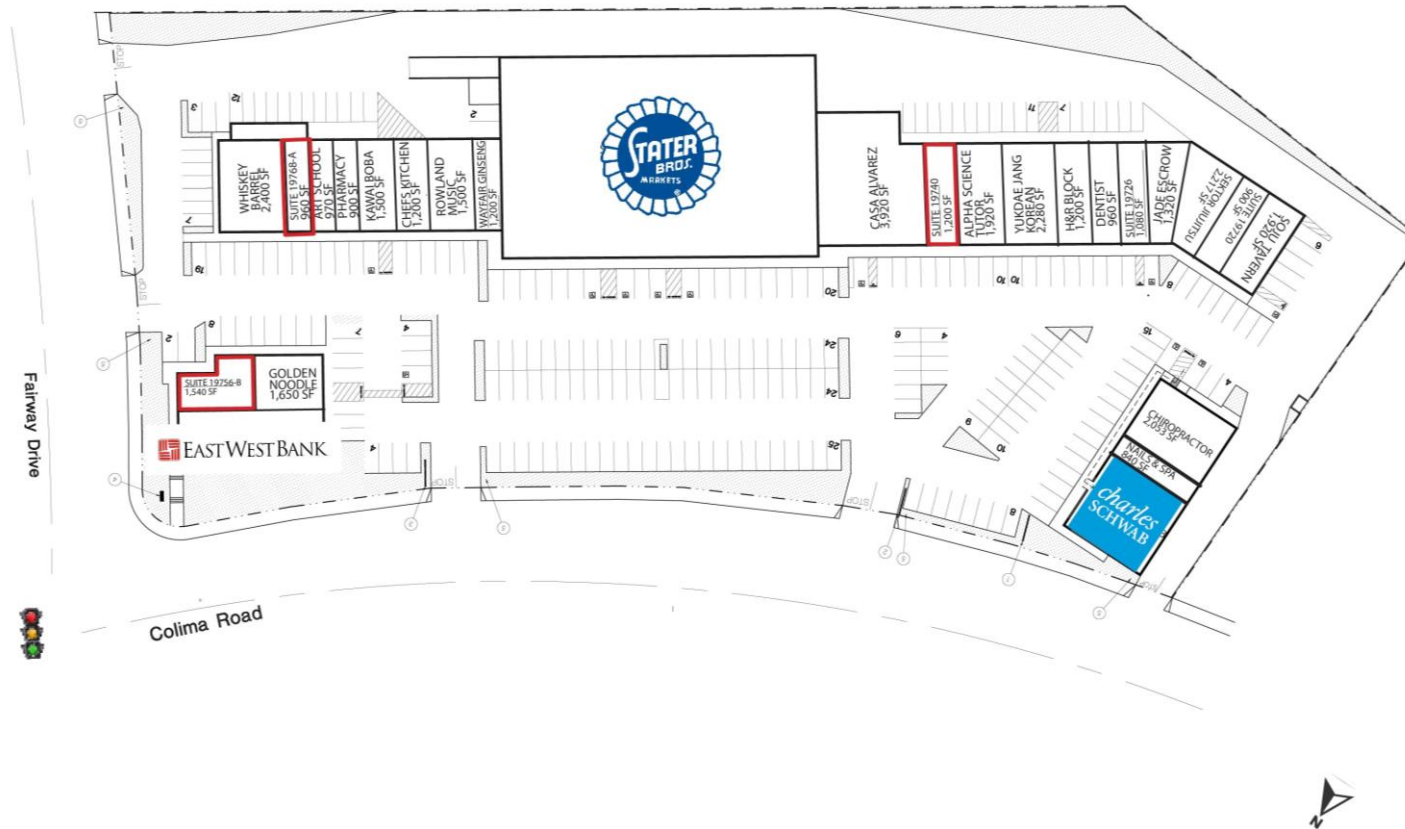


FOR LEASE

# FAIRWAY PLAZA

19708-19772 Colima Rd, Rowland Heights, CA 91748





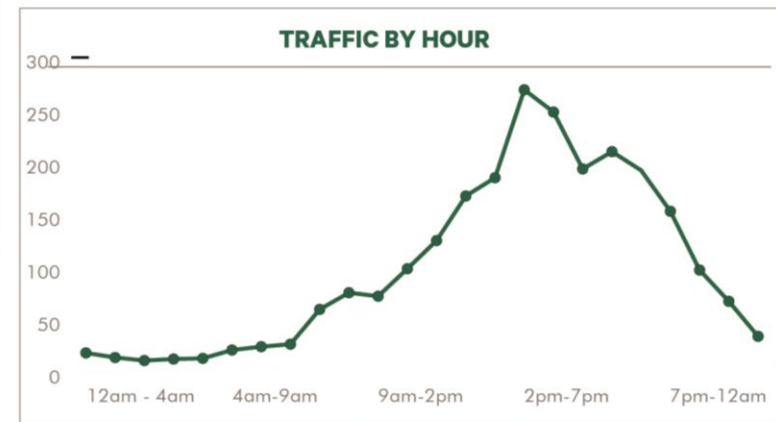
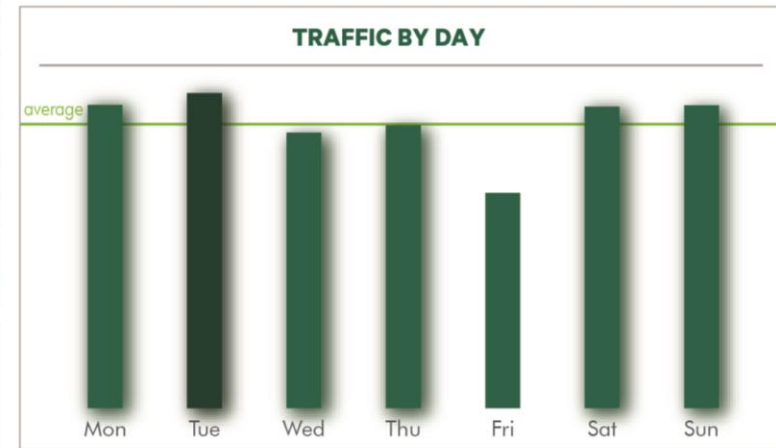
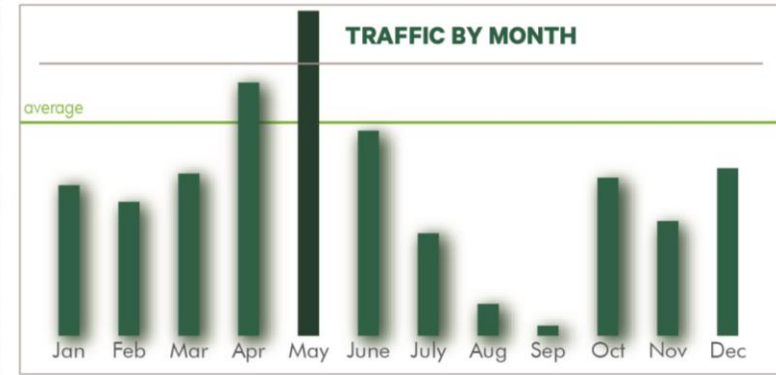
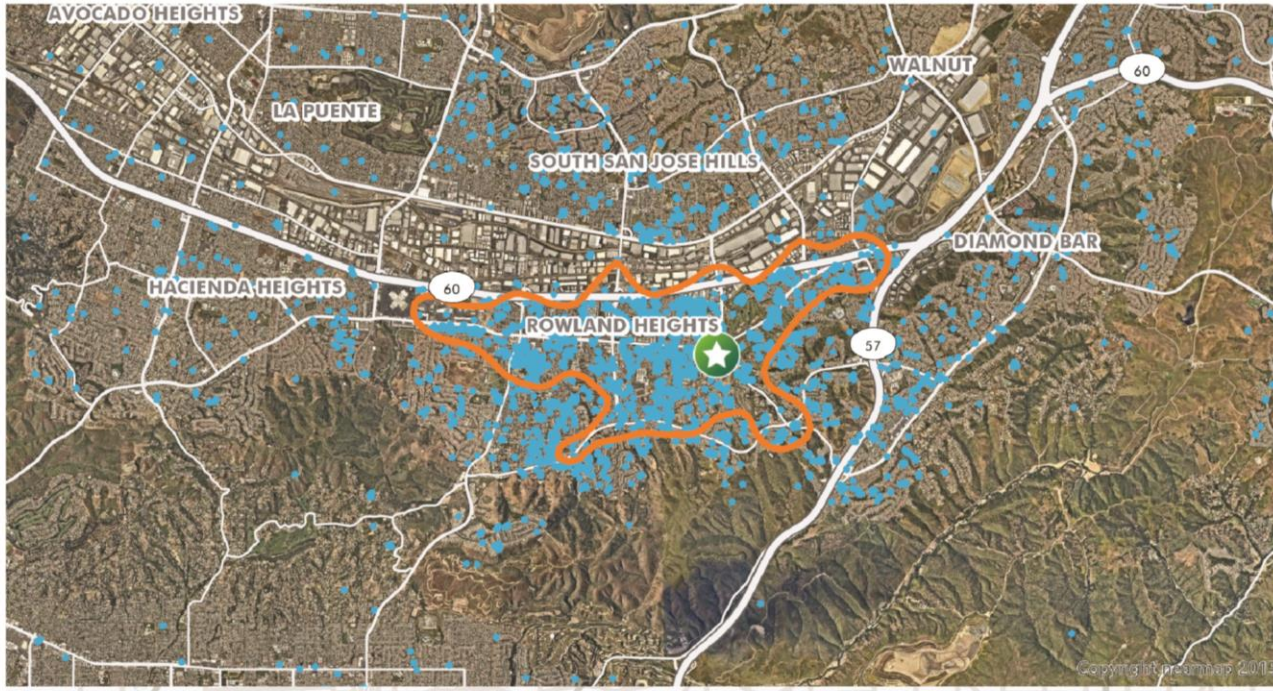
*Fairway Plaza is a Stater Bros. anchored center located near the junction of two major freeways (60/57). The center is located in Rowland Heights below the picturesque chain of Puente Hills and located in the greater San Gabriel Valley within Los Angeles County.*

## PROPERTY HIGHLIGHTS

- ±960 – 1,540 SF available
- Convenient access to both 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 signaled intersection
- Prominent monument and building signage
- Anchored by Stater Bros. Market, East West Bank and 6 specialty restaurants

# TRAFFIC COUNTS

19708-19772 Colima Rd, Rowland Heights, CA 91748



#### WEEKLY TRAFFIC



#### VISITOR BY ORIGIN



#### VISITOR HOME LOCATION



#### AVG. DWELL TIME

**38**  
minutes

#### REPEAT VISITORS

**22%**  
two or more visits

#### DRIVE DISTANCE

**60%**  
of customers w/  
10 drive miles

#### TOP TRAFFIC MONTH

**May**

#### TOP TAPESTRY SEGMENTS



# AERIAL/ DEMOGRAPHICS

19708-19772 Colima Rd, Rowland Heights, CA 91748



	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

# *FAIRWAY PLAZA*

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