



International, Inc.
BUSINESS
PROPERTIES

SAN GABRIEL PROMENADE

FOR LEASE: NWC LAS TUNAS DR. & EARLE ST.

Anchored by 168 Market
923 - 937 E. Las Tunas Drive, San Gabriel, CA 91776



FEATURES:

- San Gabriel Promenade, newly renovated Summer 2012, is located north of the 10 Freeway and south of the 210 Freeway in the City of San Gabriel.
- Heavy trafficked intersection, conveniently located on E. Las Tunas Drive, between San Gabriel Boulevard and Rosemead Boulevard.
- Anchored by 168 Market, a vibrant Asian market along with other well known tenants, such as Sam Woo BBQ, Young Dong Tofu, Pizza Hut, Shiseido and more.

DEMOGRAPHICS Source : CoStar (2021)	1-MILE	3-MILE	5-MILE
Population	27,482	245,748	645,069
Average HH Income	\$95,192	\$97,751	\$98,627

For more information, please contact
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SITE PLAN

<u>Unit</u>	<u>Tenant</u>	<u>GLA</u>
923 E. Las Tunas	Tea House	1,100
925 E. Las Tunas	Hair Salon	935
927 E. Las Tunas		
A	Pizza Hut	1,380
B	Tobacco Shop	900
C	Available	900
D	Yogurtland	1,200
F	Young Dong Tofu	2,400
G	Diamond Bakery	1,500
H	Bookstore	840
J/K	Sun Nong Dan	5,040

<u>Unit</u>	<u>Tenant</u>	<u>GLA</u>
933 E. Las Tunas	168 Market	34,693
935 E. Las Tunas	T-Mobile	2,100
937 E. Las Tunas		
	Shiseido	1,140
A	Clearvue Optometry	1,380
B	Szechuan Restaurant	2,380
C	Sam Woo B.B.Q.	4,060
965 E. Las Tunas	O'Reilly Auto Parts	5,600



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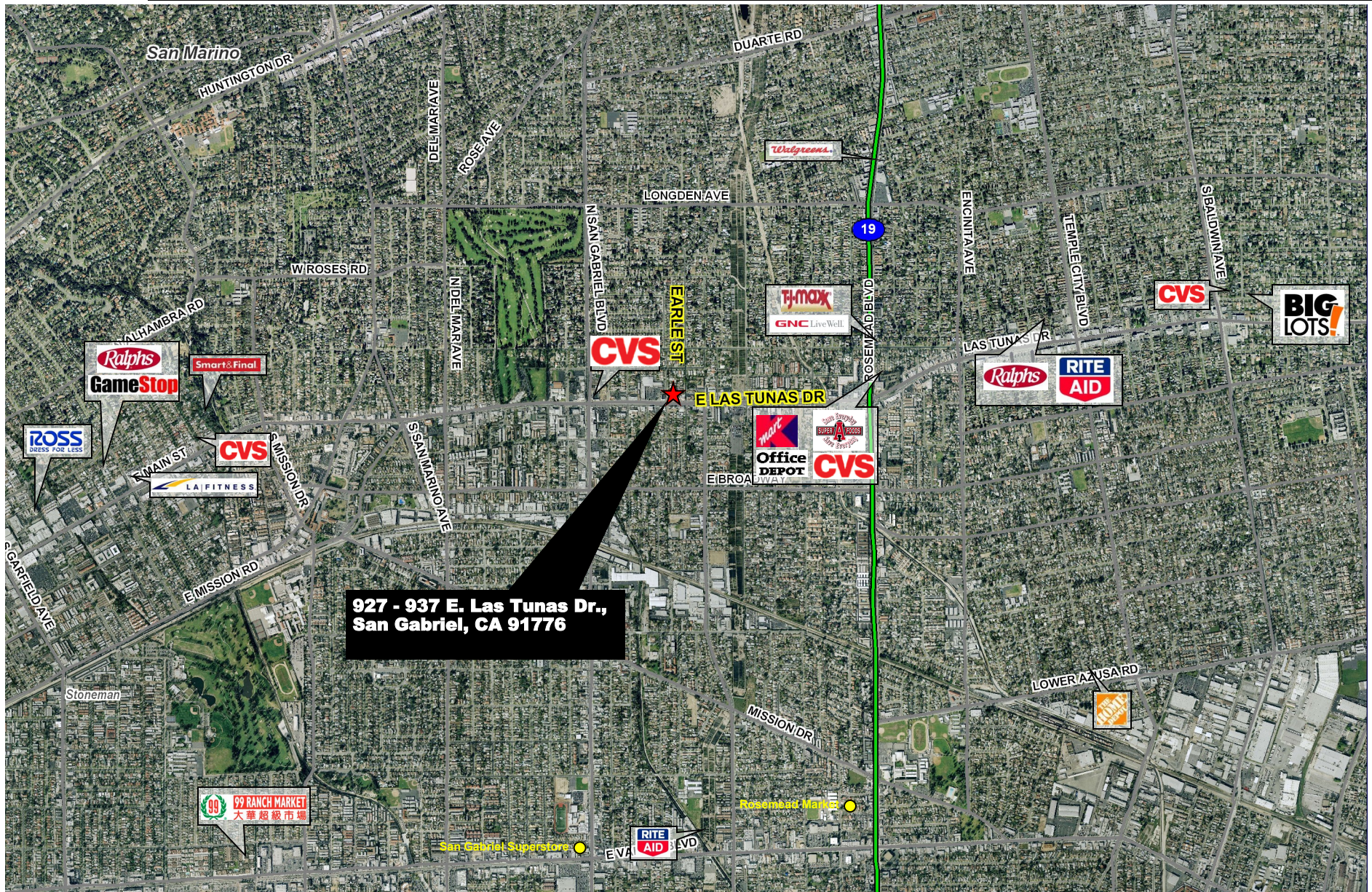
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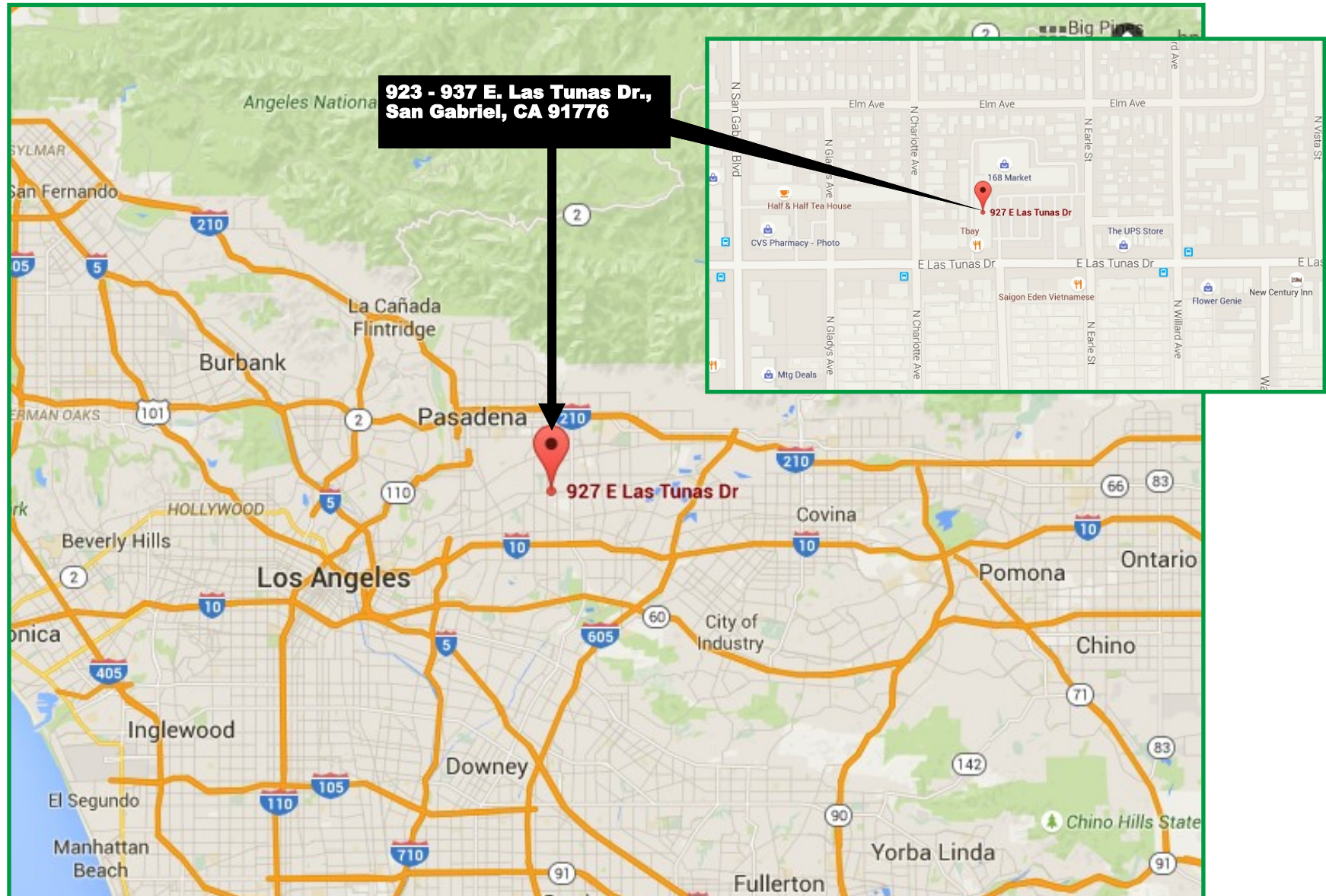
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Demographic Summary Report

Las Tunas Center

923-937 E Las Tunas Dr, San Gabriel, CA 91776

Building Type: **General Retail**
 Secondary: -
 GLA: **61,938 SF**
 Year Built: **1982**

Total Available: **900 SF**
 % Leased: **98.55%**
 Rent/SF/Mo: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	27,484		245,650		644,441	
2020 Estimate	27,482		245,748		645,069	
2010 Census	26,860		240,852		634,167	
Growth 2020 - 2025	0.01%		-0.04%		-0.10%	
Growth 2010 - 2020	2.32%		2.03%		1.72%	
2020 Population by Hispanic Origin	8,408		67,747		232,674	
2020 Population	27,482		245,748		645,069	
White	11,200	40.75%	96,289	39.18%	325,405	50.44%
Black	382	1.39%	3,630	1.48%	14,774	2.29%
Am. Indian & Alaskan	279	1.02%	2,307	0.94%	7,177	1.11%
Asian	14,898	54.21%	138,030	56.17%	281,270	43.60%
Hawaiian & Pacific Island	55	0.20%	366	0.15%	1,056	0.16%
Other	668	2.43%	5,125	2.09%	15,387	2.39%
U.S. Armed Forces	17		23		141	
Households						
2025 Projection	9,011		80,639		215,469	
2020 Estimate	9,010		80,683		215,673	
2010 Census	8,812		79,190		212,115	
Growth 2020 - 2025	0.01%		-0.05%		-0.09%	
Growth 2010 - 2020	2.25%		1.89%		1.68%	
Owner Occupied	4,719	52.38%	41,182	51.04%	105,987	49.14%
Renter Occupied	4,292	47.64%	39,501	48.96%	109,686	50.86%
2020 Households by HH Income	9,011		80,683		215,675	
Income: <\$25,000	1,381	15.33%	14,106	17.48%	38,893	18.03%
Income: \$25,000 - \$50,000	1,687	18.72%	15,064	18.67%	38,114	17.67%
Income: \$50,000 - \$75,000	1,593	17.68%	12,992	16.10%	34,507	16.00%
Income: \$75,000 - \$100,000	1,102	12.23%	9,752	12.09%	26,895	12.47%
Income: \$100,000 - \$125,000	1,111	12.33%	8,520	10.56%	21,849	10.13%
Income: \$125,000 - \$150,000	617	6.85%	5,463	6.77%	14,414	6.68%
Income: \$150,000 - \$200,000	758	8.41%	6,148	7.62%	17,437	8.08%
Income: \$200,000+	762	8.46%	8,638	10.71%	23,566	10.93%
2020 Avg Household Income	\$95,192		\$97,751		\$98,627	
2020 Med Household Income	\$72,681		\$71,466		\$72,304	



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1/6/2021