



Demographics

Island Plaza

2520-2540 S Azusa Ave

10,794 SF Retail Storefront

La Puente, California - Eastern SGV Submarket

PREPARED BY

EXCEL
PROPERTY MANAGEMENT SERVICES, INC.

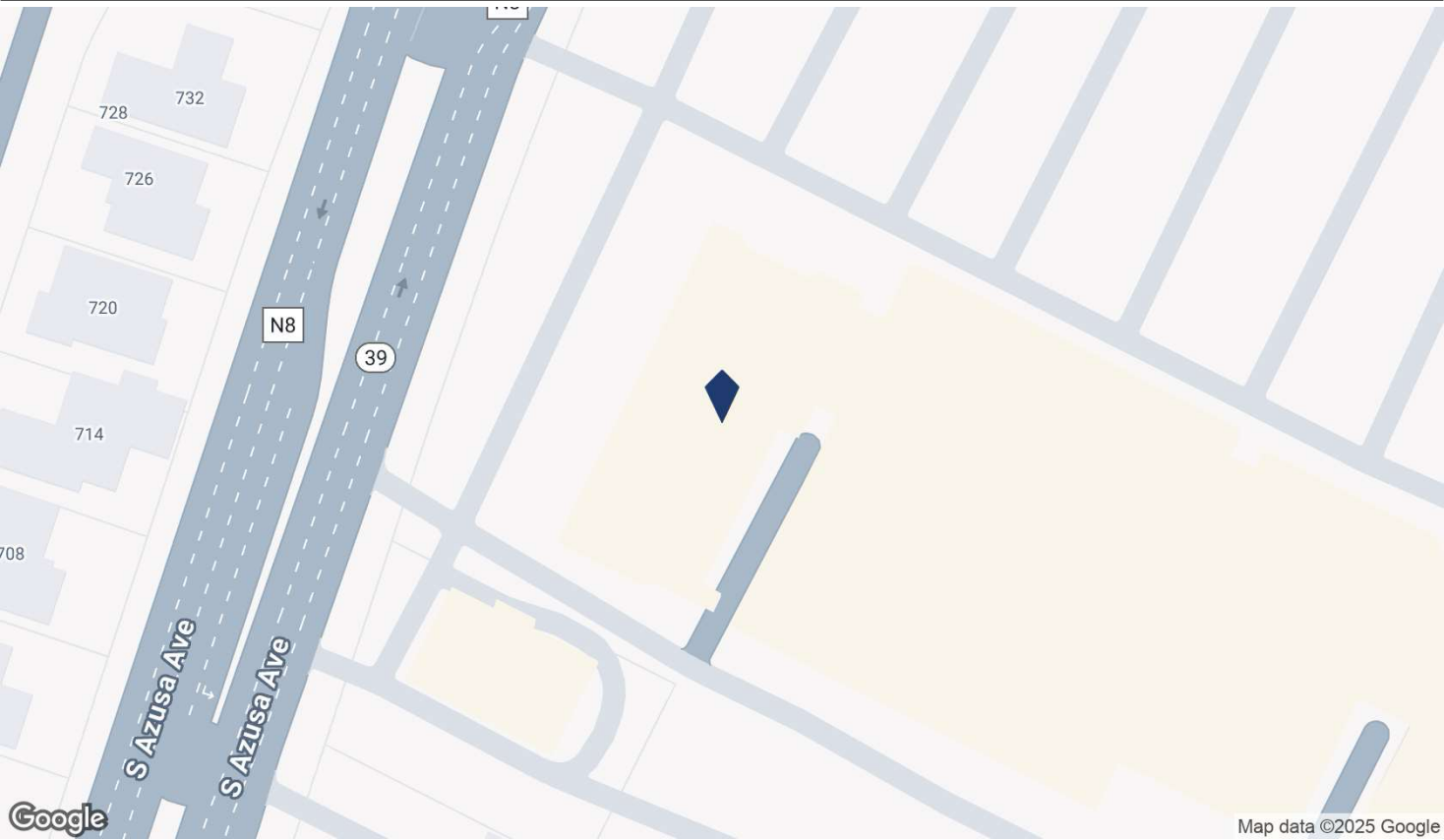
Henry Nunez
Leasing Associate



Subject Property

2520-2540 S Azusa Ave

SITE PLAN



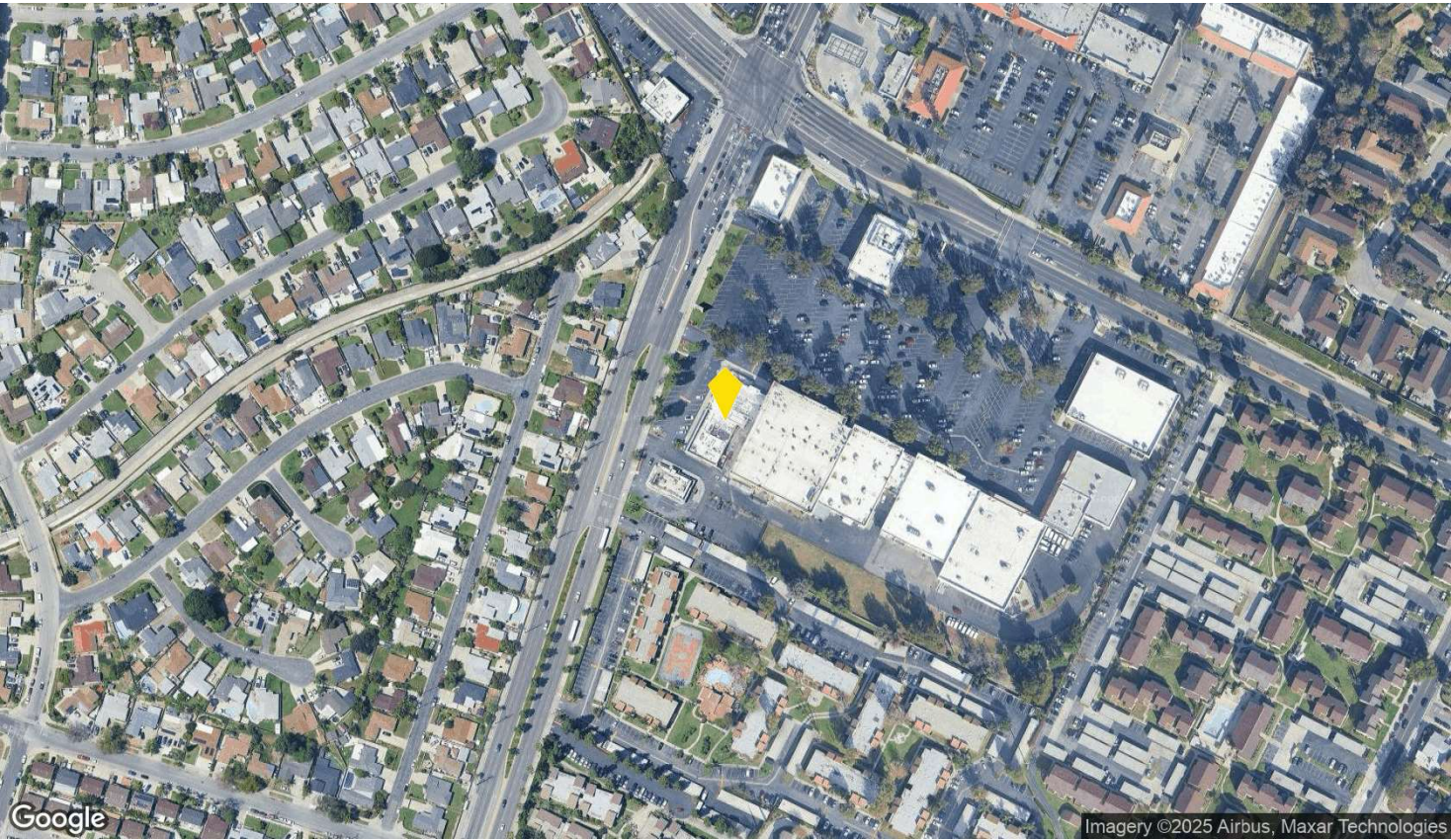
TENANTS

Tenant		Store Type	SF Occupied	Chain	Move Date	Exp Date
Titas of Manila	🔗	Restaurant	3,840	No	Jan 2017	-
Subway	🔗	Sub Sandwich	1,887	Yes	May 2013	-
Bill Khaira, Inc	🔗	Consumer Electronics	-	No	Jul 2020	-

Subject Property

2520-2540 S Azusa Ave

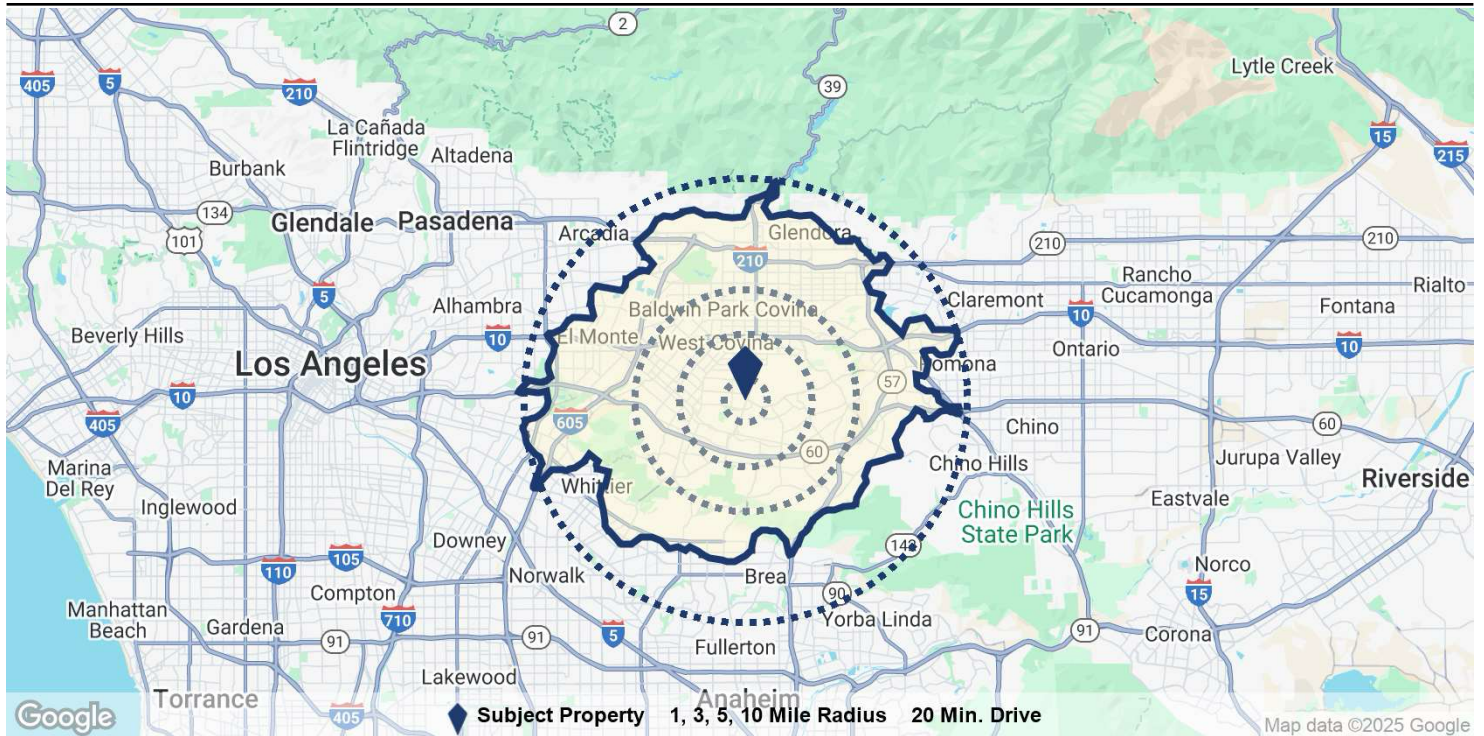
AERIAL VIEW



Subject Property

2520-2540 S Azusa Ave

DEMOGRAPHICS

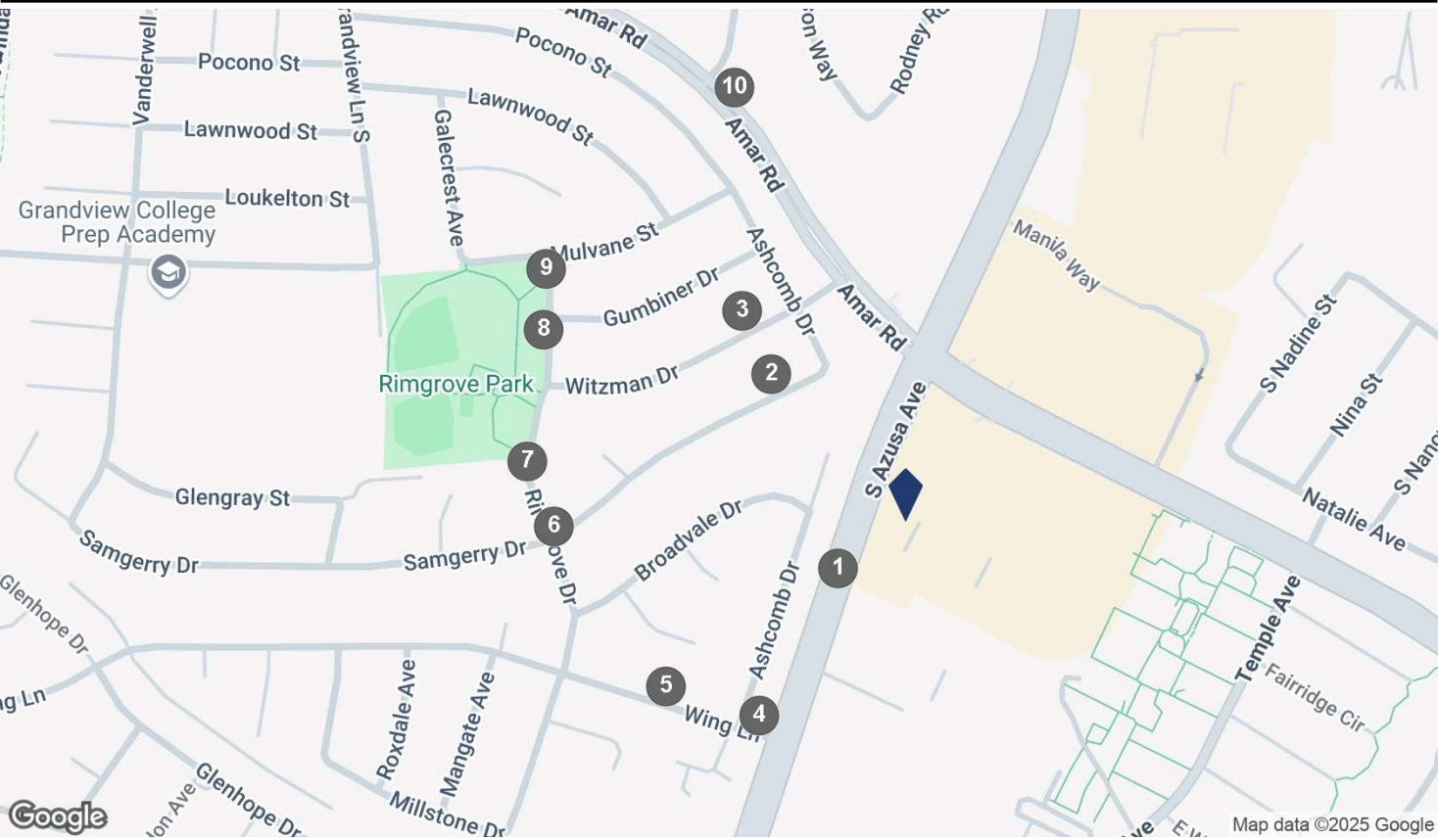


Population	1 Mile	3 Miles	5 Miles	10 Miles	20 Min. Drive
Population	24,661	162,110	409,912	1,419,370	957,716
5 Yr Growth	-4.4%	-4.0%	-3.8%	-3.2%	-3.5%
Median Age	38	40	40	40	40
5 Yr Forecast	40	41	41	41	41
White / Black / Hispanic	11% / 3% / 64%	12% / 2% / 61%	14% / 2% / 58%	22% / 2% / 55%	20% / 2% / 59%
5 Yr Forecast	11% / 3% / 65%	12% / 2% / 61%	14% / 2% / 58%	22% / 2% / 55%	20% / 2% / 59%
Employment	3,327	65,232	169,919	580,380	474,780
Buying Power	\$575.8M	\$4.1B	\$10.5B	\$38B	\$24.2B
5 Yr Growth	-5.1%	-4.5%	-4.6%	-4.0%	-4.0%
College Graduates	22.2%	24.4%	25.7%	27.7%	34.4%
Household					
Households	6,548	44,561	116,872	428,400	277,584
5 Yr Growth	-4.7%	-4.2%	-4.0%	-3.4%	-3.9%
Median Household Income	\$87,933	\$91,521	\$89,952	\$88,628	\$87,223
5 Yr Forecast	\$87,550	\$91,232	\$89,384	\$88,117	\$87,136
Average Household Income	\$102,619	\$111,001	\$110,646	\$111,426	\$108,834
5 Yr Forecast	\$103,251	\$110,805	\$110,030	\$110,927	\$108,741
% High Income (>\$75K)	58%	60%	59%	57%	57%
Housing					
Median Home Value	\$591,322	\$686,403	\$713,493	\$725,612	\$707,494
Median Year Built	1972	1968	1966	1966	1966
Owner / Renter Occupied	61% / 39%	65% / 35%	64% / 36%	62% / 38%	63% / 37%

Subject Property

2520-2540 S Azusa Ave

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 S Azusa Ave	Wing Ln - S	35,831	2025	0.07 mi
2 Samgerry Dr	Wing Ln - S	497	2025	0.13 mi
3 Witzman Dr	Ashcomb Dr - NE	839	2025	0.18 mi
4 Wing Ln	Ashcomb Dr - W	2,659	2025	0.19 mi
5 Wing Ln	Ashcomb Dr - E	2,675	2025	0.22 mi
6 Rimgrove Drive	Samgerry Dr - N	2,346	2025	0.25 mi
7 Rimgrove Dr	Sam Gerry Dr - SE	1,566	2025	0.27 mi
8 Rimgrove Dr	Gumbiner St - N	1,074	2025	0.29 mi
9 Rimgrove Dr	Gumbiner St - S	1,060	2025	0.31 mi
10 Amar Rd	S Brentwood Dr - NW	28,987	2025	0.32 mi

Income & Spending Demographics

2520-2540 S Azusa Ave

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
2024 Households by HH Income	6,548		44,562		116,871		277,584	
<\$25,000	800	12.22%	5,147	11.55%	14,611	12.50%	36,517	13.16%
\$25,000 - \$50,000	949	14.49%	6,030	13.53%	16,629	14.23%	41,340	14.89%
\$50,000 - \$75,000	973	14.86%	6,558	14.72%	17,112	14.64%	42,137	15.18%
\$75,000 - \$100,000	1,067	16.30%	6,879	15.44%	16,859	14.43%	38,447	13.85%
\$100,000 - \$125,000	989	15.10%	5,525	12.40%	14,185	12.14%	32,230	11.61%
\$125,000 - \$150,000	613	9.36%	4,390	9.85%	10,575	9.05%	23,606	8.50%
\$150,000 - \$200,000	603	9.21%	5,122	11.49%	13,493	11.55%	32,094	11.56%
\$200,000+	554	8.46%	4,911	11.02%	13,407	11.47%	31,213	11.24%
2024 Avg Household Income	\$102,619		\$111,001		\$110,646		\$108,834	
2024 Med Household Income	\$87,933		\$91,521		\$89,952		\$87,223	

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Specified Consumer Spending	\$258.3M		\$1.8B		\$4.8B		\$10.9B	
Total Apparel	\$14.3M	5.53%	\$97.7M	5.30%	\$249.2M	5.23%	\$575.2M	5.26%
Women's Apparel	\$5.5M	2.11%	\$37.8M	2.05%	\$96.7M	2.03%	\$222.5M	2.03%
Men's Apparel	\$3M	1.15%	\$20.5M	1.12%	\$52.4M	1.10%	\$120.5M	1.10%
Girl's Apparel	\$979.4K	0.38%	\$6.6M	0.36%	\$16.9M	0.36%	\$39M	0.36%
Boy's Apparel	\$767.2K	0.30%	\$5M	0.27%	\$12.6M	0.26%	\$29M	0.26%
Infant Apparel	\$666.6K	0.26%	\$4.3M	0.23%	\$11M	0.23%	\$25.6M	0.23%
Footwear	\$3.4M	1.33%	\$23.4M	1.27%	\$59.6M	1.25%	\$138.6M	1.27%

Total Entertainment & Hobbies	\$34.2M	13.25%	\$247.1M	13.41%	\$638.5M	13.41%	\$1.5B	13.52%
Entertainment	\$7.8M	3.00%	\$57.9M	3.14%	\$145.5M	3.05%	\$321.6M	2.94%
Audio & Visual Equipment/Service	\$6.5M	2.50%	\$45.1M	2.45%	\$117M	2.46%	\$278.7M	2.55%
Reading Materials	\$470.3K	0.18%	\$3.4M	0.19%	\$9.1M	0.19%	\$21.6M	0.20%
Pets, Toys, & Hobbies	\$5M	1.95%	\$36.2M	1.96%	\$94.1M	1.97%	\$219.3M	2.00%
Personal Items	\$14.5M	5.61%	\$104.5M	5.67%	\$272.9M	5.73%	\$638.4M	5.84%

Total Food and Alcohol	\$69.6M	26.93%	\$480M	26.06%	\$1.2B	26.00%	\$2.9B	26.28%
Food At Home	\$38.8M	15.01%	\$263.7M	14.31%	\$677.1M	14.22%	\$1.6B	14.41%
Food Away From Home	\$26.8M	10.36%	\$187.8M	10.19%	\$486.6M	10.22%	\$1.1B	10.30%
Alcoholic Beverages	\$4M	1.55%	\$28.6M	1.55%	\$74.4M	1.56%	\$171.5M	1.57%

Total Household	\$40.1M	15.51%	\$298.5M	16.21%	\$781M	16.40%	\$1.8B	16.40%
House Maintenance & Repair	\$8M	3.11%	\$60.5M	3.29%	\$157.8M	3.31%	\$362.9M	3.32%
Household Equip & Furnishings	\$14.6M	5.63%	\$106M	5.75%	\$276.1M	5.80%	\$636.2M	5.81%
Household Operations	\$12.6M	4.87%	\$93.7M	5.09%	\$245.6M	5.16%	\$563M	5.15%
Housing Costs	\$4.9M	1.90%	\$38.4M	2.08%	\$101.5M	2.13%	\$231.8M	2.12%

Income & Spending Demographics

2520-2540 S Azusa Ave

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Transportation/Maint.	\$72.1M	27.90%	\$512.7M	27.83%	\$1.3B	27.68%	\$3B	27.25%
Vehicle Purchases	\$37.9M	14.66%	\$269.8M	14.65%	\$689.3M	14.47%	\$1.5B	14.05%
Gasoline	\$17.6M	6.80%	\$120.7M	6.55%	\$309.1M	6.49%	\$712.5M	6.51%
Vehicle Expenses	\$1.3M	0.50%	\$10.5M	0.57%	\$28.2M	0.59%	\$65.7M	0.60%
Transportation	\$7.4M	2.86%	\$55.2M	3.00%	\$145.4M	3.05%	\$330M	3.02%
Automotive Repair & Maintenance	\$8M	3.09%	\$56.5M	3.07%	\$146.2M	3.07%	\$336.7M	3.08%
Total Health Care	\$11.3M	4.37%	\$80.6M	4.38%	\$210.9M	4.43%	\$487.8M	4.46%
Medical Services	\$6.8M	2.63%	\$48.9M	2.66%	\$128M	2.69%	\$296.4M	2.71%
Prescription Drugs	\$3.2M	1.22%	\$22.4M	1.21%	\$58.6M	1.23%	\$134.9M	1.23%
Medical Supplies	\$1.3M	0.51%	\$9.3M	0.51%	\$24.3M	0.51%	\$56.5M	0.52%
Total Education/Day Care	\$16.8M	6.51%	\$125.5M	6.81%	\$326.8M	6.86%	\$747.7M	6.83%
Education	\$10.8M	4.16%	\$79.4M	4.31%	\$205.5M	4.31%	\$470.5M	4.30%
Fees & Admissions	\$6.1M	2.35%	\$46.1M	2.50%	\$121.3M	2.55%	\$277.2M	2.53%