

OFFERING MEMORANDUM



SOLE-SELL BANKER  
COMMERCIAL REALTY  
**FOR LEASE**  
ROBERT IP  
DIRE 01876261  
626-394-2527

1285 E

RESIDENTIAL 住宅  
COMMERCIAL 商業  
RENOVATION 加建  
裝修  
26-686-1285

1285 E Las Tunas Drive

San Gabriel CA 91776

PRIME FREESTANDING RETAIL SPACE



COLDWELL BANKER  
COMMERCIAL  
REALTY

# THE SPACE

LOCATION: 1285 E Las Tunas Dr, San Gabriel, CA, 91776

BUILDING SF: +/-1,499 SF

RENTAL RATE: \$2.00 per square foot

ZONING TYPE: C-1

## PROPERTY DESCRIPTION

Available for lease is a 1,499 square feet space on the highly visible street of Las Tunas Blvd in between Rosemead Blvd and San Gabriel Blvd. The traffic count for the street is 33,000 cars per day. With a C-1 zoning designation, this allows for a variety of flexible commercial uses.



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
27,477	224,064	606,909



### AVERAGE HOUSEHOLD INCOME

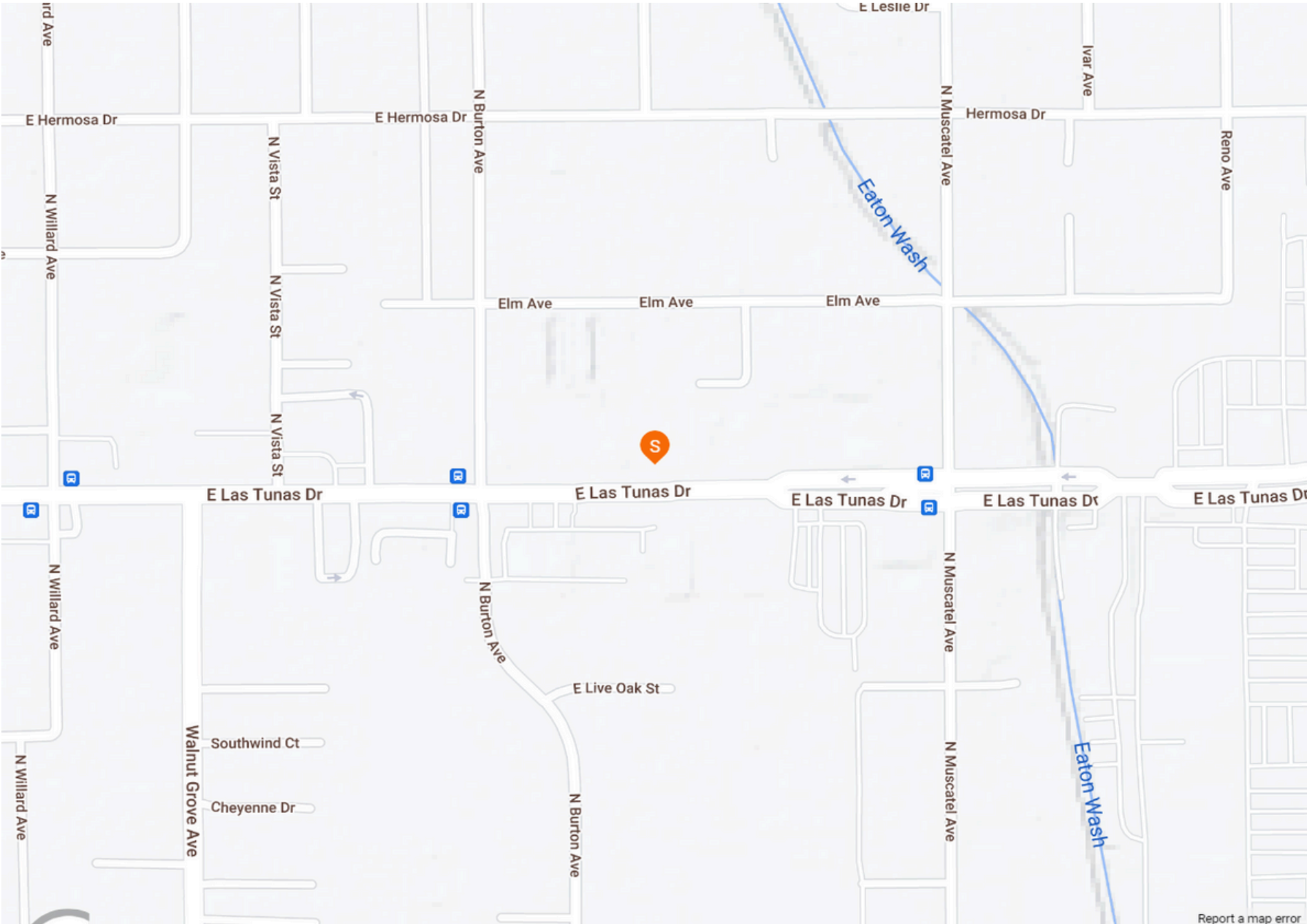
1.00 MILE	3.00 MILE	5.00 MILE
\$124,329	\$128,347	\$128,965



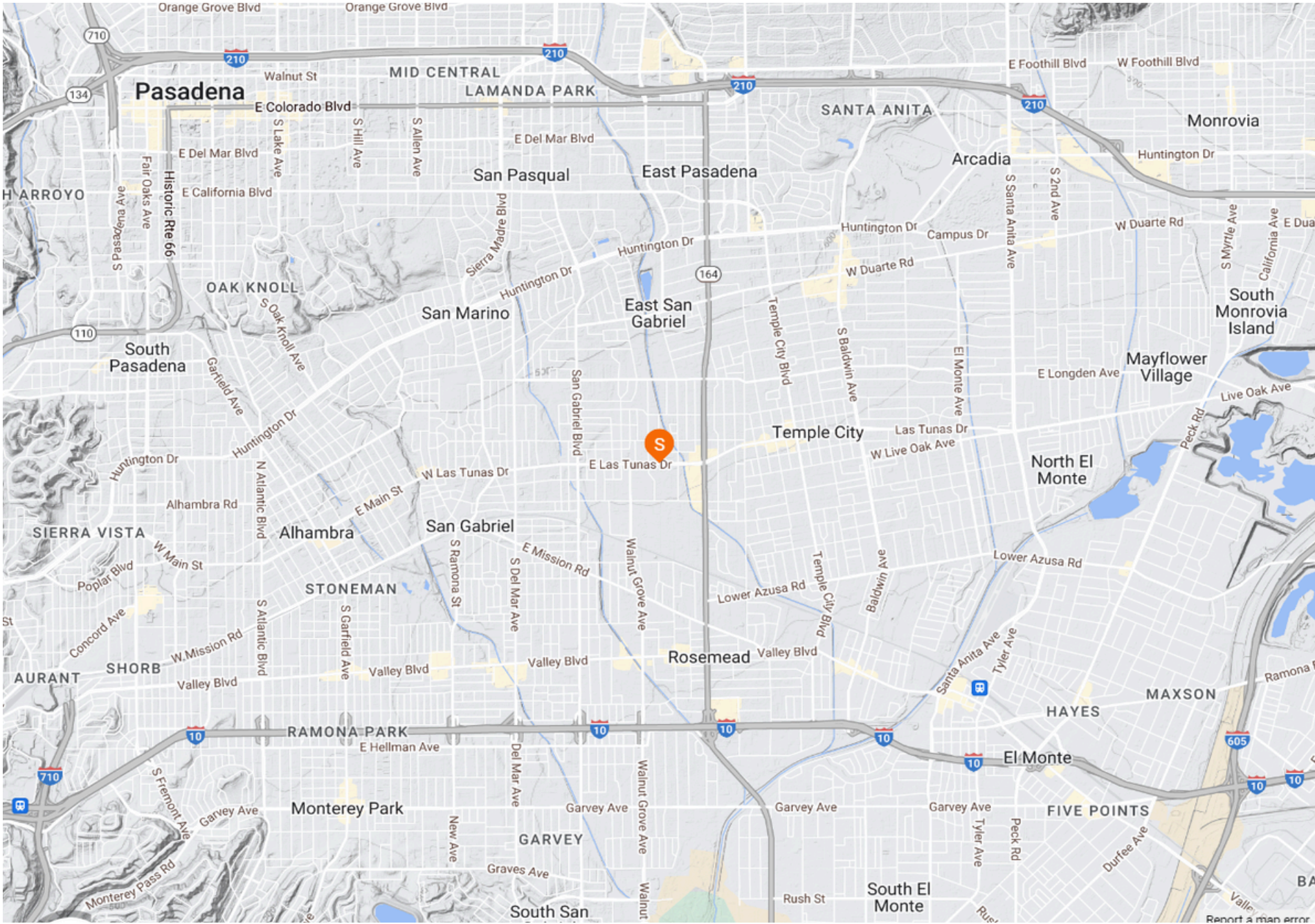
### NUMBER OF HOUSEHOLDS

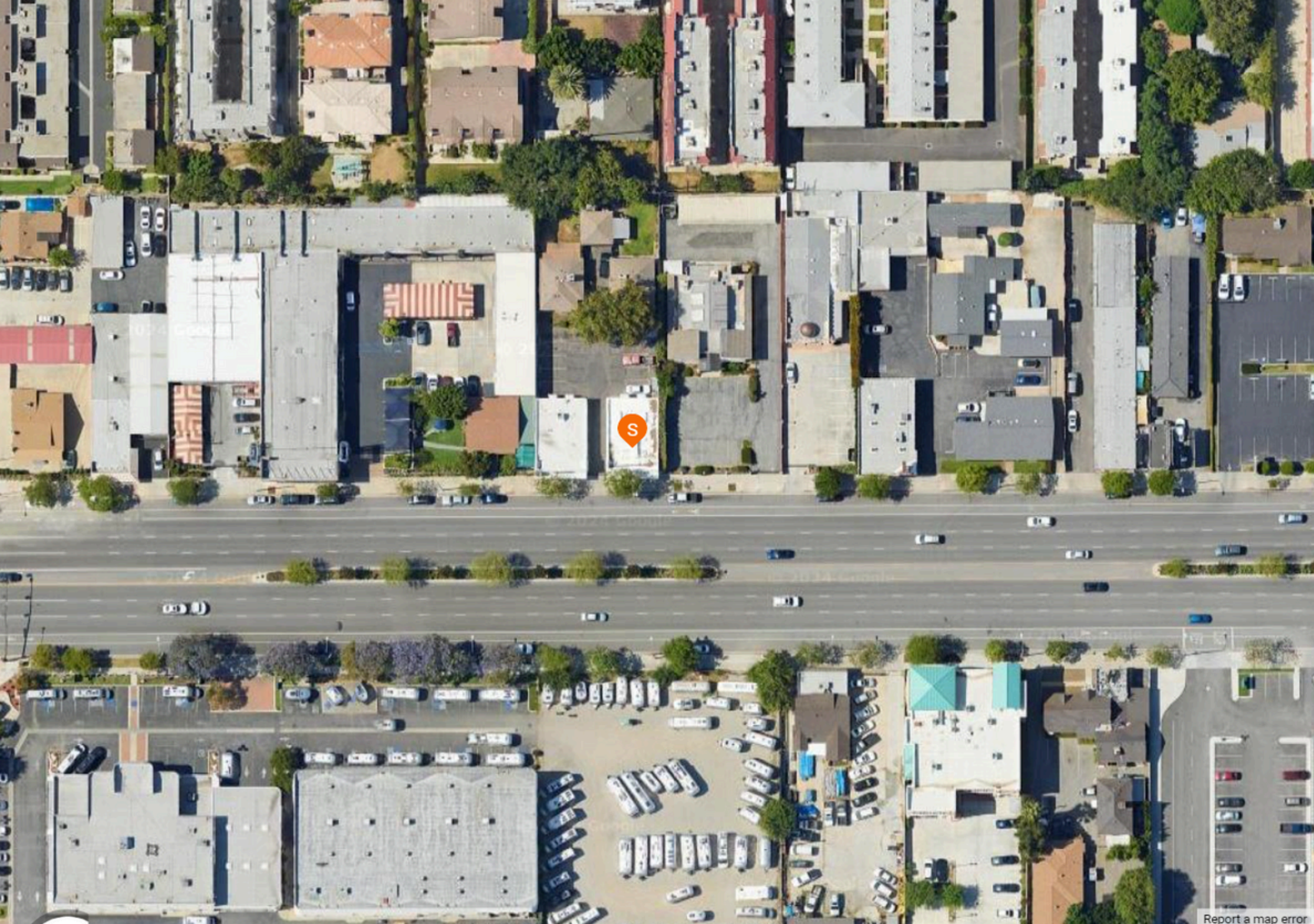
1.00 MILE	3.00 MILE	5.00 MILE
9,214	75,873	212,935

Locator Map



Regional Map





[Report a map error](#)



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,146	227,712	617,370
2010 Population	27,921	232,479	627,088
2023 Population	27,477	224,064	606,909
2028 Population	27,137	219,089	595,363
2023 African American	336	2,894	11,786
2023 American Indian	268	2,208	7,281
2023 Asian	16,720	131,839	282,656
2023 Hispanic	7,146	60,895	209,649
2023 Other Race	3,691	31,168	109,433
2023 White	3,880	33,627	121,185
2023 Multiracial	2,557	22,158	74,077
2023-2028: Population: Growth Rate	-1.25 %	-2.25 %	-1.90 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	592	5,593	16,816
\$15,000-\$24,999	523	4,271	11,875
\$25,000-\$34,999	560	4,225	12,201
\$35,000-\$49,999	806	6,656	17,441
\$50,000-\$74,999	1,145	10,135	29,638
\$75,000-\$99,999	1,159	9,539	26,363
\$100,000-\$149,999	1,740	13,532	38,196
\$150,000-\$199,999	1,227	8,905	24,074
\$200,000 or greater	1,463	13,017	36,330
Median HH Income	\$95,253	\$92,154	\$91,101
Average HH Income	\$124,329	\$128,347	\$128,965

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,366	76,158	209,028
2010 Total Households	9,113	75,303	207,806
2023 Total Households	9,214	75,873	212,935
2028 Total Households	9,353	76,294	215,246
2023 Average Household Size	2.96	2.92	2.81
2000 Owner Occupied Housing	4,706	39,371	98,515
2000 Renter Occupied Housing	4,384	34,416	103,414
2023 Owner Occupied Housing	4,790	38,539	99,321
2023 Renter Occupied Housing	4,424	37,334	113,614
2023 Vacant Housing	515	4,044	11,467
2023 Total Housing	9,729	79,917	224,402
2028 Owner Occupied Housing	4,845	39,140	101,026
2028 Renter Occupied Housing	4,508	37,154	114,220
2028 Vacant Housing	524	4,226	11,883
2028 Total Housing	9,877	80,520	227,129
2023-2028: Households: Growth Rate	1.50 %	0.55 %	1.10 %

Source: esri

2023 POPULATION BY AGE				1 MILE	3 MILE	5 MILE
2023	Population	Age	30-34	2,001	15,901	46,506
2023	Population	Age	35-39	1,900	14,953	43,141
2023	Population	Age	40-44	1,774	14,603	41,593
2023	Population	Age	45-49	1,810	14,422	39,458
2023	Population	Age	50-54	2,065	16,564	43,358
2023	Population	Age	55-59	1,843	15,469	39,674
2023	Population	Age	60-64	1,868	15,065	39,045
2023	Population	Age	65-69	1,682	13,527	34,507
2023	Population	Age	70-74	1,329	11,020	28,372
2023	Population	Age	75-79	934	8,337	21,266
2023	Population	Age	80-84	591	5,400	13,787
2023	Population	Age	85+	679	6,734	16,740
2023	Population	Age	18+	22,627	185,643	500,789
	Median Age			42	43	42

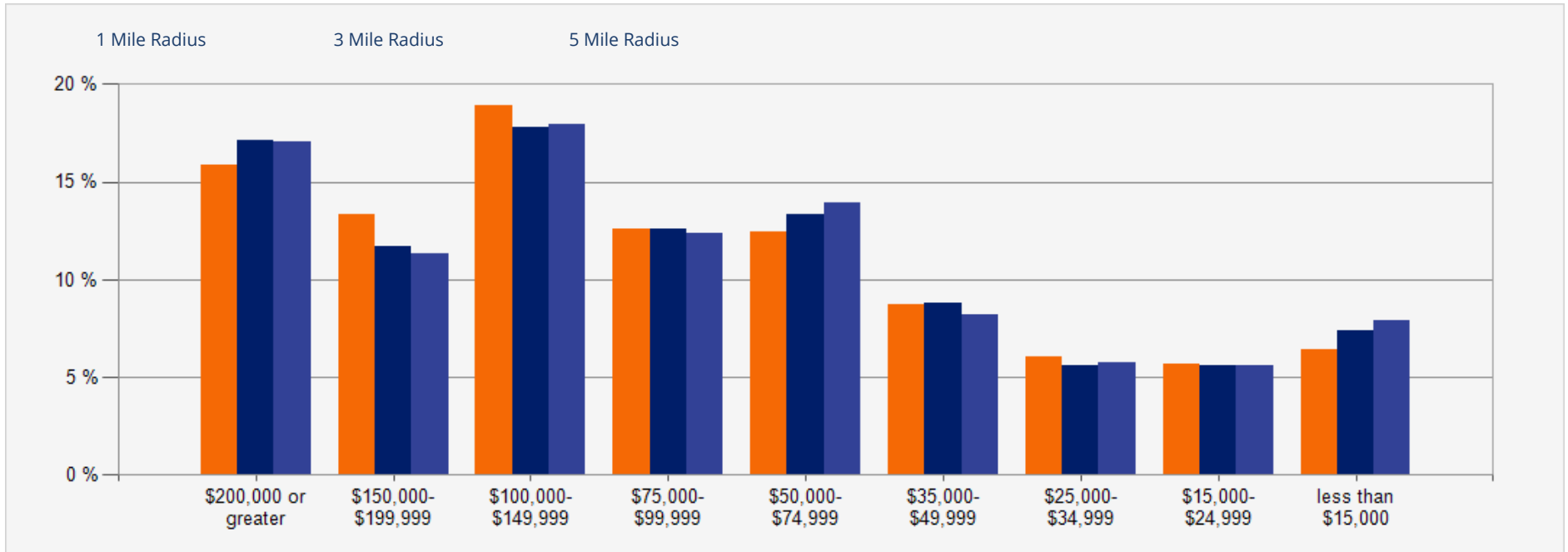
2023 INCOME BY AGE				1 MILE	3 MILE	5 MILE
	Median Household Income		25-34	\$83,265	\$87,020	\$89,187
	Average Household Income		25-34	\$111,970	\$117,542	\$120,553
	Median Household Income		35-44	\$115,687	\$108,471	\$108,088
	Average Household Income		35-44	\$143,274	\$143,833	\$146,577
	Median Household Income		45-54	\$121,912	\$117,881	\$115,284
	Average Household Income		45-54	\$151,831	\$155,457	\$156,039
	Median Household Income		55-64	\$108,883	\$109,253	\$104,653
	Average Household Income		55-64	\$136,805	\$146,137	\$144,101
	Median Household Income		65-74	\$77,466	\$77,859	\$76,294
	Average Household Income		65-74	\$105,701	\$111,881	\$111,431
	Average Household Income		75+	\$70,469	\$79,026	\$80,250

2028 POPULATION BY AGE				1 MILE	3 MILE	5 MILE
2028	Population	Age	30-34	1,921	15,084	42,744
2028	Population	Age	35-39	2,001	15,741	44,696
2028	Population	Age	40-44	1,913	14,680	41,625
2028	Population	Age	45-49	1,729	14,301	40,319
2028	Population	Age	50-54	1,742	14,010	37,936
2028	Population	Age	55-59	1,890	15,069	39,234
2028	Population	Age	60-64	1,699	14,044	36,001
2028	Population	Age	65-69	1,681	13,628	35,029
2028	Population	Age	70-74	1,505	12,148	30,991
2028	Population	Age	75-79	1,156	9,690	24,668
2028	Population	Age	80-84	754	6,797	17,353
2028	Population	Age	85+	725	7,093	17,665
2028	Population	Age	18+	22,468	183,093	495,089
	2028 Median Age			43	44	43

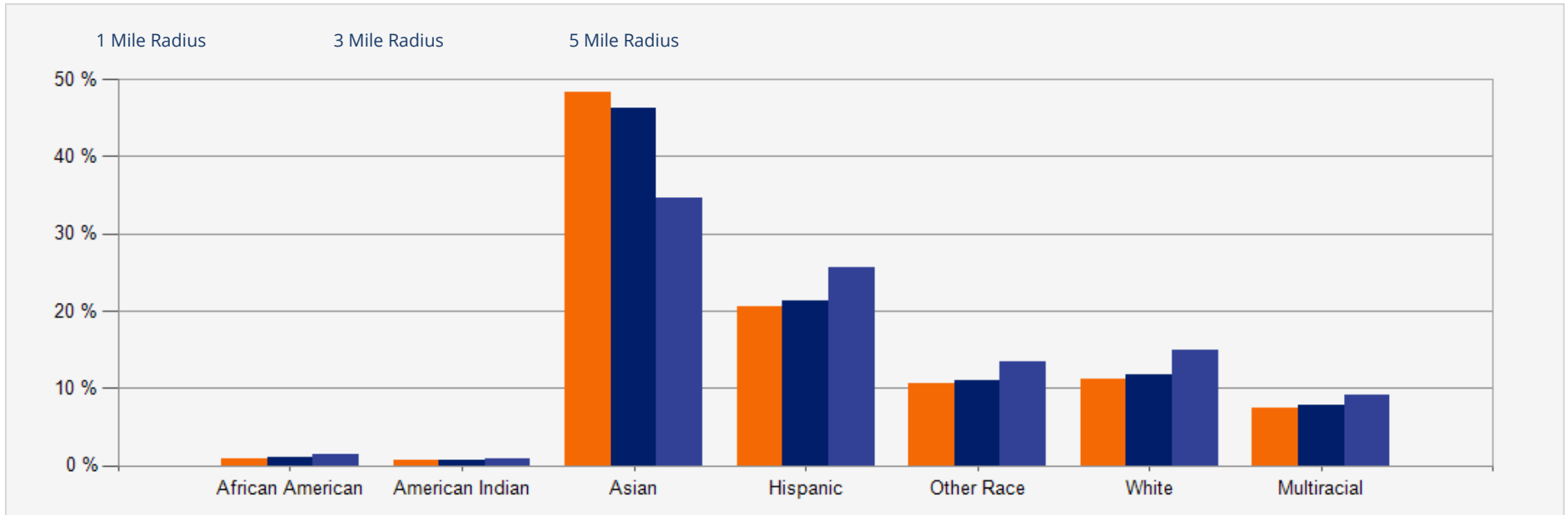
2028 INCOME BY AGE				1 MILE	3 MILE	5 MILE
	Median Household Income		25-34	\$99,514	\$102,802	\$102,965
	Average Household Income		25-34	\$136,482	\$141,368	\$141,933
	Median Household Income		35-44	\$133,601	\$126,870	\$124,725
	Average Household Income		35-44	\$166,007	\$166,792	\$169,540
	Median Household Income		45-54	\$139,342	\$137,146	\$133,990
	Average Household Income		45-54	\$174,121	\$179,187	\$180,837
	Median Household Income		55-64	\$129,268	\$128,291	\$122,595
	Average Household Income		55-64	\$162,413	\$170,888	\$169,505
	Median Household Income		65-74	\$95,970	\$94,197	\$92,517
	Average Household Income		65-74	\$128,244	\$135,674	\$134,469
	Average Household Income		75+	\$89,924	\$98,697	\$100,586



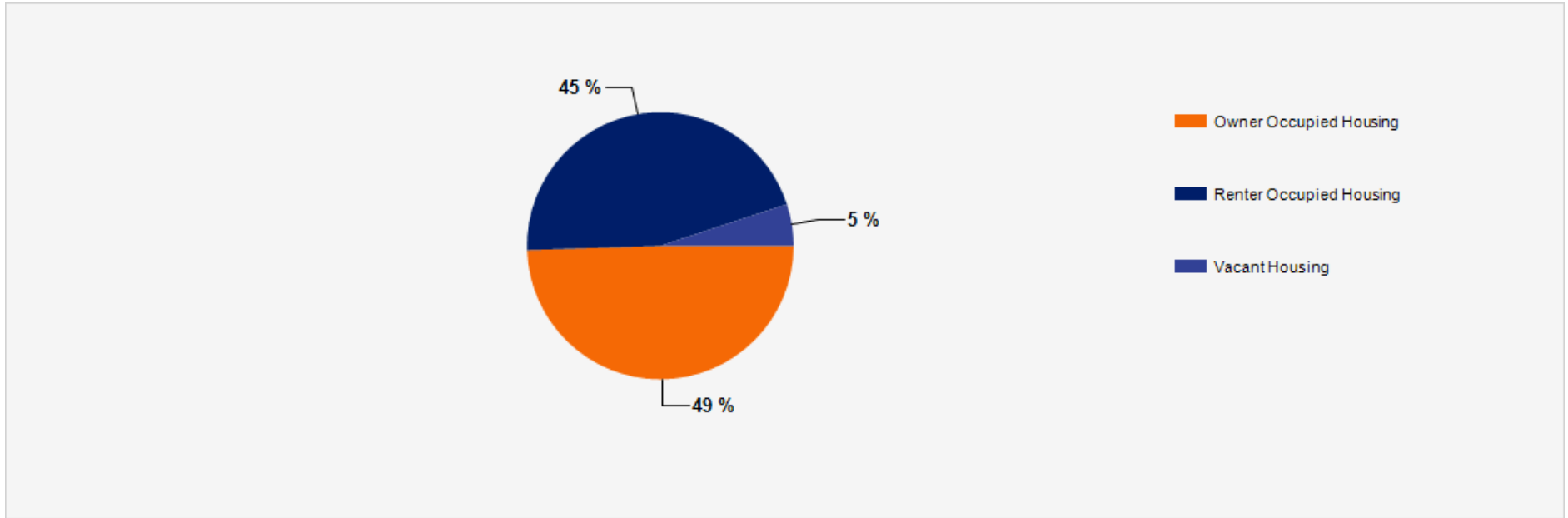
## 2023 Household Income



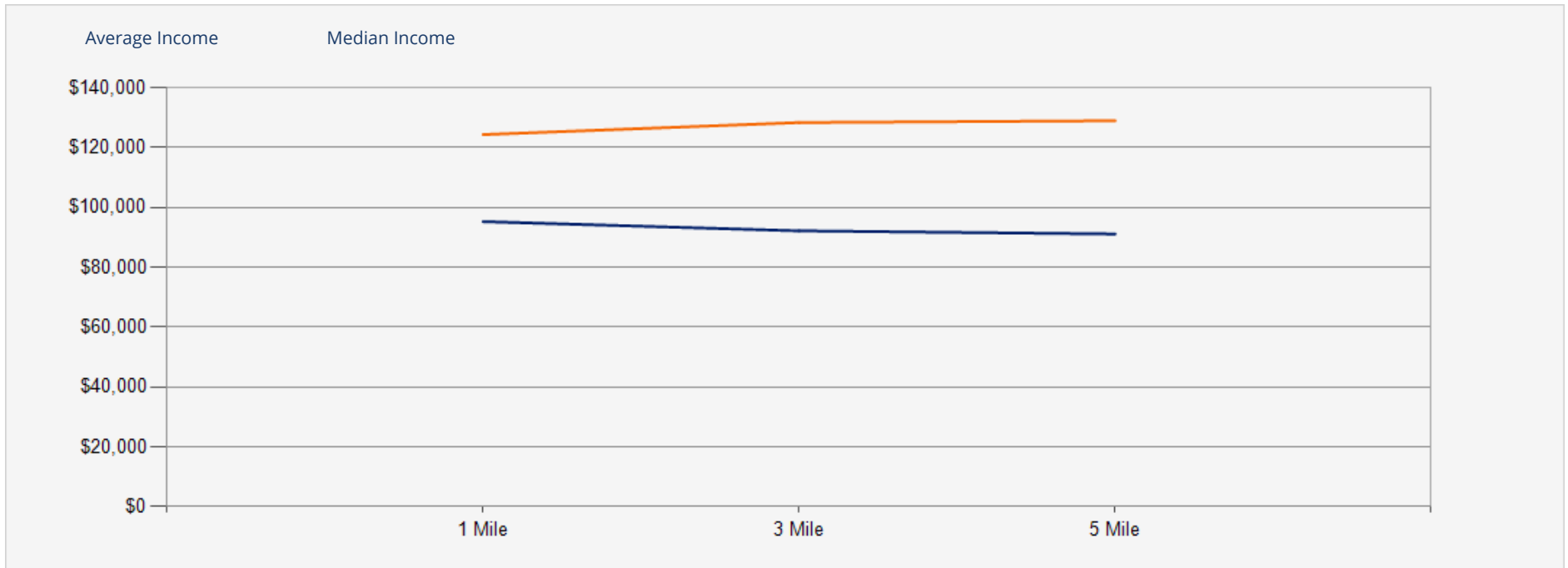
## 2023 Population by Race



## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median



**1285 E Las Tunas Drive  
San Gabriel, CA, 91776**

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*Exclusively Marketed by:*

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