



**International, Inc.**  
**BUSINESS**  
**PROPERTIES**

# Plaza Metro Atlantic Retail/Office Space For Lease

5161 Pomona Boulevard, East Los Angeles, CA 90022



## FEATURES:

- Plaza Metro Atlantic, approximately 22,597 sq. ft. GLA on 44,000 +/- sq. ft. lot, has ample parking on-site, 64 parking spaces.
- Heavy Trafficked location: Property is situated just west of the major signalized intersection of Pomona Boulevard and Atlantic Boulevard, one block south of the 60 Freeway.
- Heavy Foot Traffic: Immediately across from Gold Line Metro Station and adjacent to a 266 +/- spaces Metro Parking Structure. Property is surrounded by strong businesses such as Tacos Ensenada, McDonald's, Kaiser Permanente, Pep Boys, Chevron, and more.

For more information, please contact

**BP International, Inc.**

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## DEMOGRAPHICS

Source : CoStar (2021)

Population

1-MILE

40,033

3-MILE

259,140

5-MILE

718,258

Average HH Income

\$71,296

\$76,456

\$76,088

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.

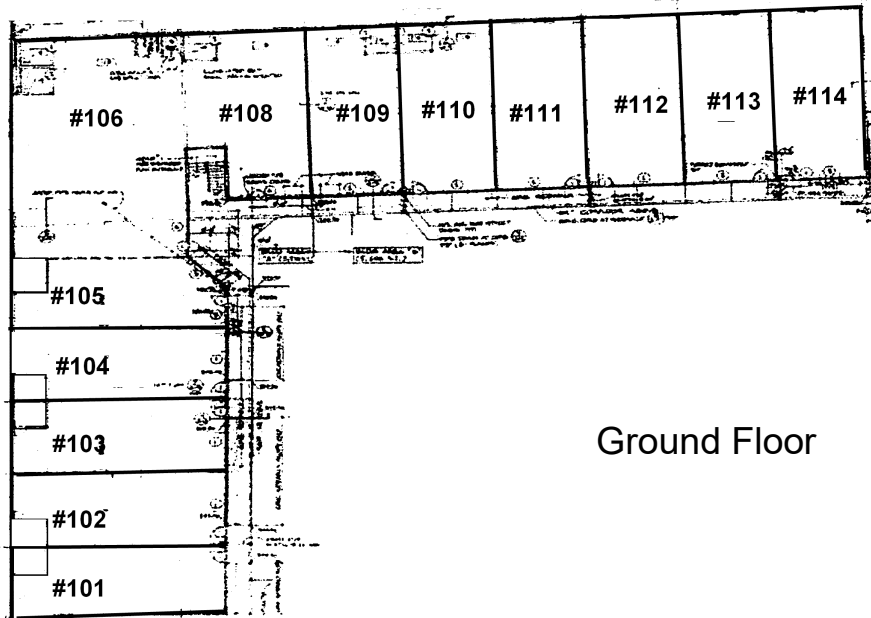


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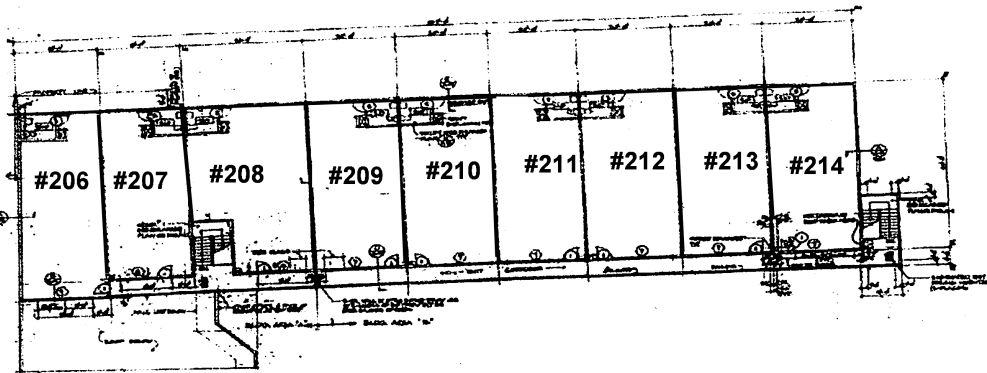
# Plaza Metro Atlantic

## Retail/Office Space For Lease

5161 Pomona Boulevard, East Los Angeles, CA 90022



Ground Floor



Second Floor

### Restaurant and Retail Spaces Available (Ground Floor)

<u>Unit</u>	<u>Tenant</u>	<u>Sq. Ft.</u>
# 101 - 102	Tacos Ensenada	1,879
<b>103 - 104</b>	<b>AVAILABLE 1,866 +/- Sq. Ft.</b>	
105	Beauty Salon	898
106	Uniform Store	2,184
108	Training Center	1,124
<b>109</b>	<b>Available 1,063 +/- Sq. Ft.</b>	
110	A+ Financials	1,000
111	Metro PCS	865
112	Dental Office	960
113	Cell Phone Repair	933
114	Furniture Store	933

### Office Spaces Available (Second Floor)

<u>Unit</u>	<u>Tenant</u>	<u>Sq. Ft.</u>
# 206	Karate Studio	1,040
207	Security Office	840
208	Law Office	1,226
209	People's Yoga Studio	957
<b>210-211</b>	<b>AVAILABLE 1,866 +/- Sq. Ft.</b>	
212	All State Insurance	1,030
213	3D-Printing	1,016
214	Farmers Insurance	933

# Demographic Summary Report

## Plaza Metro Atlantic

5161 Pomona Blvd, Los Angeles, CA 90022

Building Type: **General Retail**  
 Secondary: **Storefront**  
 GLA: **22,171 SF**  
 Year Built: **1990**

Total Available: **5,505 SF**  
 % Leased: **92%**  
 Rent/SF/Mo: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	39,414	253,539	706,915
2021 Estimate	40,033	259,140	718,258
2010 Census	41,194	275,066	740,248
Growth 2021 - 2026	-1.55%	-2.16%	-1.58%
Growth 2010 - 2021	-2.82%	-5.79%	-2.97%
<b>2021 Population by Hispanic Origin</b>	<b>34,763</b>	<b>201,384</b>	<b>523,203</b>
<b>2021 Population</b>	<b>40,033</b>	<b>259,140</b>	<b>718,258</b>
White	33,741 84.28%	198,115 76.45%	523,894 72.94%
Black	389 0.97%	3,142 1.21%	12,775 1.78%
Am. Indian & Alaskan	796 1.99%	4,821 1.86%	12,761 1.78%
Asian	4,417 11.03%	48,322 18.65%	154,912 21.57%
Hawaiian & Pacific Island	72 0.18%	470 0.18%	1,306 0.18%
Other	617 1.54%	4,270 1.65%	12,611 1.76%
U.S. Armed Forces	29	80	105
<b>Households</b>			
2026 Projection	10,779	69,562	196,437
2021 Estimate	10,961	71,143	199,630
2010 Census	11,362	75,765	205,969
Growth 2021 - 2026	-1.66%	-2.22%	-1.60%
Growth 2010 - 2021	-3.53%	-6.10%	-3.08%
Owner Occupied	4,687 42.76%	32,306 45.41%	81,170 40.66%
Renter Occupied	6,274 57.24%	38,837 54.59%	118,460 59.34%
<b>2021 Households by HH Income</b>	<b>10,962</b>	<b>71,141</b>	<b>199,628</b>
Income: <\$25,000	2,203 20.10%	15,055 21.16%	42,719 21.40%
Income: \$25,000 - \$50,000	2,960 27.00%	16,602 23.34%	46,666 23.38%
Income: \$50,000 - \$75,000	2,221 20.26%	13,036 18.32%	36,607 18.34%
Income: \$75,000 - \$100,000	1,267 11.56%	8,754 12.31%	24,052 12.05%
Income: \$100,000 - \$125,000	769 7.02%	6,530 9.18%	18,553 9.29%
Income: \$125,000 - \$150,000	559 5.10%	3,936 5.53%	10,645 5.33%
Income: \$150,000 - \$200,000	589 5.37%	3,655 5.14%	10,435 5.23%
Income: \$200,000+	394 3.59%	3,573 5.02%	9,951 4.98%
<b>2021 Avg Household Income</b>	<b>\$71,296</b>	<b>\$76,456</b>	<b>\$76,088</b>
<b>2021 Med Household Income</b>	<b>\$53,486</b>	<b>\$57,208</b>	<b>\$56,363</b>



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5/27/2021