



Turn Key Restaurant For Lease

14635 Baldwin Park Towne Center, #A
Baldwin Park, CA 91706



Features:

- Turn-Key Restaurant Space of approximately 8,000 +/- Sq. Ft.;
- Connected to Courtyard Marriot Hotel - Baldwin Park, 196 rooms;
- Prominent end cap with ample parking and easy ingress/egress, 225 on-grade parking;
- Just North of 10 Freeway, off Puente Avenue going east and East of the 605 Freeway;
- Shadow anchors include Home Depot, Denny's, Starbucks drive-thru, and McDonald's.

For more information, please contact

BP International, Inc.

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650 W. Duarte Rd., #1088, Arcadia, CA 91007

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www.BPInternational.net

DEMOGRAPHICS

Source : STDB 2019

	1-MILE	3-MILE	5-MILE
Population	32,072	234,258	553,298
Average HH Income	\$79,172	\$83,842	\$83,369



International, Inc.
BUSINESS
PROPERTIES

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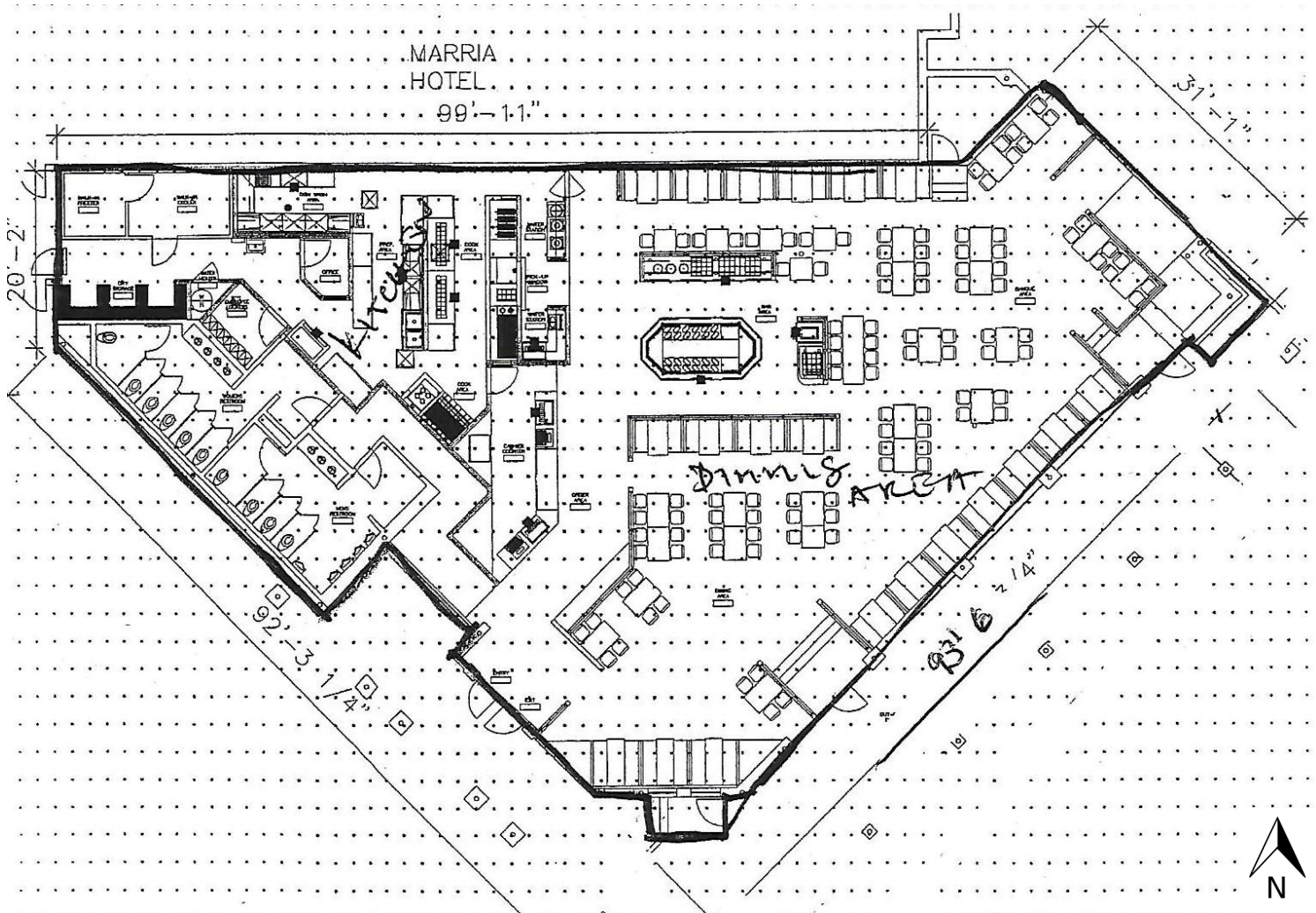
The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.



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Floor Plan



*Floor Plan is not drawn to scale and subject to change without notice.



Demographic and Income Comparison Profile

Sizzler
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.07144
Longitude: -117.95699

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	31,158	225,940	534,820
Households	7,752	55,397	138,943
Families	6,578	47,348	114,886
Average Household Size	3.97	4.06	3.82
Owner Occupied Housing Units	4,894	36,607	86,292
Renter Occupied Housing Units	2,858	18,790	52,651
Median Age	32.4	32.4	33.1
2019 Summary			
Population	32,072	234,258	553,298
Households	7,891	57,076	142,620
Families	6,711	48,835	118,188
Average Household Size	4.02	4.08	3.86
Owner Occupied Housing Units	4,831	36,380	85,935
Renter Occupied Housing Units	3,060	20,696	56,686
Median Age	33.6	33.7	34.2
Median Household Income	\$64,763	\$68,369	\$65,656
Average Household Income	\$79,172	\$83,842	\$83,369
2024 Summary			
Population	32,438	237,458	561,263
Households	7,940	57,647	144,038
Families	6,764	49,385	119,571
Average Household Size	4.04	4.10	3.87
Owner Occupied Housing Units	4,929	37,100	87,589
Renter Occupied Housing Units	3,011	20,546	56,449
Median Age	35.3	35.6	36.0
Median Household Income	\$76,197	\$81,358	\$78,828
Average Household Income	\$92,838	\$100,440	\$99,845
Trends: 2019-2024 Annual Rate			
Population	0.23%	0.27%	0.29%
Households	0.12%	0.20%	0.20%
Families	0.16%	0.22%	0.23%
Owner Households	0.40%	0.39%	0.38%
Median Household Income	3.31%	3.54%	3.72%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

September 05, 2019



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2019 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	483	6.1%	3,569	6.3%	9,882	6.9%
\$15,000 - \$24,999	476	6.0%	4,044	7.1%	11,960	8.4%
\$25,000 - \$34,999	854	10.8%	4,513	7.9%	11,617	8.1%
\$35,000 - \$49,999	959	12.2%	7,186	12.6%	18,259	12.8%
\$50,000 - \$74,999	1,716	21.7%	11,495	20.1%	27,566	19.3%
\$75,000 - \$99,999	1,256	15.9%	9,053	15.9%	21,084	14.8%
\$100,000 - \$149,999	1,435	18.2%	10,792	18.9%	25,268	17.7%
\$150,000 - \$199,999	472	6.0%	4,049	7.1%	10,294	7.2%
\$200,000+	241	3.1%	2,374	4.2%	6,691	4.7%
Median Household Income	\$64,763		\$68,369		\$65,656	
Average Household Income	\$79,172		\$83,842		\$83,369	
Per Capita Income	\$19,318		\$20,442		\$21,512	

2024 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	375	4.7%	2,703	4.7%	7,718	5.4%
\$15,000 - \$24,999	362	4.6%	3,025	5.2%	9,254	6.4%
\$25,000 - \$34,999	689	8.7%	3,626	6.3%	9,631	6.7%
\$35,000 - \$49,999	819	10.3%	6,042	10.5%	15,742	10.9%
\$50,000 - \$74,999	1,638	20.6%	10,458	18.1%	25,387	17.6%
\$75,000 - \$99,999	1,321	16.6%	9,314	16.2%	21,680	15.1%
\$100,000 - \$149,999	1,746	22.0%	13,028	22.6%	30,075	20.9%
\$150,000 - \$199,999	642	8.1%	5,937	10.3%	14,773	10.3%
\$200,000+	348	4.4%	3,514	6.1%	9,780	6.8%
Median Household Income	\$76,197		\$81,358		\$78,828	
Average Household Income	\$92,838		\$100,440		\$99,845	
Per Capita Income	\$22,542		\$24,399		\$25,648	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

September 05, 2019



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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,263	7.3%	16,143	7.1%	37,968	7.1%
Age 5 - 9	2,395	7.7%	16,778	7.4%	38,556	7.2%
Age 10 - 14	2,565	8.2%	18,739	8.3%	42,629	8.0%
Age 15 - 19	2,760	8.9%	19,772	8.8%	45,396	8.5%
Age 20 - 24	2,420	7.8%	17,703	7.8%	41,360	7.7%
Age 25 - 34	4,253	13.6%	31,716	14.0%	75,498	14.1%
Age 35 - 44	4,427	14.2%	31,677	14.0%	75,058	14.0%
Age 45 - 54	4,069	13.1%	29,729	13.2%	71,046	13.3%
Age 55 - 64	2,902	9.3%	21,897	9.7%	53,023	9.9%
Age 65 - 74	1,635	5.2%	11,930	5.3%	29,648	5.5%
Age 75 - 84	1,054	3.4%	7,340	3.2%	18,057	3.4%
Age 85+	415	1.3%	2,514	1.1%	6,582	1.2%

2019 Population by Age	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,227	6.9%	16,001	6.8%	37,289	6.7%
Age 5 - 9	2,310	7.2%	16,445	7.0%	38,004	6.9%
Age 10 - 14	2,360	7.4%	16,973	7.2%	38,874	7.0%
Age 15 - 19	2,343	7.3%	16,888	7.2%	38,688	7.0%
Age 20 - 24	2,385	7.4%	17,253	7.4%	40,333	7.3%
Age 25 - 34	5,128	16.0%	38,480	16.4%	90,475	16.4%
Age 35 - 44	4,253	13.3%	31,100	13.3%	72,545	13.1%
Age 45 - 54	3,810	11.9%	28,248	12.1%	67,522	12.2%
Age 55 - 64	3,347	10.4%	24,964	10.7%	60,211	10.9%
Age 65 - 74	2,245	7.0%	16,789	7.2%	41,165	7.4%
Age 75 - 84	1,180	3.7%	8,006	3.4%	20,107	3.6%
Age 85+	485	1.5%	3,109	1.3%	8,083	1.5%

2024 Population by Age	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,229	6.9%	15,981	6.7%	37,382	6.7%
Age 5 - 9	2,183	6.7%	15,518	6.5%	36,032	6.4%
Age 10 - 14	2,351	7.2%	16,994	7.2%	38,957	6.9%
Age 15 - 19	2,262	7.0%	16,267	6.9%	37,226	6.6%
Age 20 - 24	2,186	6.7%	15,842	6.7%	36,780	6.6%
Age 25 - 34	4,867	15.0%	36,048	15.2%	85,632	15.3%
Age 35 - 44	4,812	14.8%	35,568	15.0%	82,640	14.7%
Age 45 - 54	3,728	11.5%	28,214	11.9%	66,645	11.9%
Age 55 - 64	3,380	10.4%	25,177	10.6%	61,027	10.9%
Age 65 - 74	2,510	7.7%	18,797	7.9%	45,789	8.2%
Age 75 - 84	1,400	4.3%	9,705	4.1%	24,419	4.4%
Age 85+	529	1.6%	3,348	1.4%	8,735	1.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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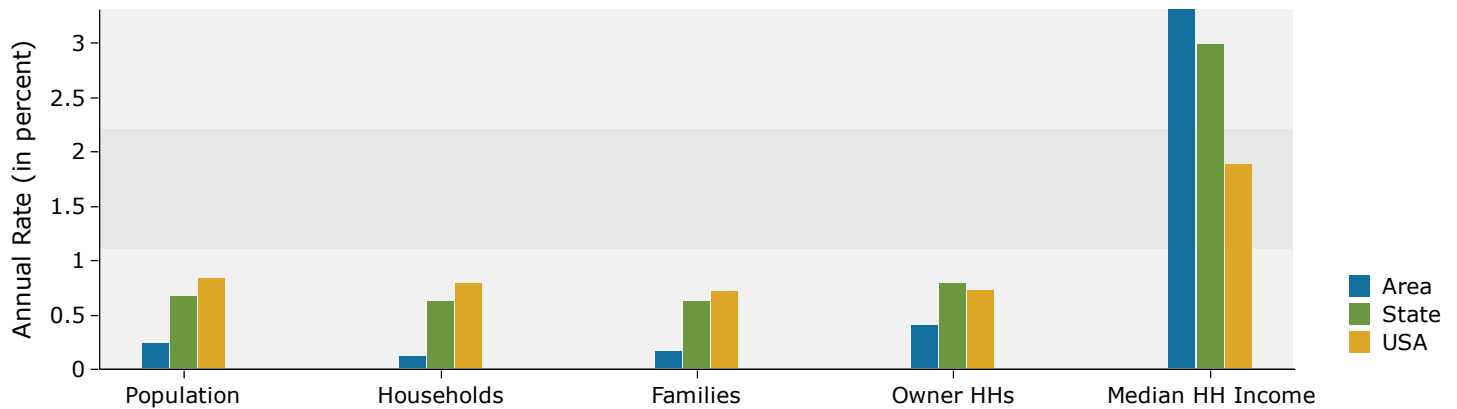
2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,812	44.3%	105,981	46.9%	249,549	46.7%
Black Alone	621	2.0%	4,817	2.1%	12,922	2.4%
American Indian Alone	314	1.0%	2,246	1.0%	5,304	1.0%
Asian Alone	4,743	15.2%	32,168	14.2%	90,334	16.9%
Pacific Islander Alone	40	0.1%	320	0.1%	717	0.1%
Some Other Race Alone	10,380	33.3%	71,640	31.7%	155,254	29.0%
Two or More Races	1,248	4.0%	8,768	3.9%	20,740	3.9%
Hispanic Origin (Any Race)	22,863	73.4%	168,856	74.7%	369,498	69.1%
2019 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	13,868	43.2%	107,497	45.9%	251,288	45.4%
Black Alone	581	1.8%	4,598	2.0%	12,324	2.2%
American Indian Alone	303	0.9%	2,207	0.9%	5,180	0.9%
Asian Alone	5,155	16.1%	35,543	15.2%	99,375	18.0%
Pacific Islander Alone	39	0.1%	322	0.1%	716	0.1%
Some Other Race Alone	10,817	33.7%	74,832	31.9%	162,413	29.4%
Two or More Races	1,309	4.1%	9,258	4.0%	22,001	4.0%
Hispanic Origin (Any Race)	23,721	74.0%	175,741	75.0%	385,111	69.6%
2024 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	14,040	43.3%	109,143	46.0%	254,431	45.3%
Black Alone	551	1.7%	4,420	1.9%	11,858	2.1%
American Indian Alone	297	0.9%	2,179	0.9%	5,107	0.9%
Asian Alone	5,355	16.5%	37,095	15.6%	103,763	18.5%
Pacific Islander Alone	39	0.1%	322	0.1%	716	0.1%
Some Other Race Alone	10,843	33.4%	75,005	31.6%	163,216	29.1%
Two or More Races	1,313	4.0%	9,296	3.9%	22,172	4.0%
Hispanic Origin (Any Race)	24,115	74.3%	178,855	75.3%	393,000	70.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

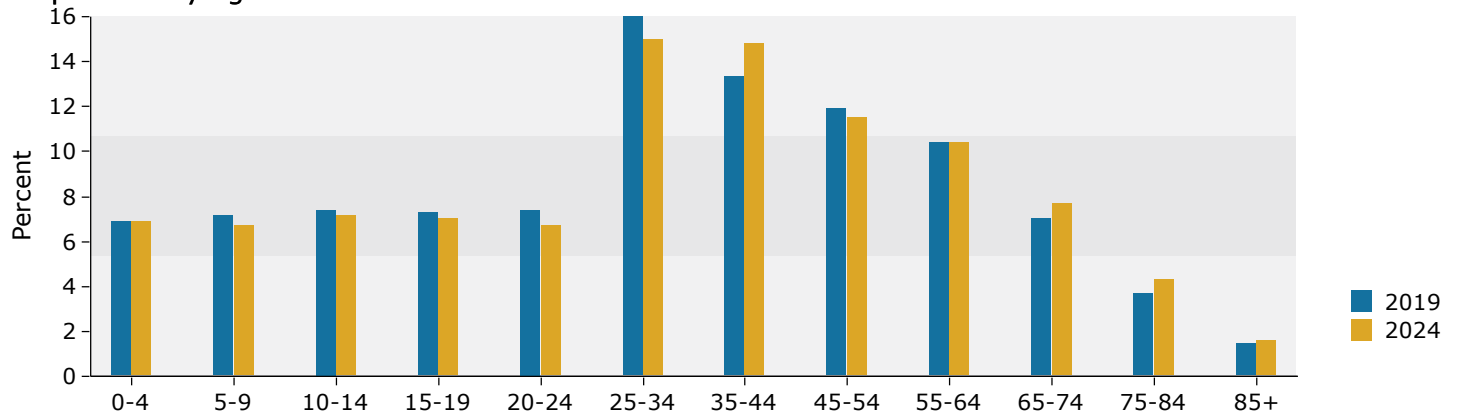
September 05, 2019

1 mile

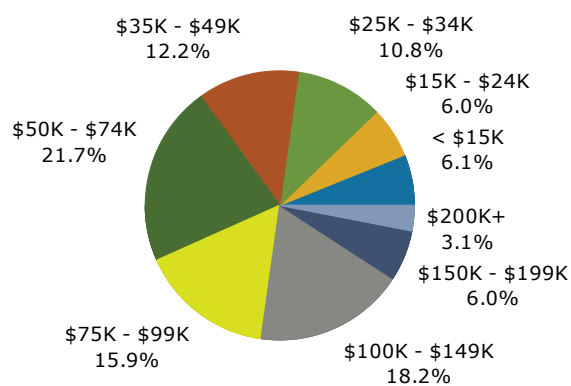
Trends 2019-2024



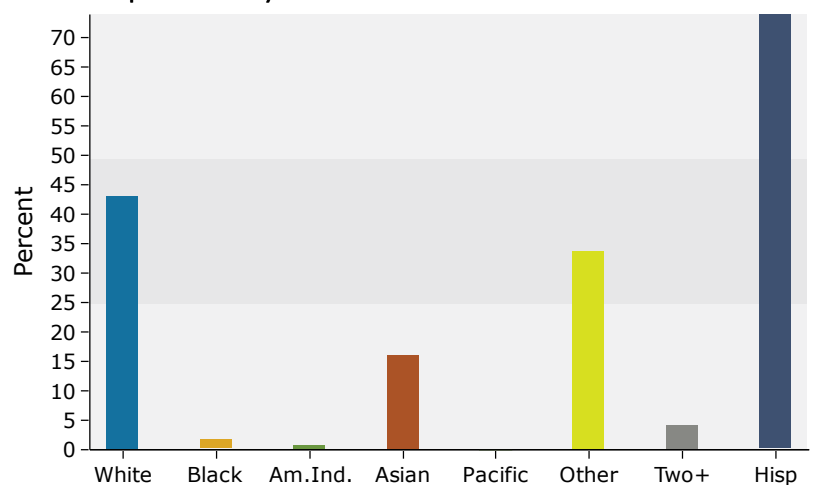
Population by Age



2019 Household Income

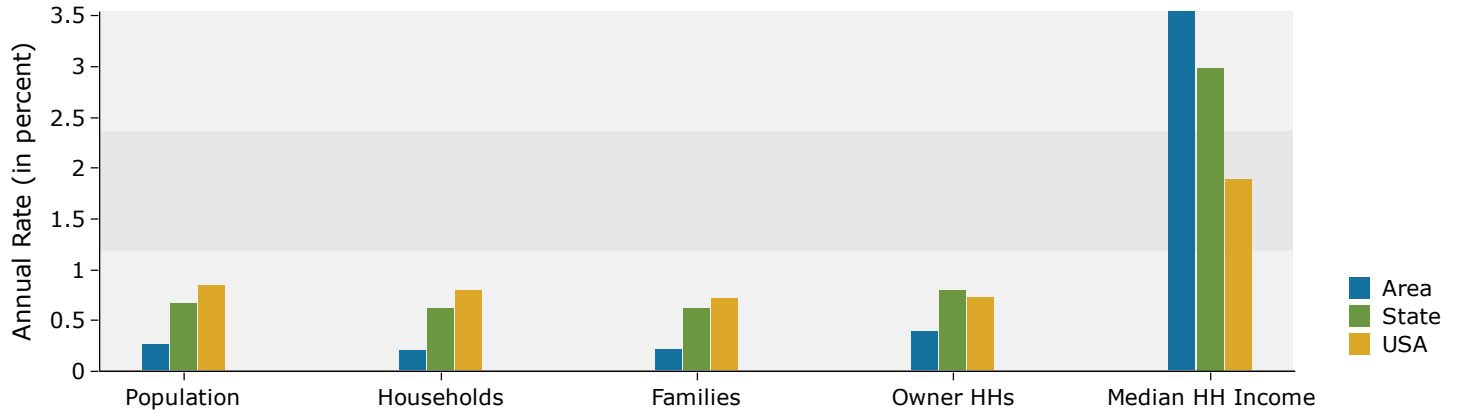


2019 Population by Race

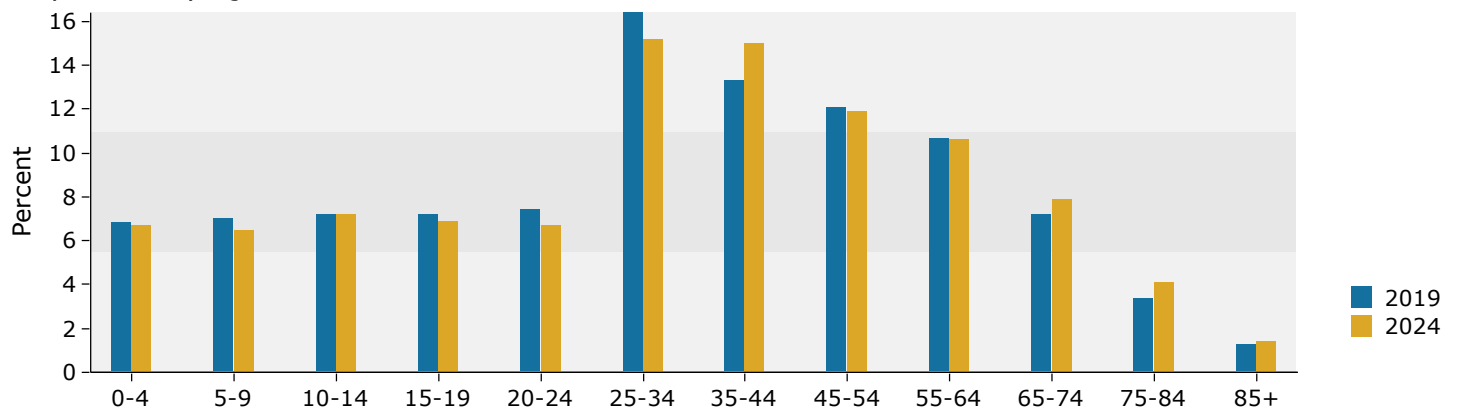


3 miles

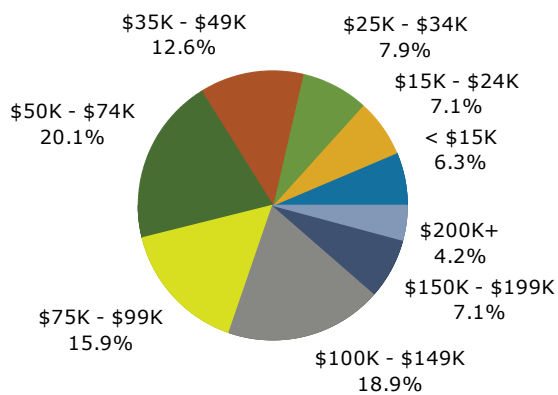
Trends 2019-2024



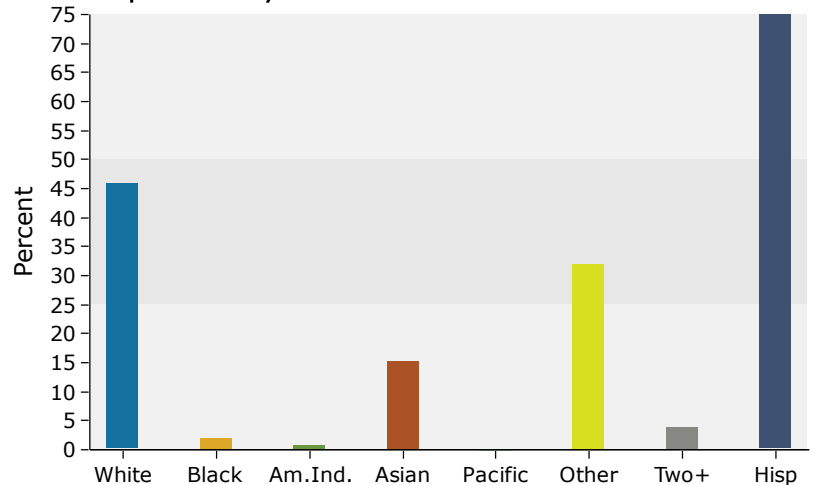
Population by Age



2019 Household Income

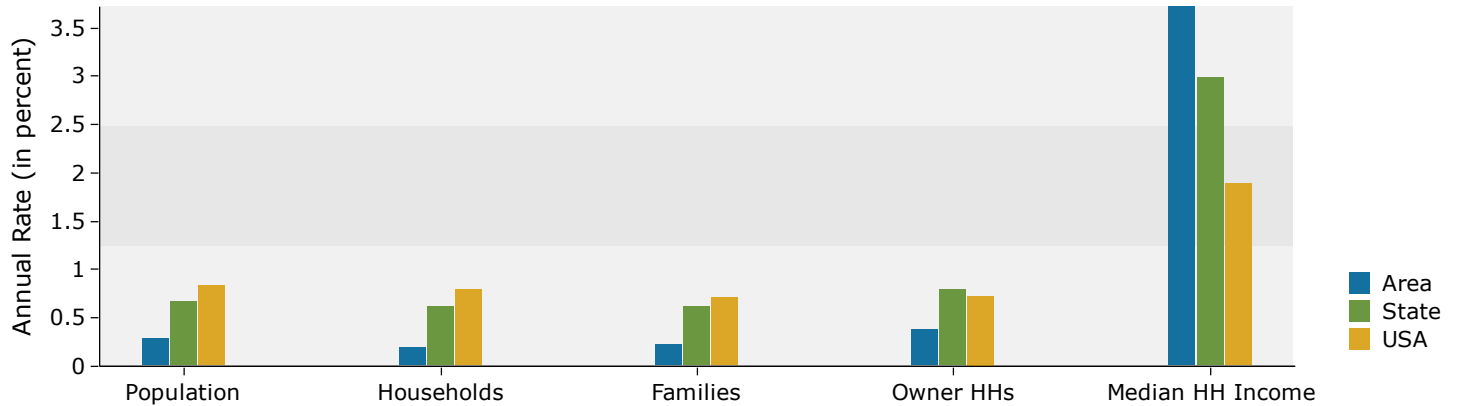


2019 Population by Race

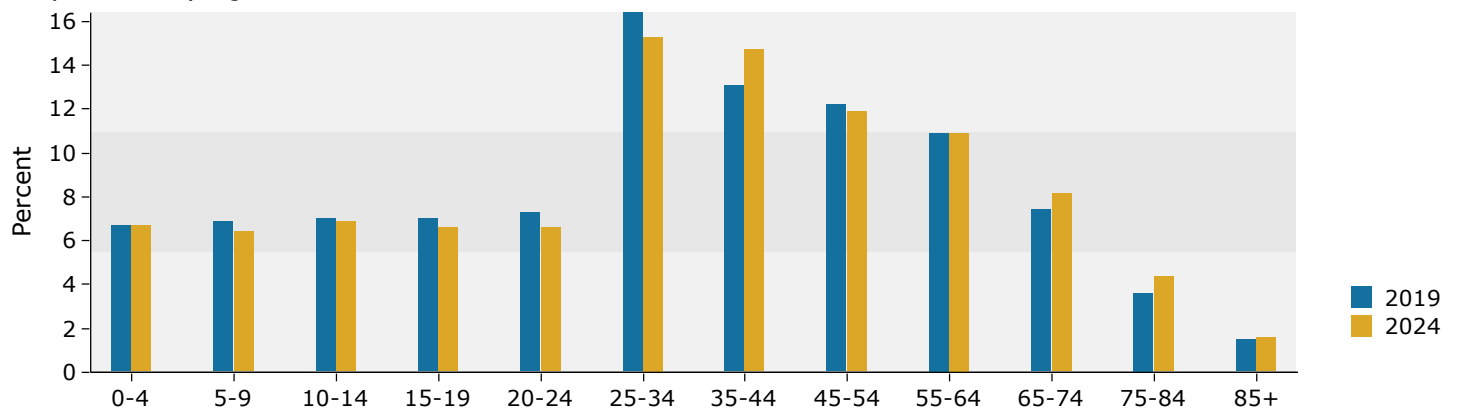


5 miles

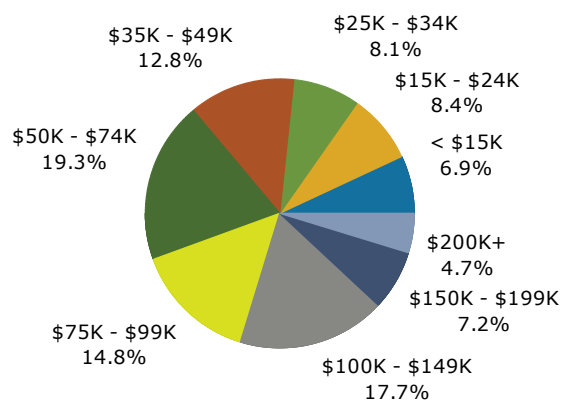
Trends 2019-2024



Population by Age



2019 Household Income



2019 Population by Race

