

FAIRWAY PLAZA

19708 - 19772
COLIMA RD.

ROWLAND
HEIGHTS, CA



 EAST WEST BANK

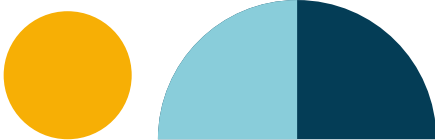
 STATER
BROS.
MARKETS

charles
SCHWAB








±960 SF – ±1,321 SF AVAILABLE FOR LEASE

CBRE

Fairway Plaza is a Stater Bros. anchored center located near the junction of two major freeways (60/57). The center is located in Rowland Heights below the picturesque chain of Puente Hills and located in the greater San Gabriel Valley within Los Angeles County.



PROPERTY HIGHLIGHTS

-  ±960 SF – ±1,321 SF available
-  Convenient access to the 57 and 60 Freeways
-  Abundant exclusive parking and five ingress/egress driveways for easy customer access
-  Excellent tenant mix of daily needs and services
-  Located on a four-way signalized intersection
-  Prominent monument and building signage
-  Anchored by Stater Bros. Market, East West Bank and six specialty restaurants

SITE PLAN



TRAFFIC COUNTS



WEEKLY TRAFFIC

Weekday: **69%**

Weekend: **31%**

VISITOR BY ORIGIN

Local (within 75 miles): **89%**

Regional (outside of 75 miles): **11%**

VISITOR HOME LOCATION

Rowland Heights: **35%**

Walnut: **16%**

Diamond Bar: **7%**

TOP TRAFFIC MONTH

May

AVG. DWELL TIME

38 minutes

REPEAT VISITORS

22% Two Or More Visits

DRIVE DISTANCE

60% of Customers
within 10 Drive Miles

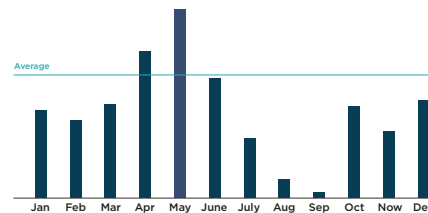
TOP TAPESTRY SEGMENTS

Pacific Heights: **49%**

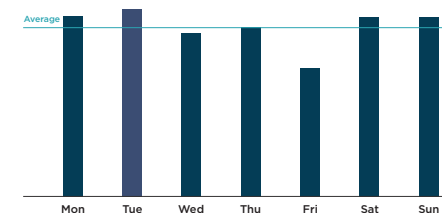
Urban Villages: **12%**



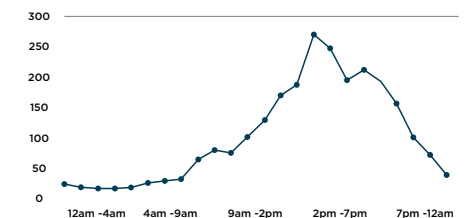
TRAFFIC BY MONTH



TRAFFIC BY DAY



TRAFFIC BY HOUR



THE AREA



LA PUENTE

SOUTH SAN JOSE HILLS

FAIRWAY PLAZA

ROWLAND HEIGHTS

60

60

57

Major Regional Center

Winchell's **citi**
BANK OF AMERICA
USPS.COM **Exxon** **Mobil**
BMO
Western Union
FedEx **W**
EASTWEST BANK
Dominos **Jack in the box**
Pizza Hut **Chevron**
BMO
Fairway Plaza
STATER BROS. markets
EASTWEST BANK
Canyon Point Marketplace
DAISO **SUBWAY**
168 超級市場 MARKET **ups** **McDonald's** **Starbucks**

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,092	107,602	260,636
Daytime Population	12,882	108,160	260,068
Average HH Income	\$125,795	\$126,525	\$136,081

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FOR MORE INFORMATION, PLEASE CONTACT:

Brian Yoshimura

+1 818 502 6736

Lic. 01967227

brian.yoshimura@cbre.com

Geoff Martin

+1 818 502 6739

Lic. 01180819

geoff.martin@cbre.com

Ryan Burnett

+1 818 502 6791

Lic. 01481691

ryan.burnett@cbre.com

CBRE

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