

OFFERING MEMORANDUM

A

JACK GLOBAL TRADE

5087

INDUSTRIAL BUILDING FOR LEASE

5087 WALNUT GROVE AVENUE
SAN GABRIEL, CA 91776



COLDWELL BANKER
COMMERCIAL
REALTY

THE SPACE

Location:

5087 Walnut Grove Avenue,
San Gabriel, CA 91776

Available SF:

5,335 SF

Rental Rate:

\$1.20 per square foot with \$0.45 NNN

PROPERTY DESCRIPTION

Available for immediate lease, this ±5,335 square foot industrial space offers an excellent opportunity for a wide range of industrial or light manufacturing uses. Featuring 460 square feet of office, 24 feet clear height and ample power with 3phas 400 amp 480 volt capacity.

The entire space can be leased out. Alternatively, 3,500 square feet of warehouse space can be leased out shared with the current user.

Located in the heart of San Gabriel's commercial/industrial corridor, the property provides convenient access to major freeways including the I-10 and I-605.

POPULATION

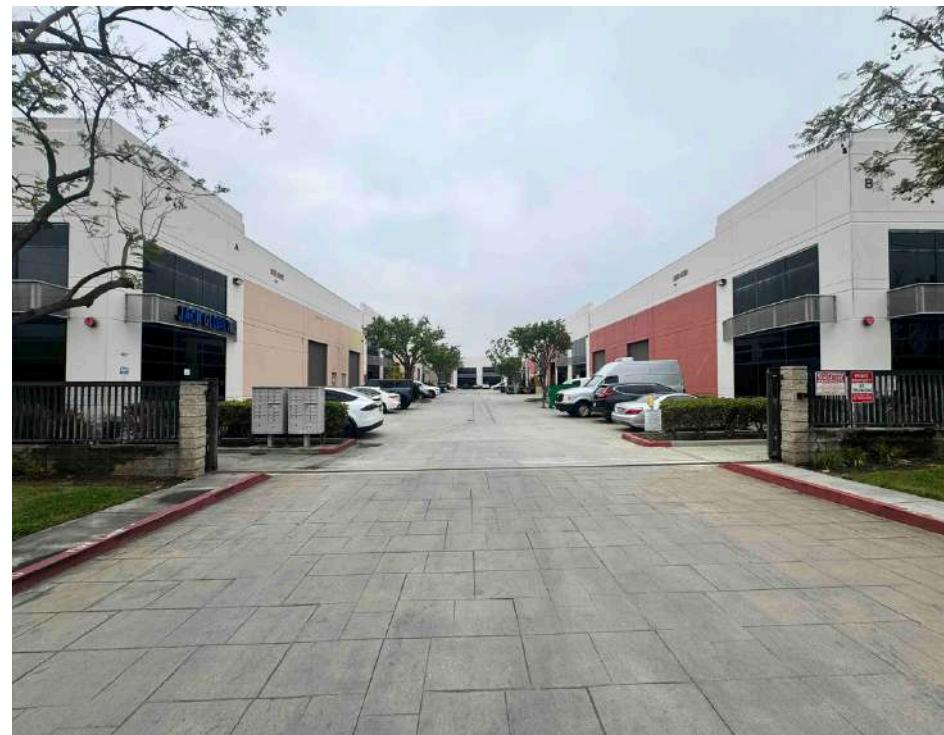
	1.00 MILE	3.00 MILE	5.00 MILE
	29,212	249,748	603,778

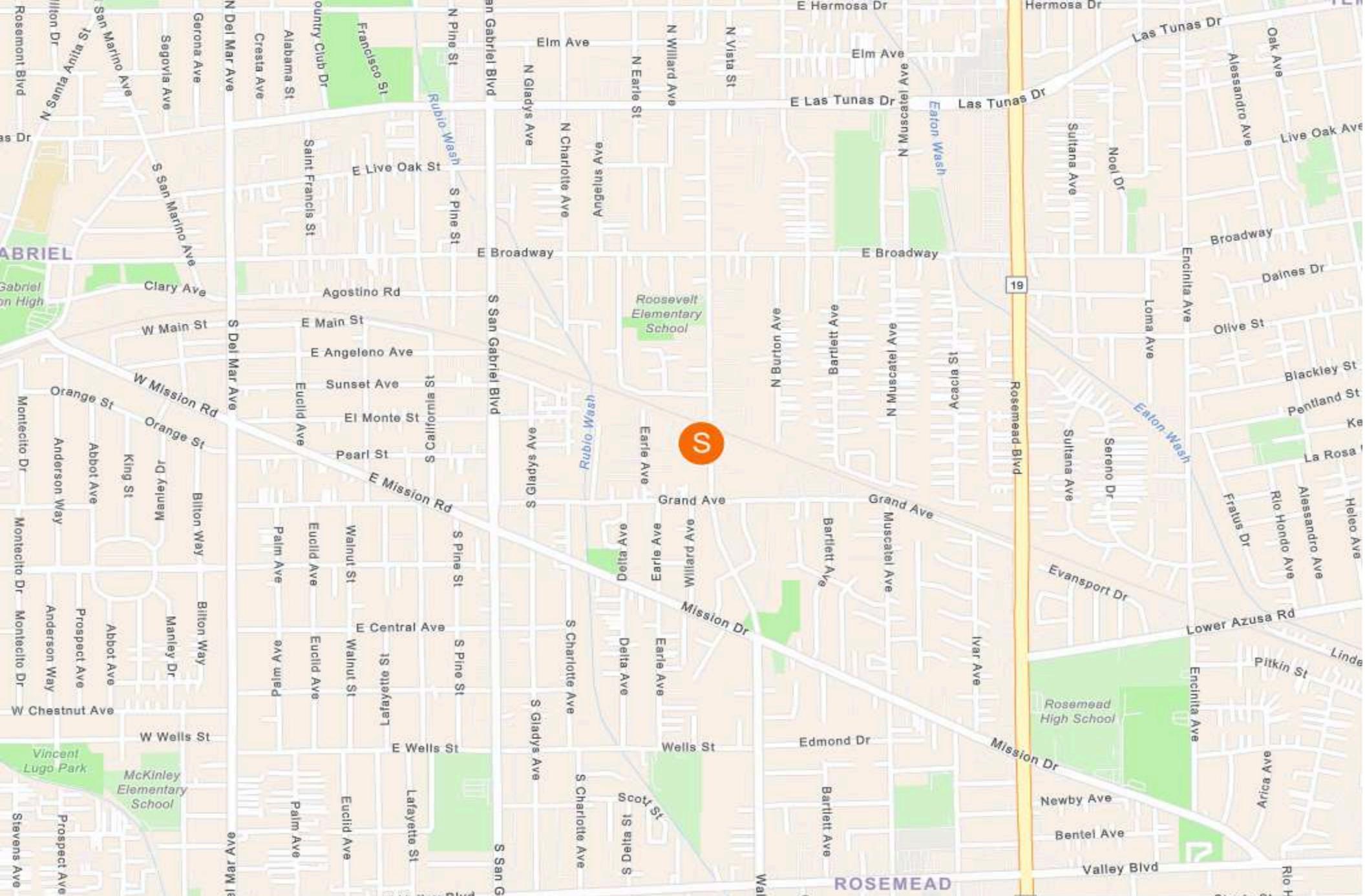
AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$110,470	\$117,233	\$126,530

NUMBER OF HOUSEHOLDS

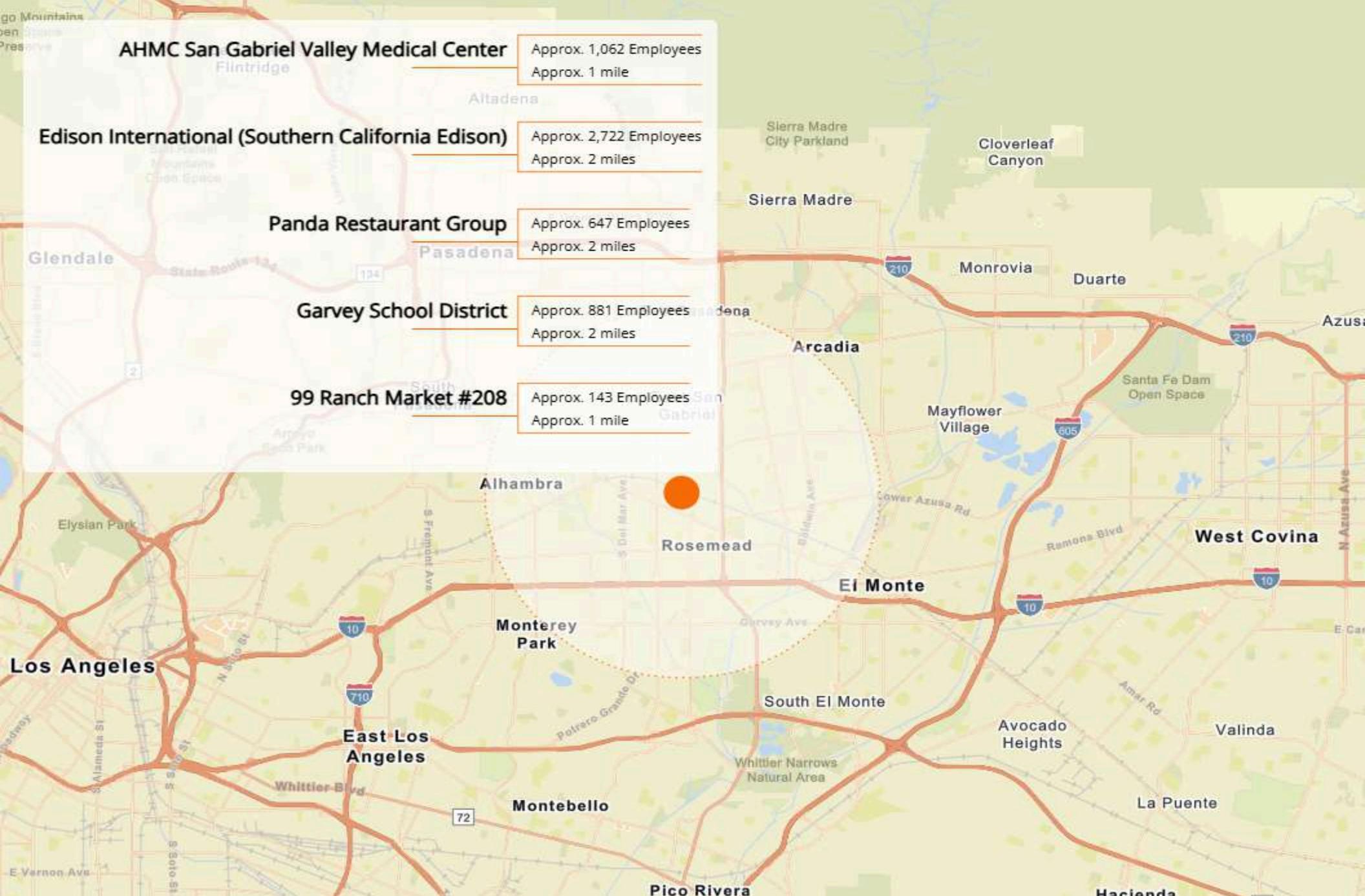
	1.00 MILE	3.00 MILE	5.00 MILE
	9,472	82,662	207,697

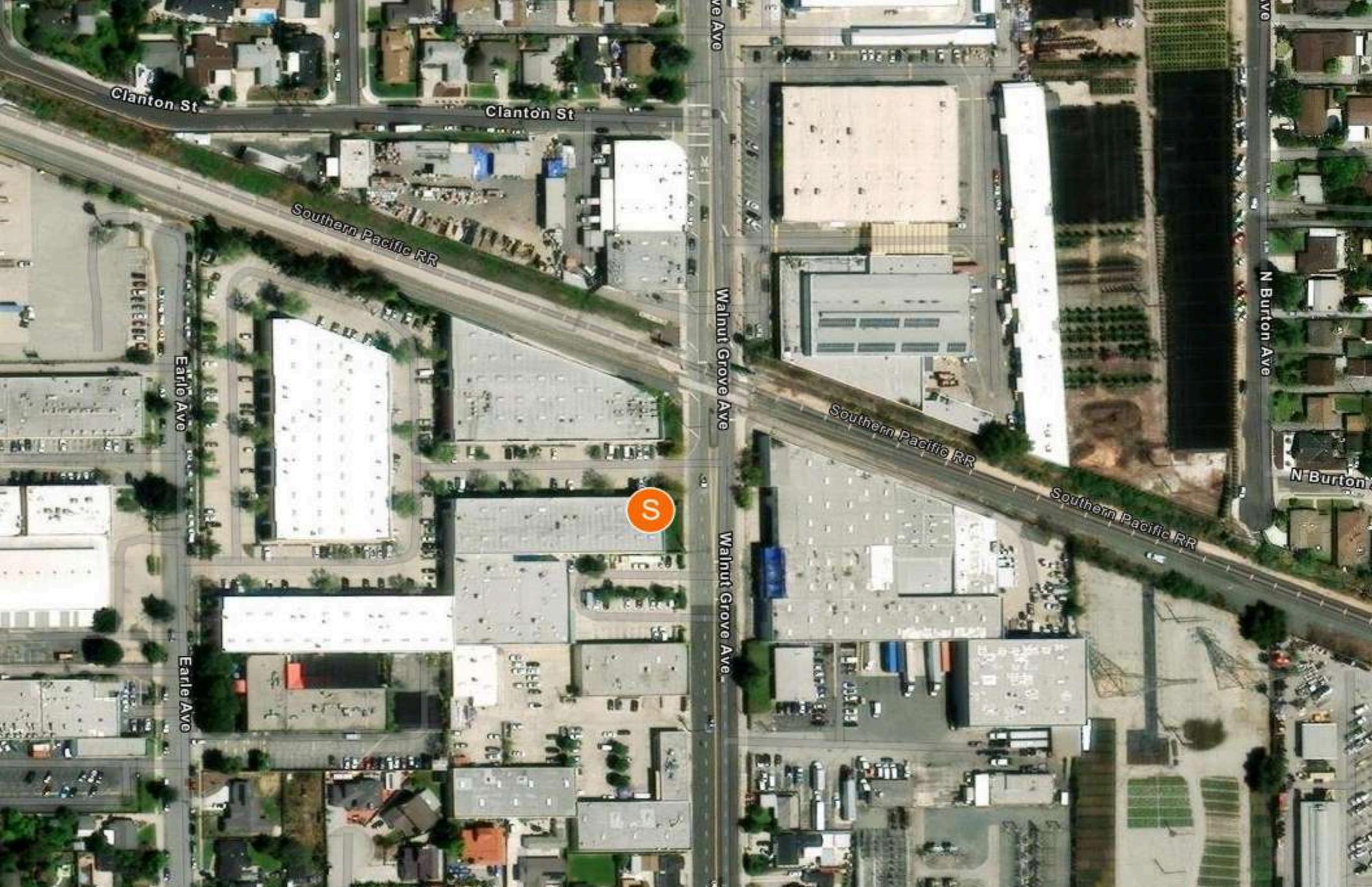


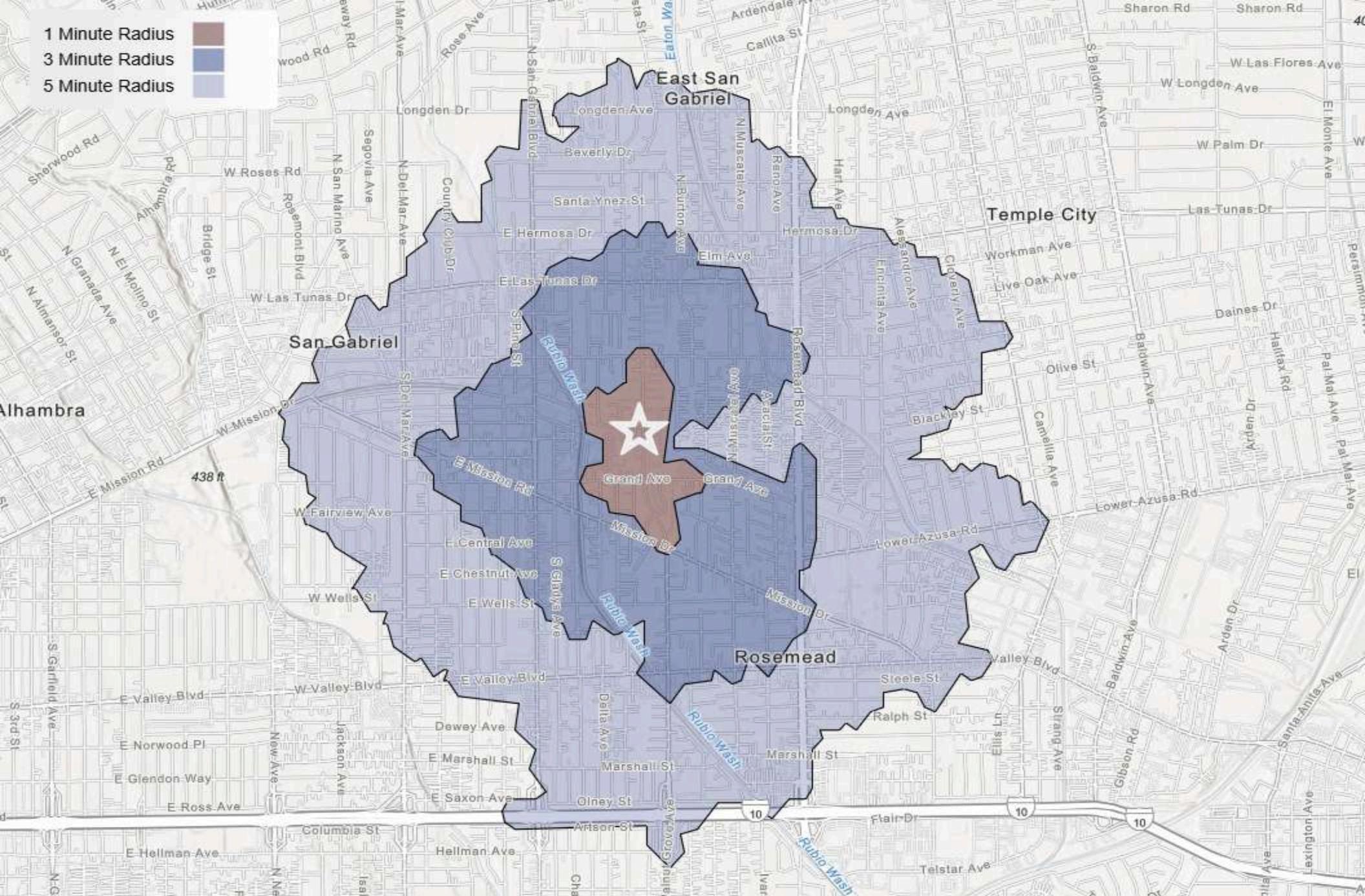


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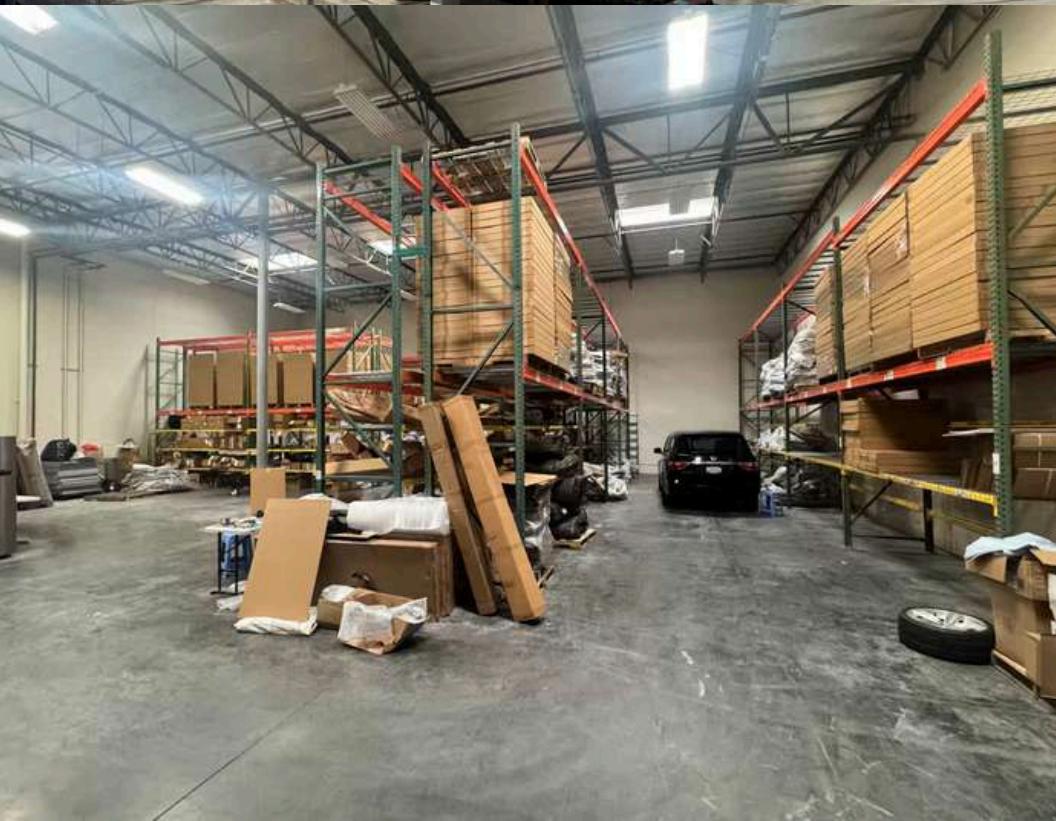
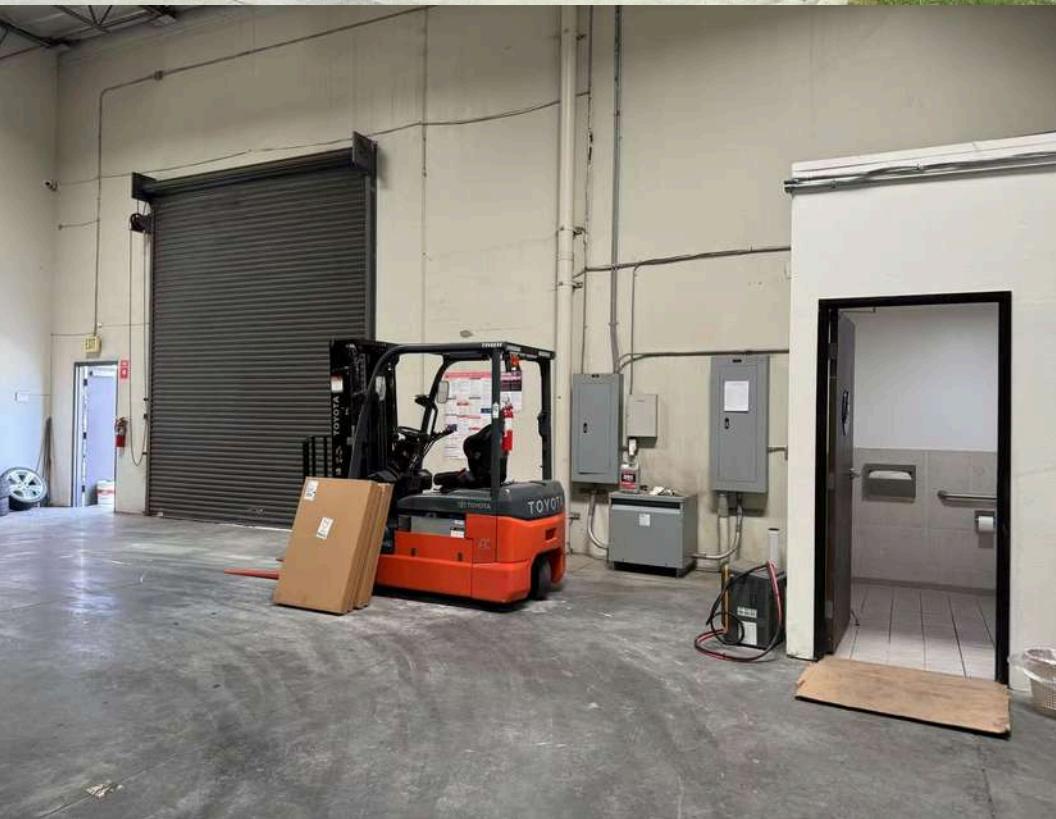




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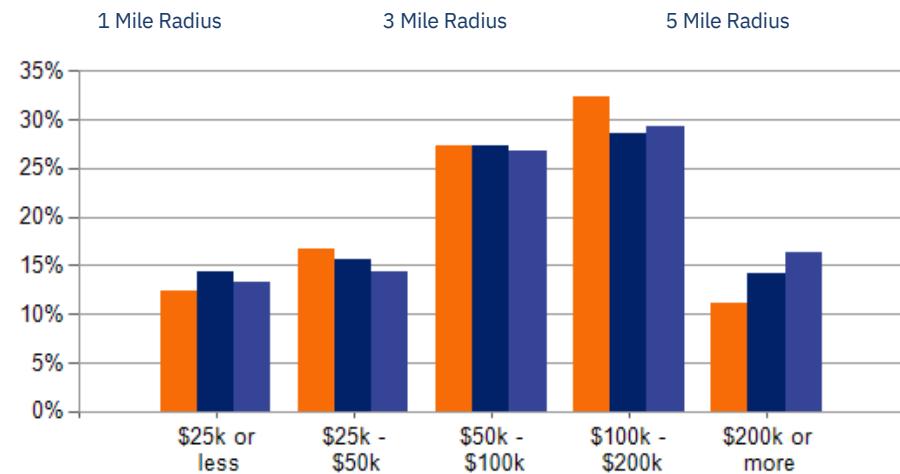


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,275	257,825	618,424
2010 Population	30,007	260,940	625,321
2025 Population	29,212	249,748	603,778
2030 Population	29,293	243,700	590,342
2025-2030: Population: Growth Rate	0.30%	-2.45%	-2.25%



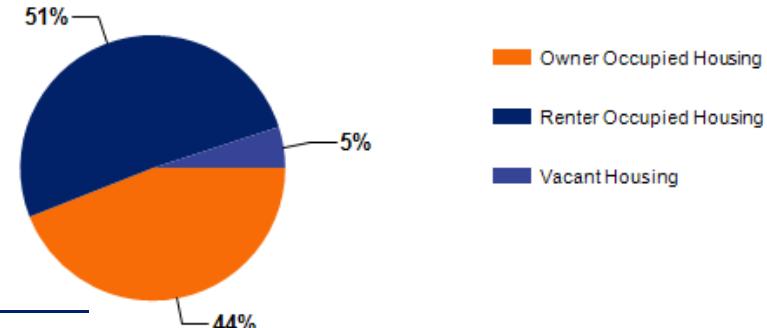
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	644	6,556	15,803
\$15,000-\$24,999	534	5,329	11,832
\$25,000-\$34,999	694	5,074	12,154
\$35,000-\$49,999	888	7,871	17,507
\$50,000-\$74,999	1,277	11,939	29,320
\$75,000-\$99,999	1,314	10,624	26,169
\$100,000-\$149,999	1,940	14,557	37,436
\$150,000-\$199,999	1,126	8,991	23,461
\$200,000 or greater	1,055	11,721	34,016
Median HH Income	\$86,538	\$84,089	\$89,915
Average HH Income	\$110,470	\$117,233	\$126,530

2025 Household Income



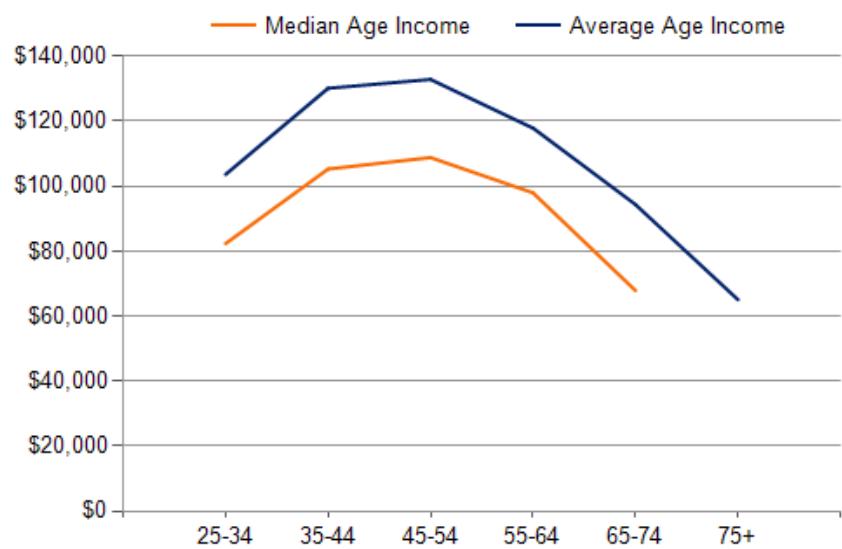
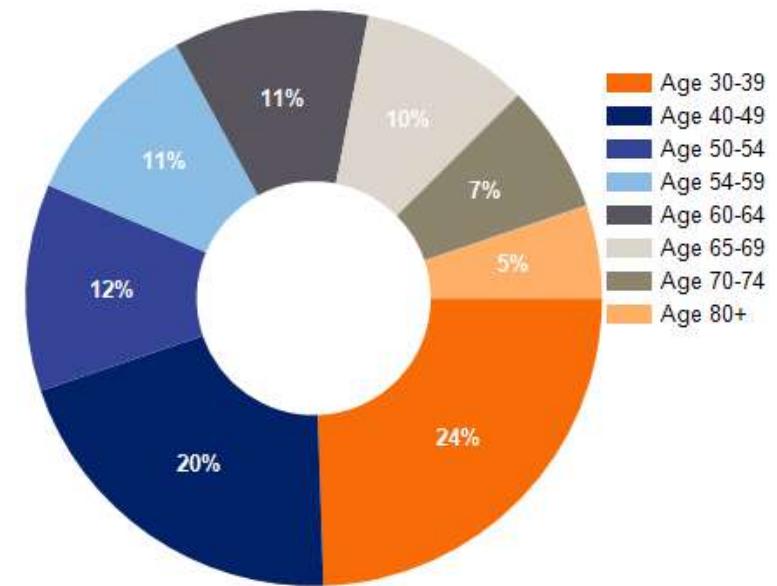
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,331	82,705	204,658
2010 Total Households	9,260	81,705	203,057
2025 Total Households	9,472	82,662	207,697
2030 Total Households	9,764	83,011	209,177
2025 Average Household Size	3.05	2.98	2.87
2025-2030: Households: Growth Rate	3.05%	0.40%	0.70%

2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,345	18,193	46,142
2025 Population Age 35-39	2,160	16,878	42,664
2025 Population Age 40-44	1,859	16,188	41,191
2025 Population Age 45-49	1,885	16,080	39,135
2025 Population Age 50-54	2,141	18,297	43,020
2025 Population Age 55-59	1,964	17,134	39,315
2025 Population Age 60-64	2,017	16,731	38,709
2025 Population Age 65-69	1,751	14,752	34,027
2025 Population Age 70-74	1,332	12,090	28,013
2025 Population Age 75-79	962	8,965	21,022
2025 Population Age 80-84	604	5,769	13,695
2025 Population Age 85+	808	7,444	16,692
2025 Population Age 18+	24,341	206,971	497,675
2025 Median Age 2030	42	43	42
Median Age	43	44	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,332	\$81,214	\$88,415
Average Household Income 25-34	\$103,623	\$108,858	\$118,982
Median Household Income 35-44	\$105,285	\$100,287	\$106,849
Average Household Income 35-44	\$130,139	\$132,439	\$143,954
Median Household Income 45-54	\$108,810	\$107,076	\$113,256
Average Household Income 45-54	\$132,864	\$141,610	\$152,361
Median Household Income 55-64	\$97,951	\$99,392	\$102,868
Average Household Income 55-64	\$117,882	\$131,419	\$140,481
Median Household Income 65-74	\$67,867	\$71,179	\$75,442
Average Household Income 65-74	\$94,338	\$101,995	\$109,426
Average Household Income 75+	\$65,057	\$71,732	\$79,567



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Exclusively Marketed by:

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