



International, Inc.
BUSINESS
PROPERTIES

AUTOMOTIVE CENTER

Automotive Space For Lease

20241 Valley Blvd. & 319 Lemon Creek Dr., Walnut, CA 91789



DEMOGRAPHICS Source : CoStar (2021)	1-Mile	3-Mile	5-Mile
Population	12,123	120,942	265,824
Average HH Income	\$111,530	\$113,593	\$114,281

For more information, please contact
BP International, Inc.

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FEATURES:

- Large multi-tenant automotive center located on Valley Boulevard, just west of Lemon Avenue;
- Great Location for auto related businesses;
- GLA 19,800 +/- Sq. Ft.
- 49 +/- on-grade parking spaces plus street parking;
- 3,755 +/- Sq. Ft. Available

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.

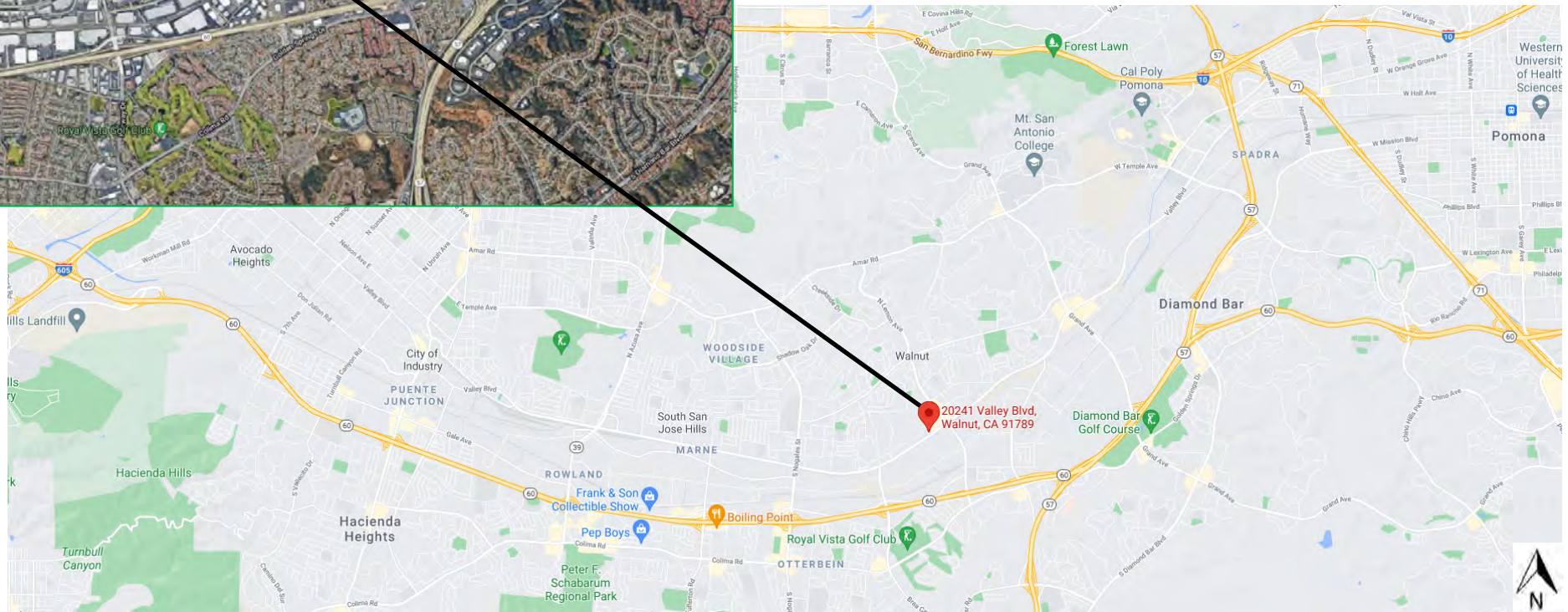


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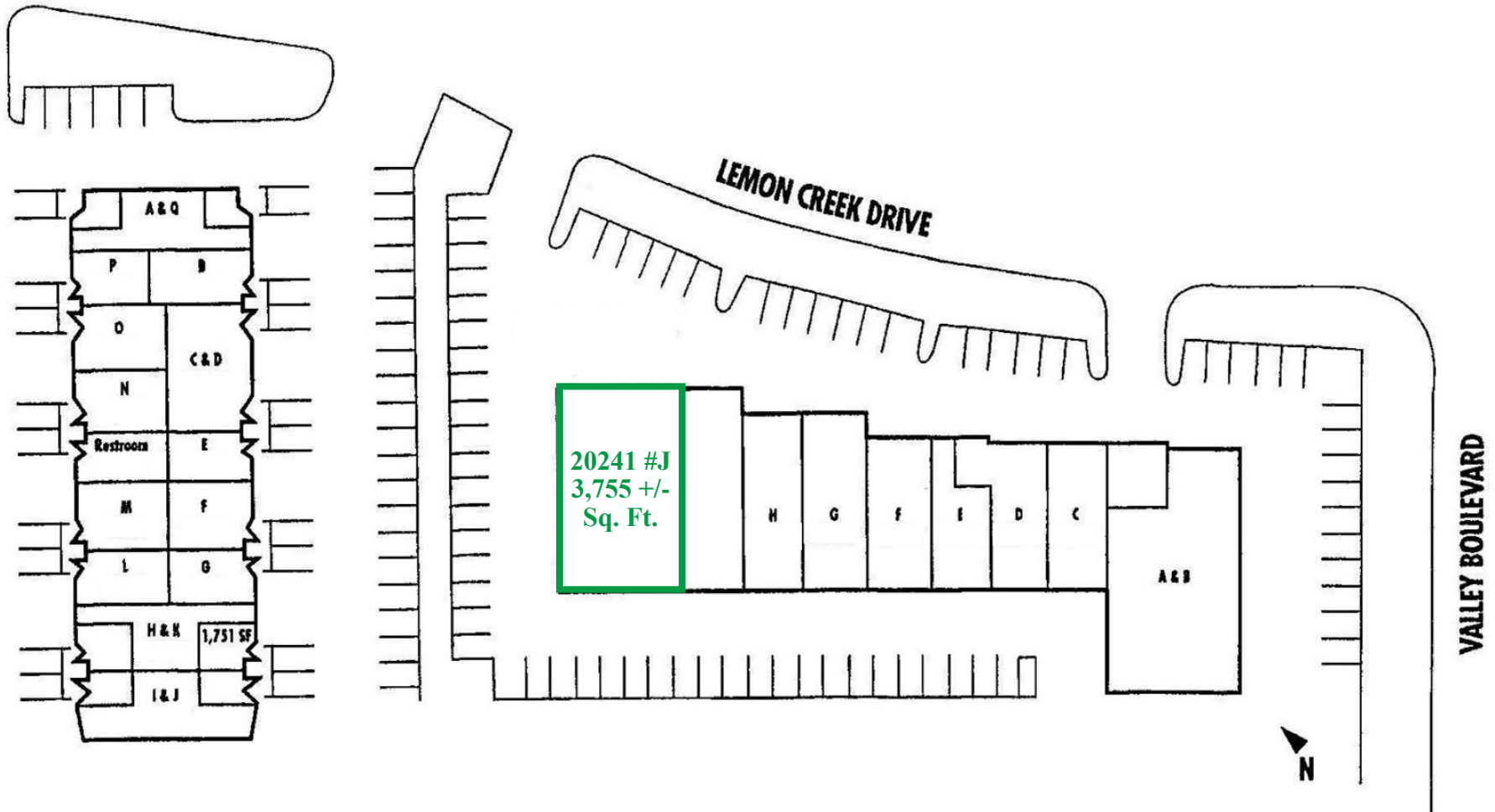


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Demographic Summary Report

Flag Automotive Center

20241 E Valley Blvd, Walnut, CA 91789

Building Type: **Industrial**
 RBA: **19,765 SF**
 Land Area: **3.22 AC**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Mo: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	11,976	119,592	262,529
2021 Estimate	12,134	120,942	265,824
2010 Census	12,329	121,672	269,152
Growth 2021 - 2026	-1.30%	-1.12%	-1.24%
Growth 2010 - 2021	-1.58%	-0.60%	-1.24%
2021 Population by Hispanic Origin	4,320	39,907	110,197
2021 Population	12,134	120,942	265,824
White	5,362 44.19%	48,411 40.03%	133,537 50.24%
Black	379 3.12%	3,604 2.98%	8,655 3.26%
Am. Indian & Alaskan	98 0.81%	1,081 0.89%	2,838 1.07%
Asian	5,884 48.49%	64,628 53.44%	113,467 42.69%
Hawaiian & Pacific Island	40 0.33%	253 0.21%	610 0.23%
Other	372 3.07%	2,965 2.45%	6,717 2.53%
U.S. Armed Forces	0	39	82
Households			
2026 Projection	3,461	34,812	74,924
2021 Estimate	3,508	35,225	75,919
2010 Census	3,565	35,531	77,152
Growth 2021 - 2026	-1.34%	-1.17%	-1.31%
Growth 2010 - 2021	-1.60%	-0.86%	-1.60%
Owner Occupied	3,002 85.58%	26,327 74.74%	56,264 74.11%
Renter Occupied	506 14.42%	8,898 25.26%	19,655 25.89%
2021 Households by HH Income	3,507	35,225	75,918
Income: <\$25,000	338 9.64%	3,788 10.75%	8,121 10.70%
Income: \$25,000 - \$50,000	559 15.94%	5,003 14.20%	11,106 14.63%
Income: \$50,000 - \$75,000	445 12.69%	5,186 14.72%	11,263 14.84%
Income: \$75,000 - \$100,000	399 11.38%	4,878 13.85%	10,021 13.20%
Income: \$100,000 - \$125,000	518 14.77%	4,387 12.45%	9,605 12.65%
Income: \$125,000 - \$150,000	413 11.78%	3,489 9.90%	7,340 9.67%
Income: \$150,000 - \$200,000	523 14.91%	4,411 12.52%	9,222 12.15%
Income: \$200,000+	312 8.90%	4,083 11.59%	9,240 12.17%
2021 Avg Household Income	\$111,530	\$113,593	\$114,281
2021 Med Household Income	\$100,603	\$93,631	\$93,633



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6/3/2021