

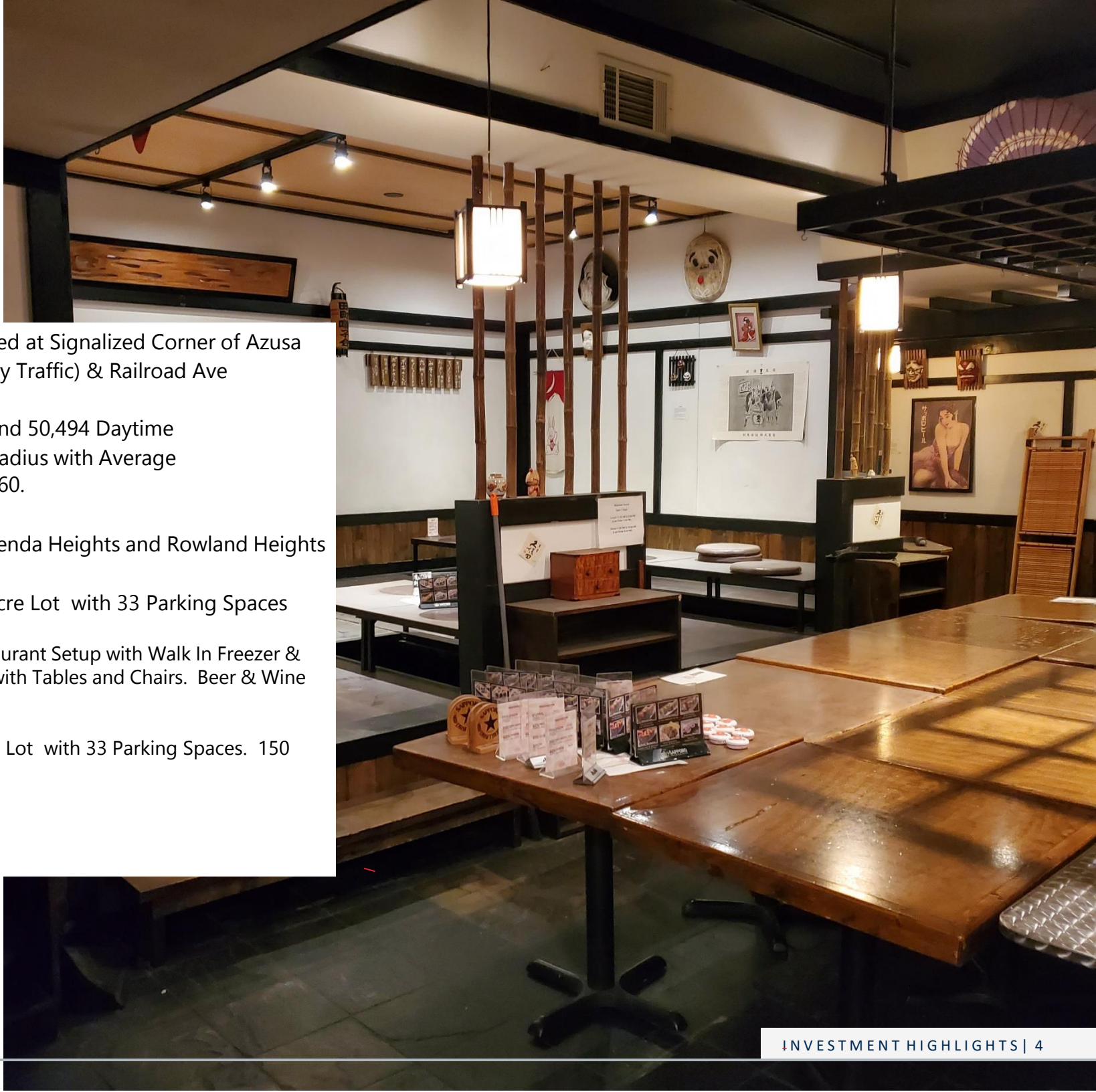
# 17200 Railroad St

City of Industry, California



## INVESTMENT HIGHLIGHTS

- Stand Alone Building Located at Signalized Corner of Azusa Ave (71,304 Vehicles Per Day Traffic) & Railroad Ave
- 166,143 Total Populations and 50,494 Daytime Employees within 3 Miles Radius with Average Household Income of \$99,160.
- Just Half Mile North of Hacienda Heights and Rowland Heights
- 4,500 SF Building on 0.49 Acre Lot with 33 Parking Spaces
- Fully Equipped Japanese Restaurant Setup with Walk In Freezer & Refrigerator. Fully Furnished with Tables and Chairs. Beer & Wine ABC License
- 4,500 SF Building on 0.49 Acre Lot with 33 Parking Spaces. 150 People occupancy limit





## PROPERTY INFORMATION

Major signalized corner location at Azusa Road (71,304 VPD Traffic) and Railroad Street which is the main entrance to industrial park area with 50,945 daytime employees. The area has 166,143 total populations and 50,945 daytime employees within 3 miles radius with average household income of \$99,160.

This 4,500 sq. ft. standalone former Japanese sushi restaurant with 150 people occupancy space sits on a 19,798 sq. ft. lot with 33 parking spaces.

The property has large fully equipped kitchen with walk in refrigerator and freezer. Separate kitchen restroom and locker area. The dining area provides ample space to accommodate large number of customers and group dining. Separate office room with surveillance camera monitoring screens. The property has beer and wine ABC license.

## PROPERTY INFORMATION

**4,500 square feet  
space  
Occupancy: 150**

**\$3.50/SF plus NNN**

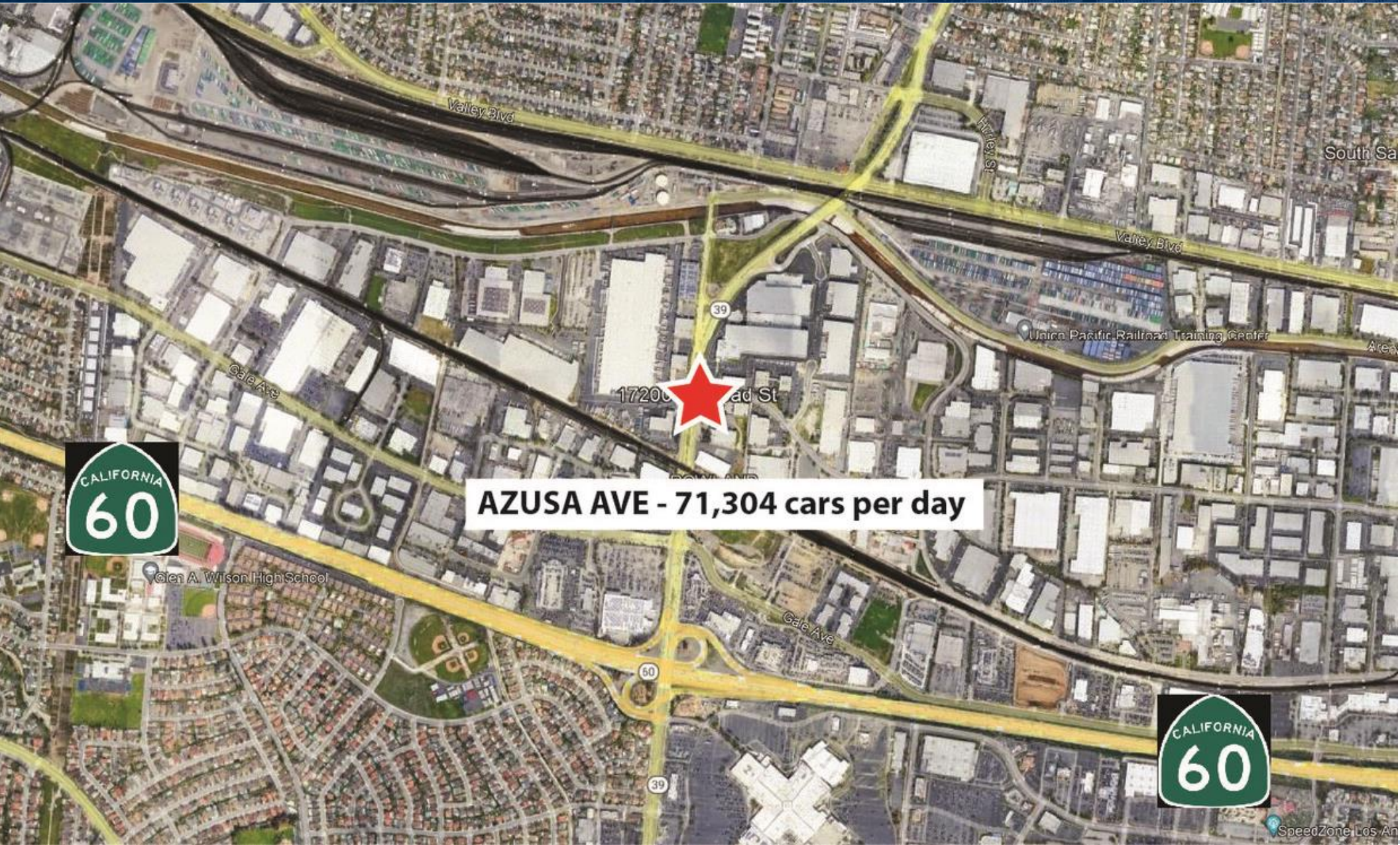
**19,798 SF lot  
with 33 parking  
spaces**

### FINANCIAL

LEASE RATE	\$3.50/SF plus NNN
BUILDING SF	4,500
BASE RENT/MONTH	\$15,750/month
TOTAL PARKING	33
LOT SIZE	19,798 (0.46 acres)



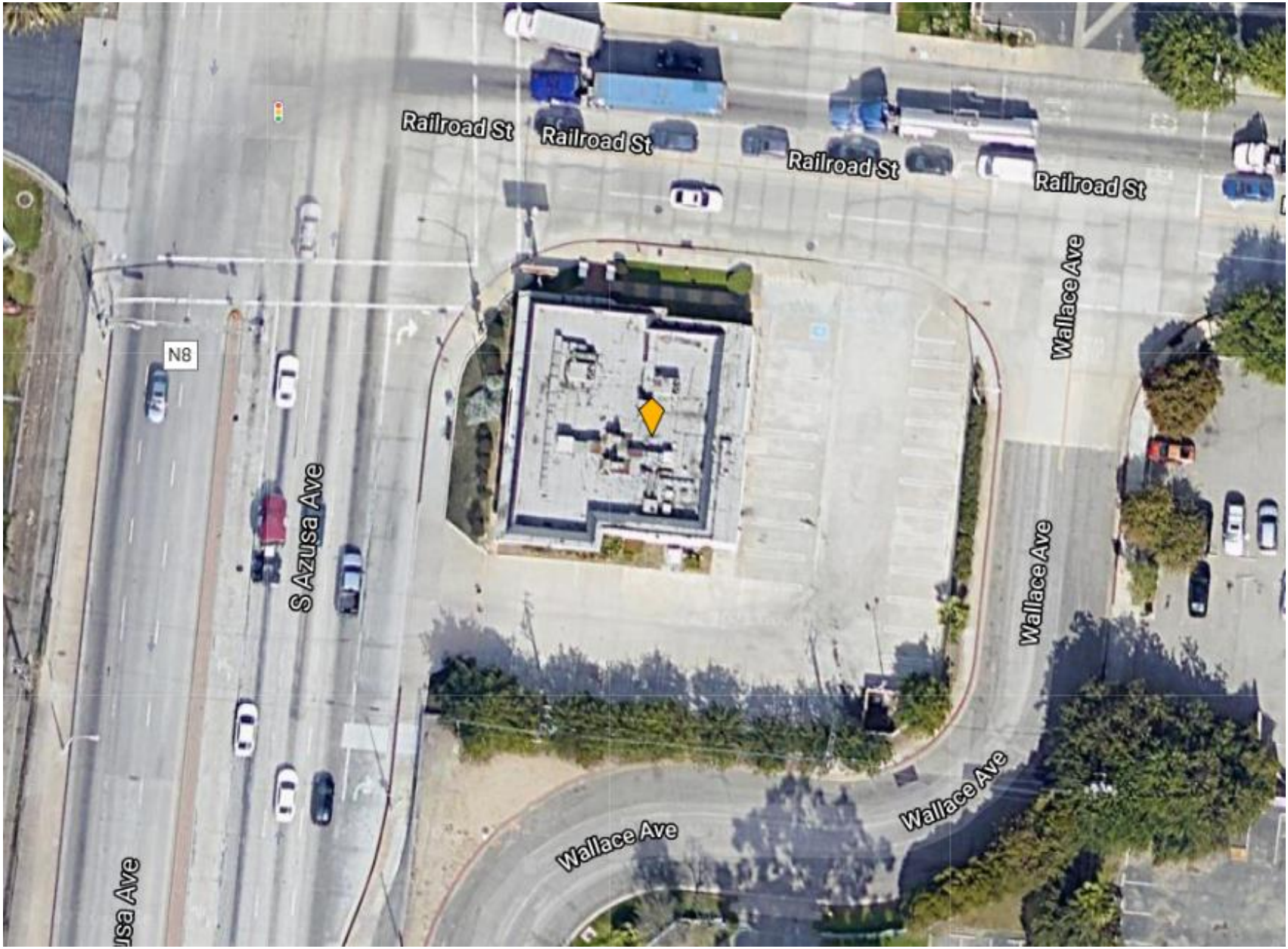
# LOCAL MAP



**AZUSA AVE - 71,304 cars per day**

# LOCAL MAP





usa Ave

N8

S Azusa Ave

Railroad St

Railroad St

Railroad St

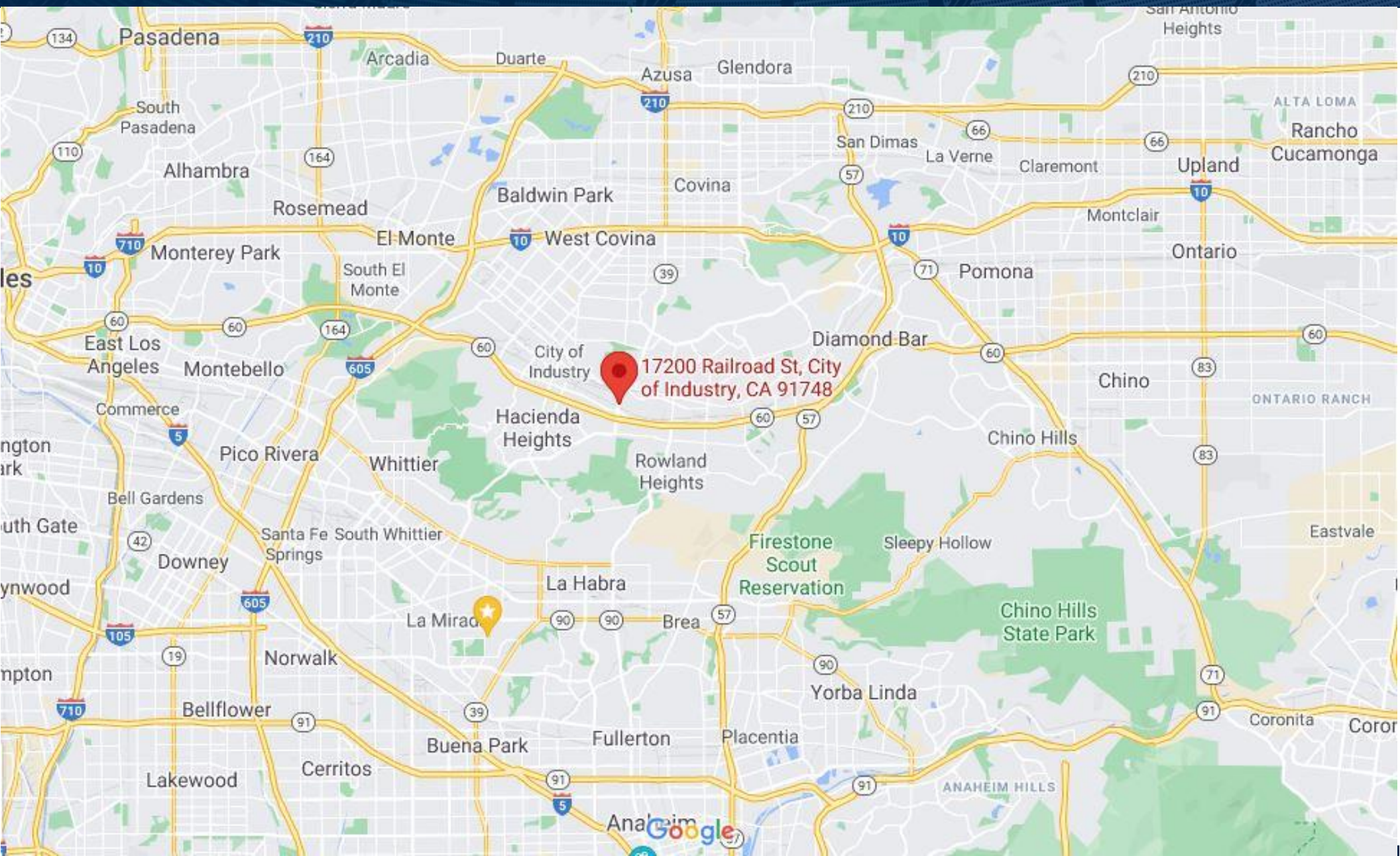
Railroad St

Wallace Ave

Wallace Ave

Wallace Ave

Wallace Ave



17200 Railroad St, City of Industry, CA 91748

ZAKAYA  
HONDA-YA  
居酒屋本多屋

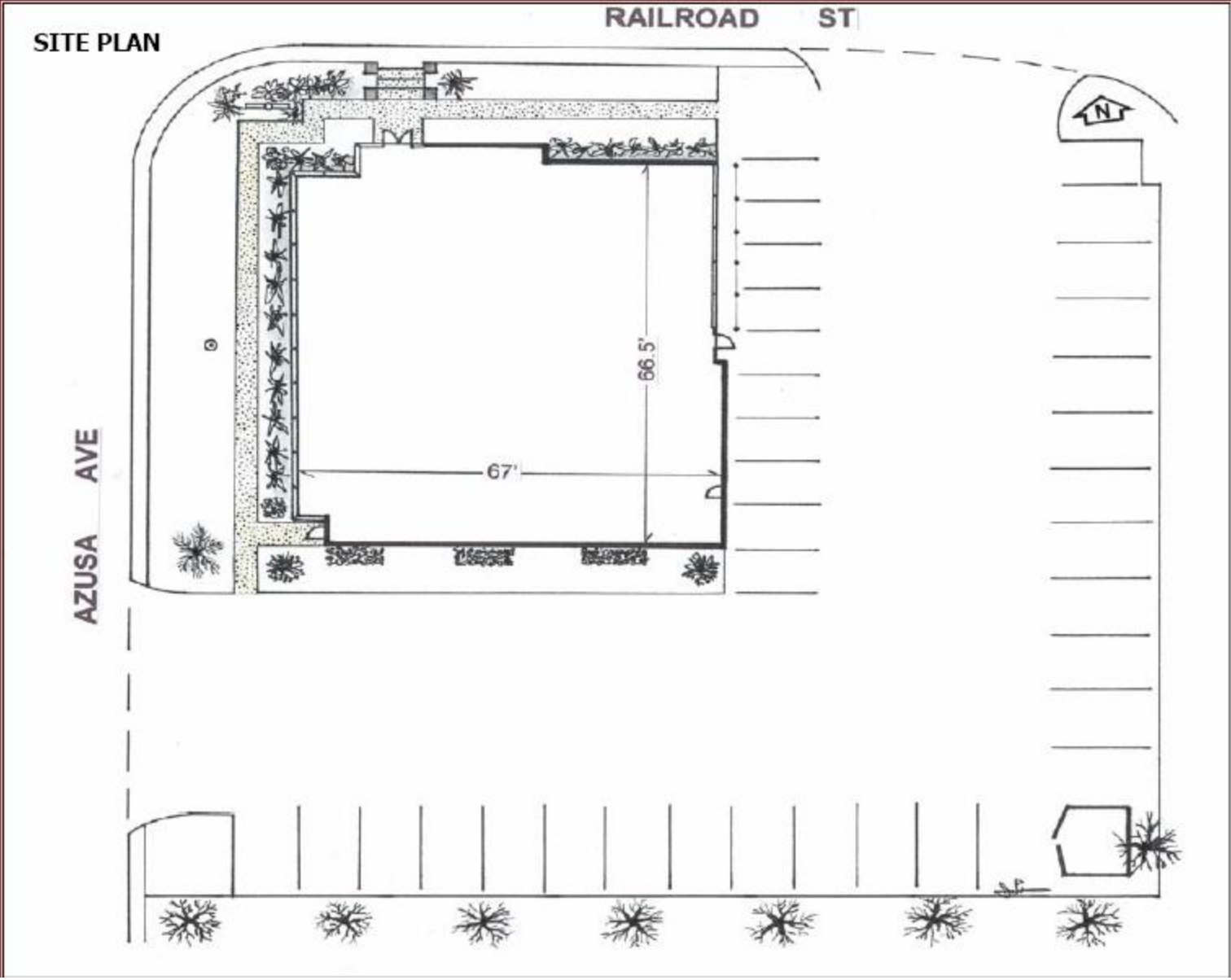
ZAKAYA  
HONDA-YA  
居酒屋本多屋

HONDA-YA









Radius	1 Mile		3 Mile		10 Mile	
<b>Population</b>						
2026 Projection	11,147		160,788		1,572,805	
2021 Estimate	11,300		163,143		1,586,008	
2010 Census	11,507		166,951		1,580,080	
Radius	1 Mile		3 Mile		10 Mile	
<b>2021 Population By Race</b>						
White	8,134	71.98%	99,894	61.23%	1,121,252	70.70%
Black	221	1.96%	3,839	2.35%	41,515	2.62%
Am. Indian & Alaskan	148	1.31%	2,347	1.44%	24,518	1.55%
Asian	2,572	22.76%	53,308	32.68%	354,504	22.35%
Hawaiian & Pacific Island	25	0.22%	404	0.25%	4,225	0.27%
Other	199	1.76%	3,351	2.05%	39,995	2.52%
Radius	1 Mile		3 Mile		10 Mile	
<b>2021 Households by HH Income</b>						
<\$25,000	604	21.17%	5,520	12.77%	58,128	12.62%
\$25,000 - \$50,000	607	21.28%	7,381	17.07%	76,162	16.54%
\$50,000 - \$75,000	374	13.11%	7,466	17.27%	76,496	16.61%
\$75,000 - \$100,000	385	13.49%	6,270	14.50%	63,289	13.74%
\$100,000 - \$125,000	257	9.01%	5,312	12.29%	55,709	12.09%
\$125,000 - \$150,000	200	7.01%	3,571	8.26%	38,100	8.27%
\$150,000 - \$200,000	271	9.50%	4,181	9.67%	48,160	10.46%
\$200,000+	155	5.43%	3,535	8.18%	44,553	9.67%
<b>2021 Avg Household Income</b>						
	<b>\$83,945</b>		<b>\$99,160</b>		<b>\$103,697</b>	
<b>2021 Med Household Income</b>						
	<b>\$64,968</b>		<b>\$79,988</b>		<b>\$82,707</b>	

### Daytime Employment

Radius	1 mile			3 mile			5 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	<b>12,108</b>	<b>961</b>	<b>13</b>	<b>50,945</b>	<b>5,598</b>	<b>9</b>	<b>101,321</b>	<b>11,270</b>	<b>9</b>
Trade Transportation & Utilities	7,268	386	19	18,322	1,466	12	34,538	2,832	12
Information	508	32	16	1,811	151	12	3,219	277	12
Financial Activities	631	106	6	4,823	798	6	8,102	1,592	5
Professional & Business Services	969	132	7	5,085	873	6	9,756	1,733	6
Education & Health Services	596	111	5	8,284	981	8	22,594	2,269	10
Leisure & Hospitality	1,573	108	15	8,545	654	13	14,382	1,144	13
Other Services	309	73	4	2,505	629	4	5,409	1,316	4
Public Administration	254	13	20	1,570	46	34	3,321	107	31
<b>Goods-Producing Industries</b>	<b>3,248</b>	<b>105</b>	<b>31</b>	<b>10,440</b>	<b>611</b>	<b>17</b>	<b>18,128</b>	<b>1,258</b>	<b>14</b>
Natural Resources & Mining	32	3	11	59	10	6	102	24	4
Construction	203	34	6	1,360	299	5	3,197	686	5
Manufacturing	3,013	68	44	9,021	302	30	14,829	548	27
<b>Total</b>	<b>15,356</b>	<b>1,066</b>	<b>14</b>	<b>61,385</b>	<b>6,209</b>	<b>10</b>	<b>119,449</b>	<b>12,528</b>	<b>10</b>