8.22%
\$150,000 - \$200,000	487	10.69%	2,906	8.45%	8,101 9.90%
\$200,000+	291	6.39%	3,062	8.91%	7,614 9.30%
2017 Avg Household Income	\$95,073		\$98,966		\$102,189
2017 Med Household Income	\$74,385		\$76,984		\$80,931
2017 Occupied Housing	4,557		34,379		81,840
Owner Occupied	3,656	80.23%	25,212	73.34%	59,893 73.18%
Renter Occupied	901	19.77%	9,167	26.66%	21,947 26.82%
2010 Housing Units	4,300		34,061		81,506
1 Unit	4,091	95.14%	28,735	84.36%	66,283 81.32%
2 - 4 Units	23	0.53%	1,667	4.89%	3,927 4.82%
5 - 19 Units	84	1.95%	1,771	5.20%	4,913 6.03%
20+ Units	102	2.37%	1,888	5.54%	6,383 7.83%
2017 Housing Value	3,656		25,212		59,892
<\$100,000	113	3.09%	677	2.69%	1,617 2.70%
\$100,000 - \$200,000	17	0.46%	140	0.56%	569 0.95%
\$200,000 - \$300,000	28	0.77%	1,095	4.34%	3,183 5.31%
\$300,000 - \$400,000	376	10.28%	3,115	12.36%	7,904 13.20%
\$400,000 - \$500,000	876	23.96%	5,097	20.22%	10,716 17.89%
\$500,000 - \$1,000,000	1,975	54.02%	13,468	53.42%	31,377 52.39%
\$1,000,000+	271	7.41%	1,620	6.43%	4,526 7.56%
2017 Median Home Value	\$605,823		\$592,144		\$594,926
2017 Housing Units by Yr Built	4,629		35,417		84,349
Built 2010+	171	3.69%	1,614	4.56%	3,852 4.57%
Built 2000 - 2010	223	4.82%	1,028	2.90%	3,686 4.37%
Built 1990 - 1999	335	7.24%	2,682	7.57%	5,725 6.79%
Built 1980 - 1989	789	17.04%	8,934	25.23%	19,866 23.55%
Built 1970 - 1979	1,697	36.66%	11,618	32.80%	25,599 30.35%
Built 1960 - 1969	1,170	25.28%	7,188	20.30%	15,741 18.66%
Built 1950 - 1959	134	2.89%	1,736	4.90%	7,905 9.37%
Built <1949	110	2.38%	617	1.74%	1,975 2.34%
2017 Median Year Built	1974		1976		1975



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