

SUNKIST CENTER

±43,732 SF ANCHOR & ±18,125 SF JR ANCHOR FOR LEASE

13851-13965 Amar Road, La Puente, CA 91746



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PROPERTY DESCRIPTION



PROPERTY HIGHLIGHTS

- **Anchor & Sub-Anchor Opportunities in Established Neighborhood Center:** Sunkist Center was originally built in 1956 and is currently anchored by Arte Y Cocina (15,625 SF), Central Bell Mart (18,125 SF) and McDonalds. The property has recently been acquired and the current owner is looking to upgrade the tenancies of the Anchor and Central Bell Mart spaces.
- **A True Neighborhood Center:** With over 70 businesses operating in 168,550 SF of building area, the local community of over 60,000 people located within 5 minutes of the property is able to fulfill most of their daily needs at Sunkist Center.
- **Great Visibility & Signage:** With over 700 feet of Amar Road frontage and minimal landscaping, the property has outstanding view corridors from Amar Road providing easy visibility to the anchor and shop spaces. Furthermore, anchor tenants will have prominent signage on the center's 50+ foot tall pylon sign.
- **Excellent Access & Parking:** In addition to median free access from two driveways on Amar Road, the shopping center is bounded by traffic signals at Willow Avenue and Ardilla Avenue. Both of these avenues have 3 additional points of access for a total of 8 points of access to the approx. 700 easily accessible parking stalls.
- **Competitive Location:** While many of the retailers are fighting it out on South Glendora Avenue/Hacienda Blvd., Sunkist Center has minimal competition in the immediate trade area while boasting over 25,026 cars per day in front of the property compared to only 33,571 cars per day on Hacienda Blvd.

LOCATION DESCRIPTION



LOCATION HIGHLIGHTS

- **In-Fill Los Angeles County Location:** With over 204,000 people in a 10 minute drive, 71,000 people in a 5 minute drive, and 35,000 people in a 3 minute drive, this densely populated trade area provides ample opportunity for retailers to capture their share of this residential trade area's \$6.5B of buying power.
- **ESRI Characterizes the Area as "Urban Villages":** Per Esri's Tapestry Segmentation, a substantial majority of the trade is considered "Urban Villages" characterized by a community that is multi-cultural, multi-generational, and multi-lingual. Urban Villages are also contain housing with large families (Over 4.2 people per household in the subject trade area). Over 78% of individuals in a 5 minute drive are of Hispanic Origin with an Average Household Income of \$116,405 within 5 minutes of the property.
- **10 Freeway Accessibility:** The property has easy access to the 10 Freeway east or west bound via the Puente Avenue or Baldwin Park Blvd. on/off ramps which are both located less than 1 mile from the shopping center.
- **High Daytime Population:** Mostly as a result of the large amount of office and industrial businesses along the Valley Blvd. corridor, Sunkist Center has over 22,967 employees in over 2,187 businesses within a 5 minute radius of the site. With virtually no retail between the source of this daytime population, Sunkist Center is a major destination for these employees and to shop and eat.
- **Proximity to Schools:** Within half a mile of Sunkist Center is Bishop Amat Memorial High School (the largest private school in LA County), Bassett Senior High School, and Torch Middle School.

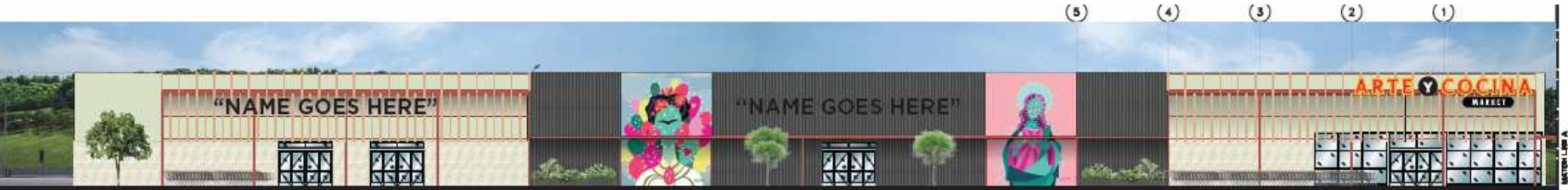
SITE PLAN



MAJOR FACADE RENOVATION UNDERWAY



Anchor Space: ±43,732 SF



① PARTIAL EXTERIOR FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Centra Mercado, potentially available ±18,125 SF

** Renovation begins December 2025, construction completion estimated at Q4 of 2026. **

RETAILER MAP

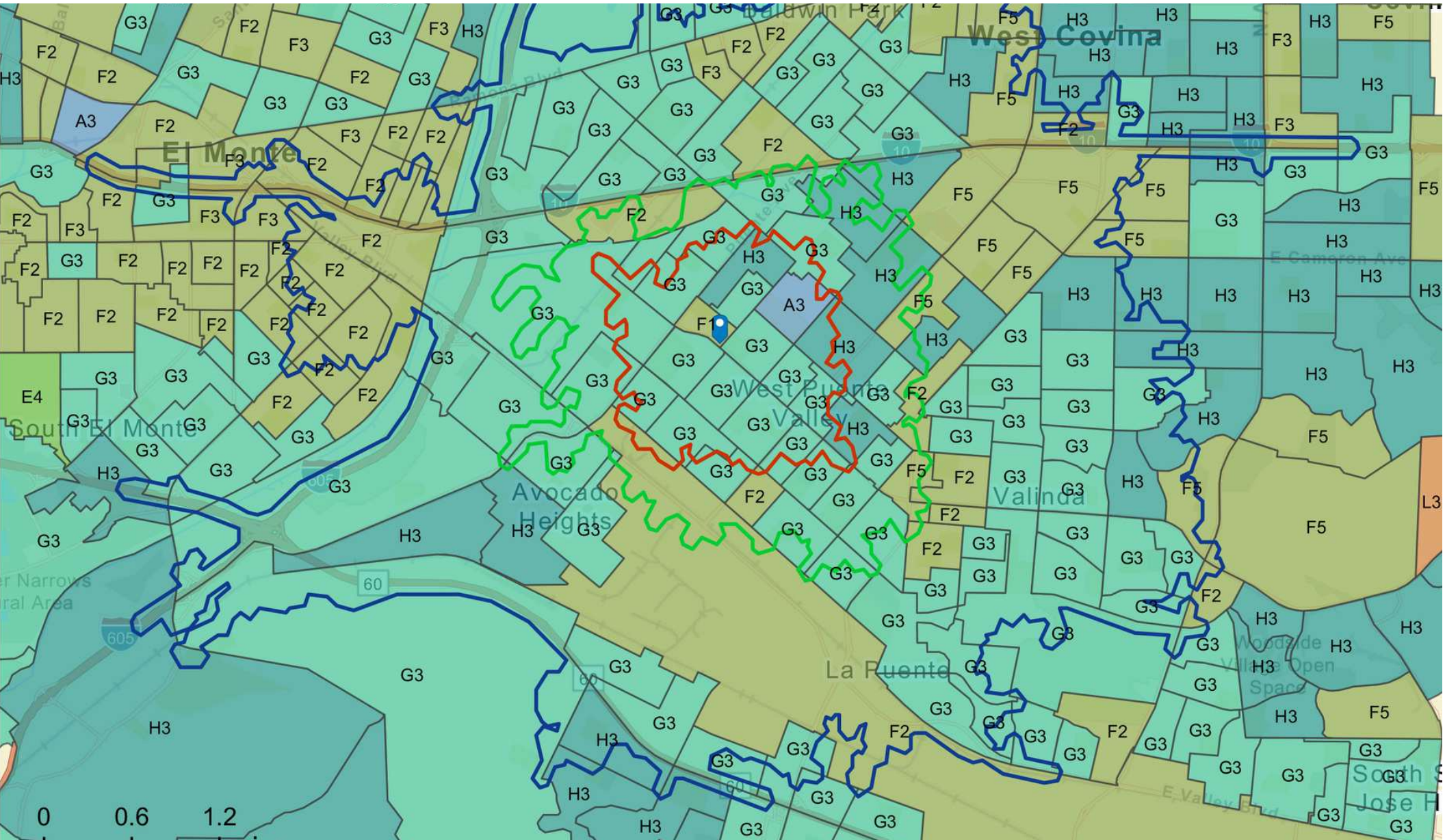


AERIAL



TAPESTRY SEGMENTATION - TRADE AREA IS DOMINATED BY "GENERATIONAL TIES"

SEGMENT



GENERATIONAL TIES DESCRIPTION

DOMINANT TAPESTRY SEGMENT



29,474 households are *Generational Ties*
59.2% of households are in this segment

Generational Ties: *Family Fabric* LifeMode

This segment is characterized by large, multigenerational families in the suburban West.

ABOUT THIS SEGMENT



Households typically purchase groceries, clothing, and household supplies at warehouse or discount stores, and electronics are frequently bought online.



Residents tend to maintain more than three vehicles, purchasing new sedans and SUVs, and roadside assistance services.



They stay in touch with friends and family through regular messaging and phone calls.



International travel is typically family-oriented.

ABOUT THIS AREA

Household Type:
Single Family

Employment:
Industrial, Svcs, Sales/Admin

Median Age:
37.6

Median Household Income:
\$92,777

Education:
27.2% College degree (2+ years)



KEY FACTS FOR THIS AREA

184,381

Population

49,809

Households

3.67

Avg Size Household

98

Wealth Index

55

Housing Affordability Index

84

Diversity Index

\$667,344

Median Home Value

-0.48%

Forecasted Annual Growth Rate

DEMOGRAPHICS

	3 Min	5 Min	10 Min
POPULATION			
2025 Total Population	35,866	71,639	204,662
2025 Median Age	37.5	37.1	37.1
2025 Total Households	9,261	18,864	55,733
2025 Average Household Size	3.8	3.8	3.6
INCOME			
2025 Average Household Income	\$116,127	\$116,405	\$117,557
2025 Median Household Income	\$94,699	\$93,630	\$93,068
2025 Per Capita Income	\$30,107	\$30,777	\$32,146
BUSINESS SUMMARY			
2025 Total Businesses	1,006	2,187	7,215
2025 Total Employees	11,631	22,967	76,353

DEMOGRAPHIC MAP

