



COLDWELL BANKER
COMMERCIAL
REALTY

COMMERCIAL SPACE FOR LEASE

860 E VALLEY BLVD., SAN GABRIEL, CA 91776

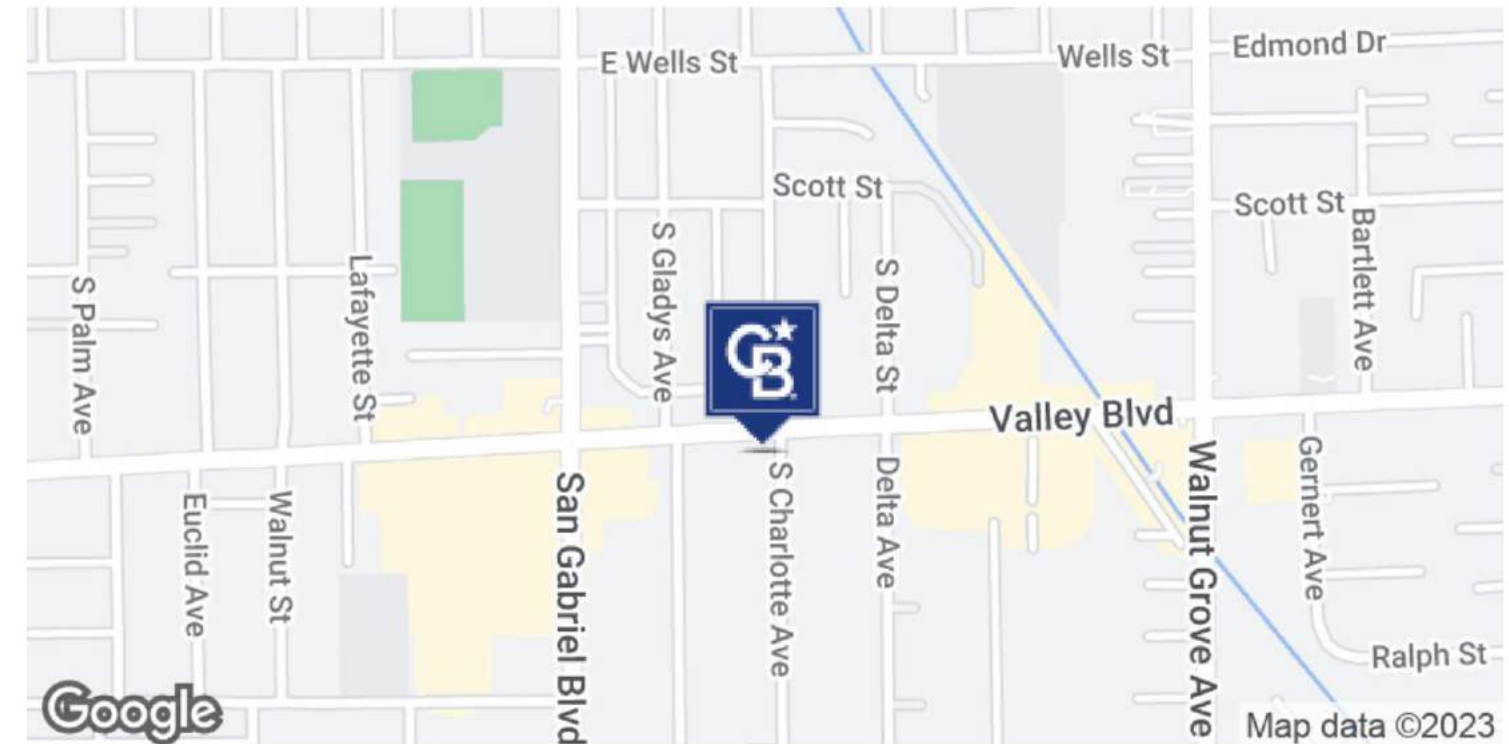
TOTAL COMMERCIAL AREA:
9,370 SF



FOR LEASE

860 E VALLEY BLVD.

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PROPERTY DESCRIPTION

- High Ceilings
- Abundant parking with 10:1 parking ratio for all commercial spaces
- All units are hooked up to common grease interceptor
- Rate is negotiable
- Storefronts facing Valley Blvd

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	5
Available SF:	1,381 - 8,627 SF
Building Size:	34,876 SF

SPACES

Unit A	1,605 SF
Unit B	1,381 SF
Unit C	1,491 SF
Unit D	1,684 SF
Unit E	2,466 SF

SPACE SIZE

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	10,120	211,466	697,597
Total Population	35,198	632,195	2,142,157
Average HH Income	\$75.715	\$90.717	\$89.595

Robert Ip
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CalDRE #01876261



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
Unit A	Available	1,605 SF	Negotiable
Unit B	Available	1,381 SF	Negotiable
Unit C	Available	1,491 SF	Negotiable
Unit D	Available	1,684 SF	Negotiable
Unit E	Available	2,466 SF	Negotiable



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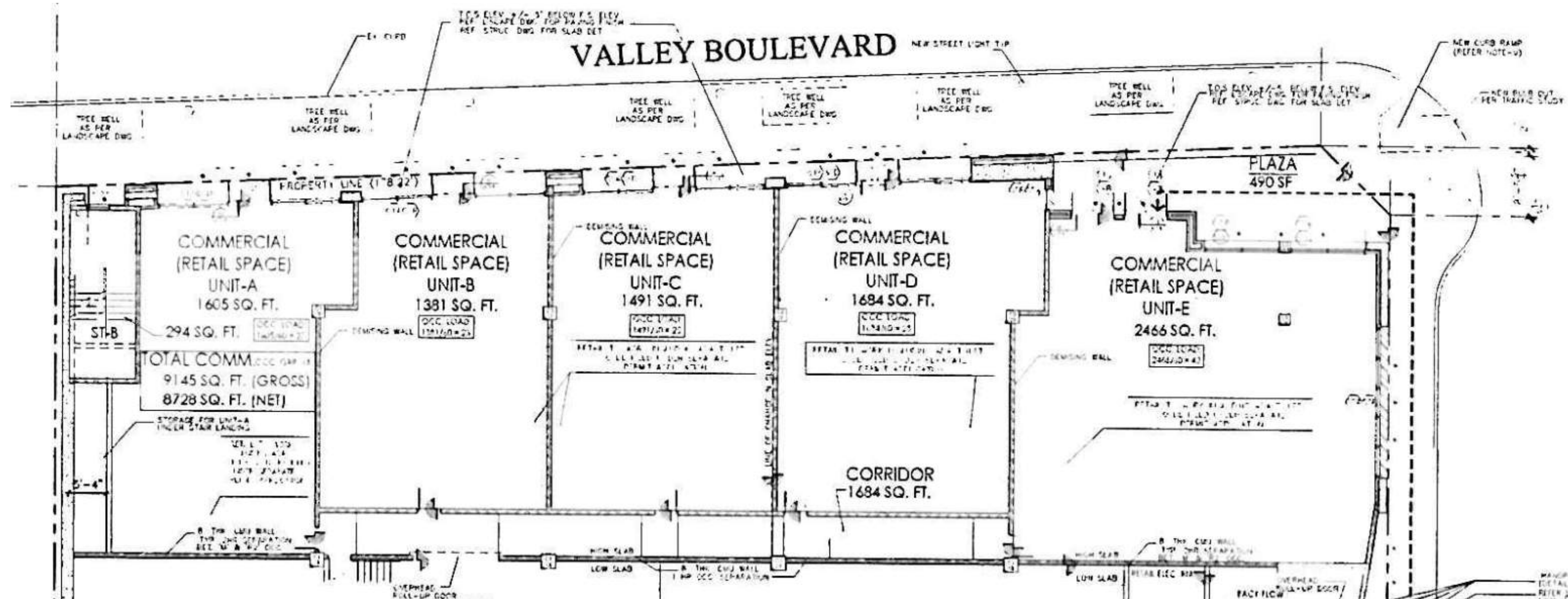
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FOR LEASE

FLOOR MAP

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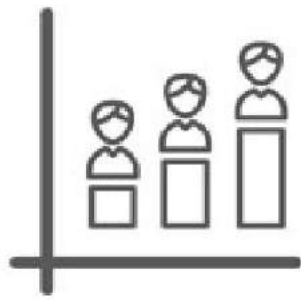
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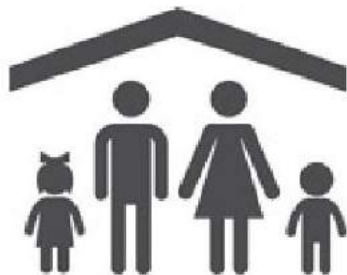
POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
32,508	263,260	620,718



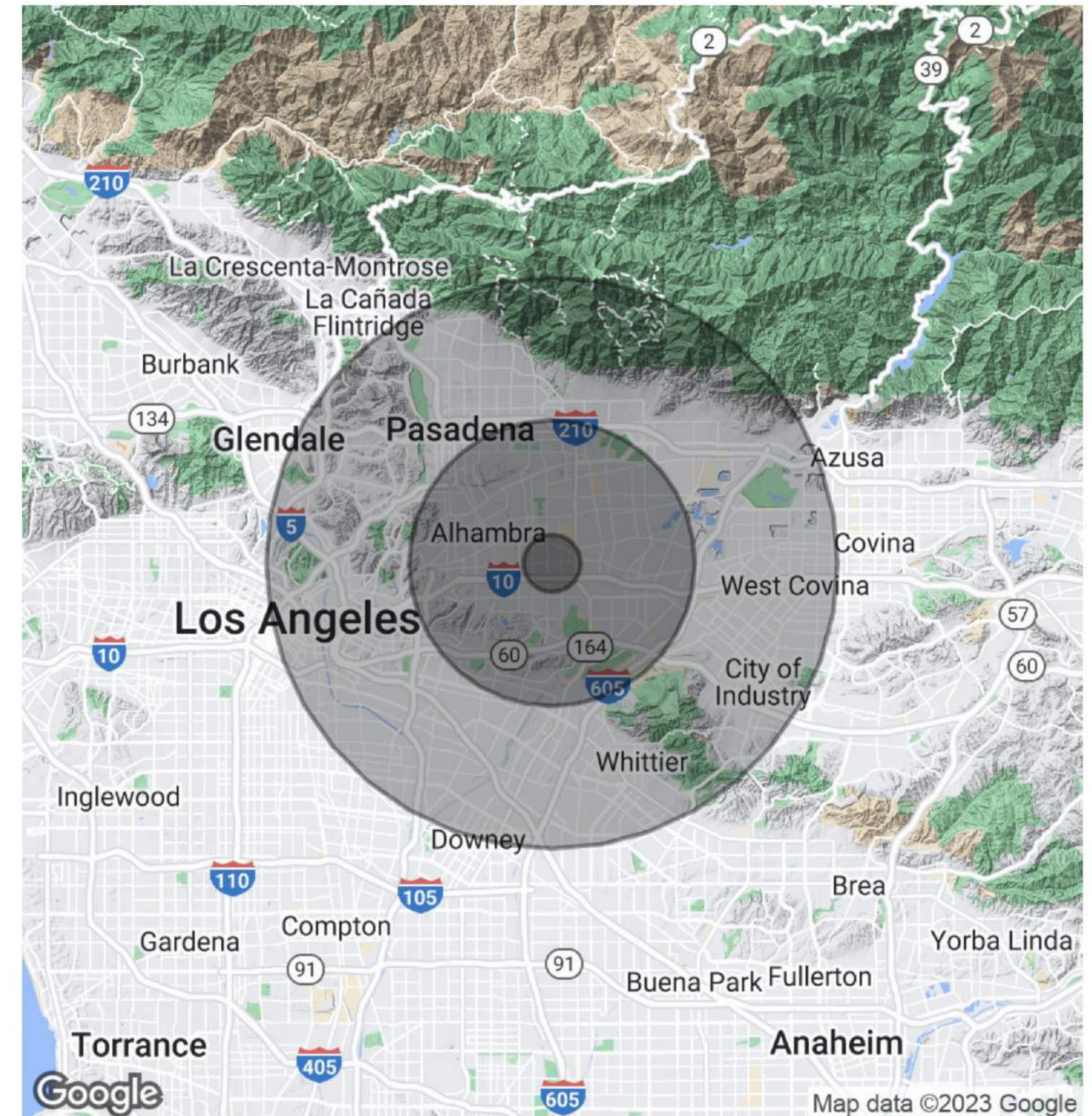
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$89,920	\$100,283	\$112,043



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,607	84,316	201,600



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	33,636	267,408	627,605
2010 Population	34,206	268,425	628,896
2022 Population	32,508	263,260	620,718
2027 Population	31,613	256,306	605,817
2022 African American	202	2,552	8,264
2022 American Indian	306	2,972	8,814
2022 Asian	22,901	158,455	283,057
2022 Hispanic	7,959	81,171	255,127
2022 Other Race	4,260	43,584	135,830
2022 White	2,319	29,360	101,677
2022 Multiracial	2,495	26,154	82,557
2022-2027: Population: Growth Rate	-2.80 %	-2.65 %	-2.40 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	727	6,819	14,831
\$15,000-\$24,999	894	7,441	14,848
\$25,000-\$34,999	818	6,243	13,245
\$35,000-\$49,999	1,231	9,458	20,605
\$50,000-\$74,999	1,669	13,871	32,769
\$75,000-\$99,999	1,180	10,638	26,140
\$100,000-\$149,999	1,742	15,268	36,686
\$150,000-\$199,999	764	7,003	19,143
\$200,000 or greater	582	7,575	23,331
Median HH Income	\$64,863	\$70,932	\$78,377
Average HH Income	\$89,920	\$100,283	\$112,043

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,579	83,204	200,740
2010 Total Households	9,549	81,976	197,053
2022 Total Households	9,607	84,316	201,600
2027 Total Households	9,385	82,444	197,472
2022 Average Household Size	3.36	3.09	3.04
2000 Owner Occupied Housing	4,622	37,978	97,043
2000 Renter Occupied Housing	4,687	42,734	97,366
2022 Owner Occupied Housing	4,778	39,561	99,973
2022 Renter Occupied Housing	4,830	44,755	101,627
2022 Vacant Housing	354	3,502	8,687
2022 Total Housing	9,961	87,818	210,287
2027 Owner Occupied Housing	4,725	39,053	98,762
2027 Renter Occupied Housing	4,661	43,390	98,710
2027 Vacant Housing	557	5,421	12,919
2027 Total Housing	9,942	87,865	210,391
2022-2027: Households: Growth Rate	-2.35 %	-2.25 %	-2.05 %

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2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	2,526	19,765	46,242
2022 Population Age 35-39	2,417	18,471	43,592
2022 Population Age 40-44	2,061	16,904	39,779
2022 Population Age 45-49	2,206	17,051	39,538
2022 Population Age 50-54	2,305	17,679	39,895
2022 Population Age 55-59	2,272	17,732	39,335
2022 Population Age 60-64	2,267	17,003	37,599
2022 Population Age 65-69	1,916	15,119	33,234
2022 Population Age 70-74	1,566	12,080	27,081
2022 Population Age 75-79	1,067	8,835	20,118
2022 Population Age 80-84	722	5,966	13,702
2022 Population Age 85+	775	6,694	15,182
2022 Population Age 18+	26,819	213,716	495,559
2022 Median Age	42	41	39

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,956	\$67,590	\$76,139
Average Household Income 25-34	\$84,804	\$91,892	\$100,912
Median Household Income 35-44	\$74,803	\$81,035	\$88,928
Average Household Income 35-44	\$99,447	\$110,355	\$122,516
Median Household Income 45-54	\$83,591	\$89,958	\$99,164
Average Household Income 45-54	\$105,494	\$120,498	\$133,954
Median Household Income 55-64	\$77,285	\$83,035	\$90,771
Average Household Income 55-64	\$96,893	\$111,587	\$127,042
Median Household Income 65-74	\$55,377	\$60,806	\$68,015
Average Household Income 65-74	\$78,195	\$88,268	\$100,390
Average Household Income 75+	\$61,733	\$66,308	\$75,587

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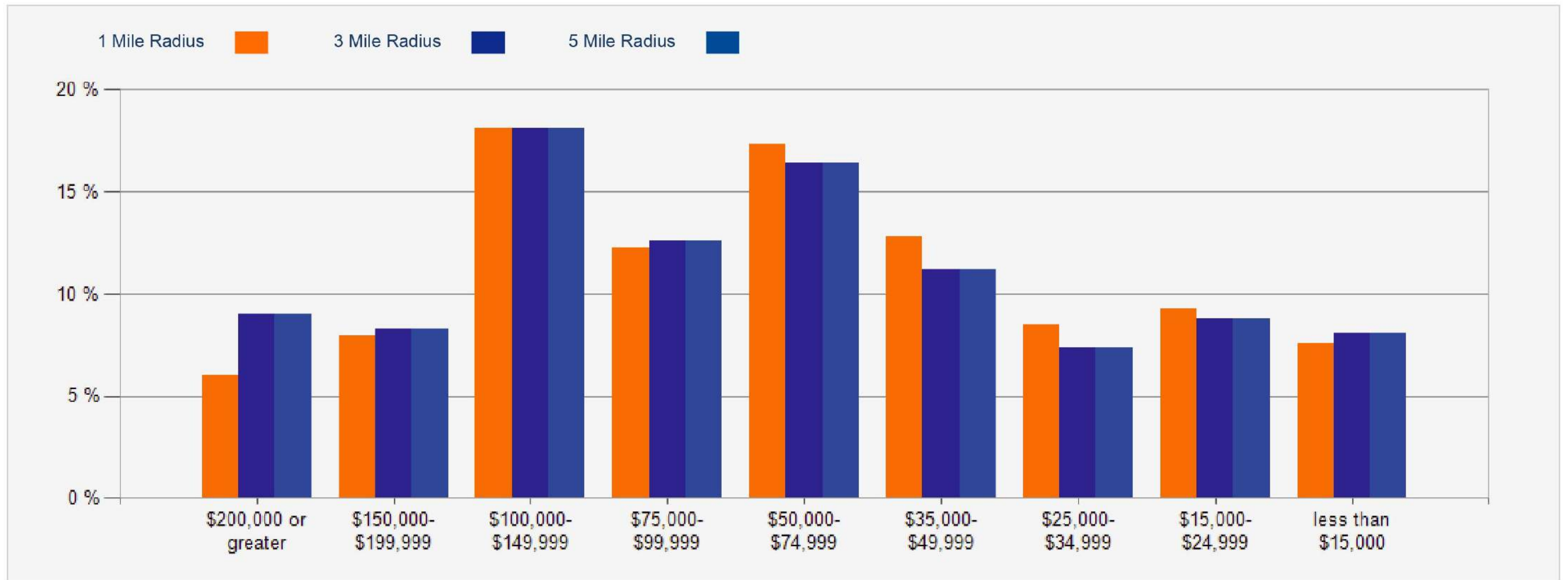
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2,053	17,473	43,409
2027 Population Age 35-39	2,540	19,487	45,132
2027 Population Age 40-44	2,413	18,137	42,690
2027 Population Age 45-49	2,070	16,606	38,690
2027 Population Age 50-54	2,153	16,434	37,715
2027 Population Age 55-59	2,167	16,827	37,727
2027 Population Age 60-64	2,105	16,466	35,938
2027 Population Age 65-69	2,019	15,098	33,365
2027 Population Age 70-74	1,711	13,318	29,178
2027 Population Age 75-79	1,309	10,170	22,801
2027 Population Age 80-84	832	7,000	15,926
2027 Population Age 85+	837	7,215	16,184
2027 Population Age 18+	26,292	210,459	489,111
2027 Median Age	44	43	41

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,345	\$81,542	\$90,855
Average Household Income 25-34	\$106,360	\$111,692	\$123,911
Median Household Income 35-44	\$97,976	\$100,691	\$107,302
Average Household Income 35-44	\$126,009	\$134,748	\$148,331
Median Household Income 45-54	\$105,930	\$107,859	\$114,777
Average Household Income 45-54	\$132,907	\$145,442	\$159,216
Median Household Income 55-64	\$100,482	\$102,806	\$108,475
Average Household Income 55-64	\$122,754	\$135,641	\$151,372
Median Household Income 65-74	\$66,549	\$75,598	\$84,274
Average Household Income 65-74	\$99,167	\$109,358	\$124,346
Average Household Income 75+	\$79,696	\$85,645	\$99,312

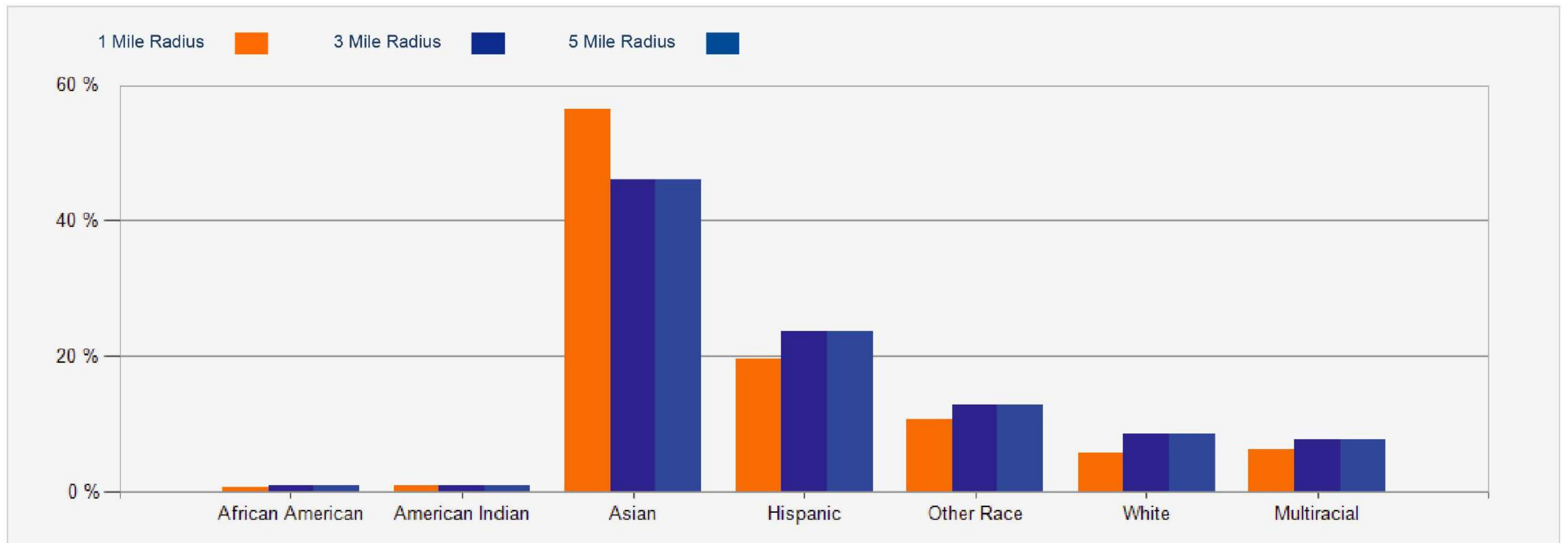


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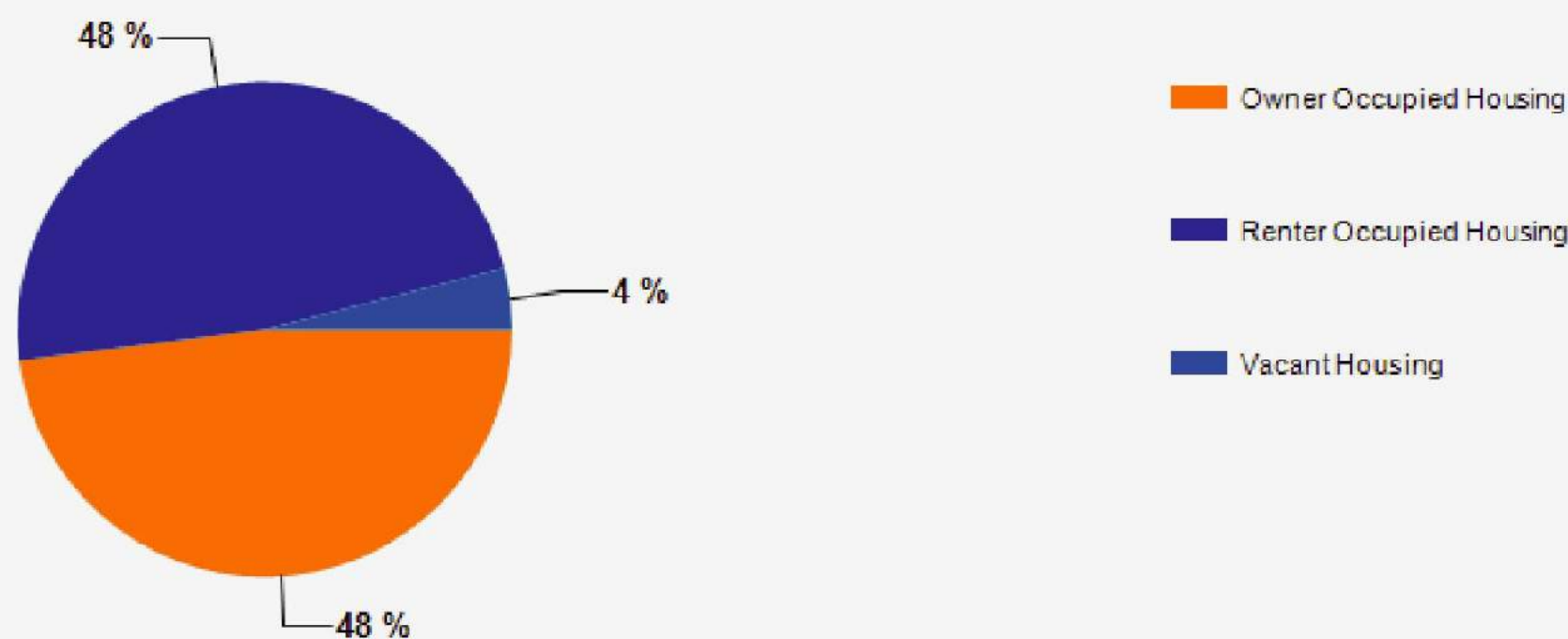
2022 Household Income



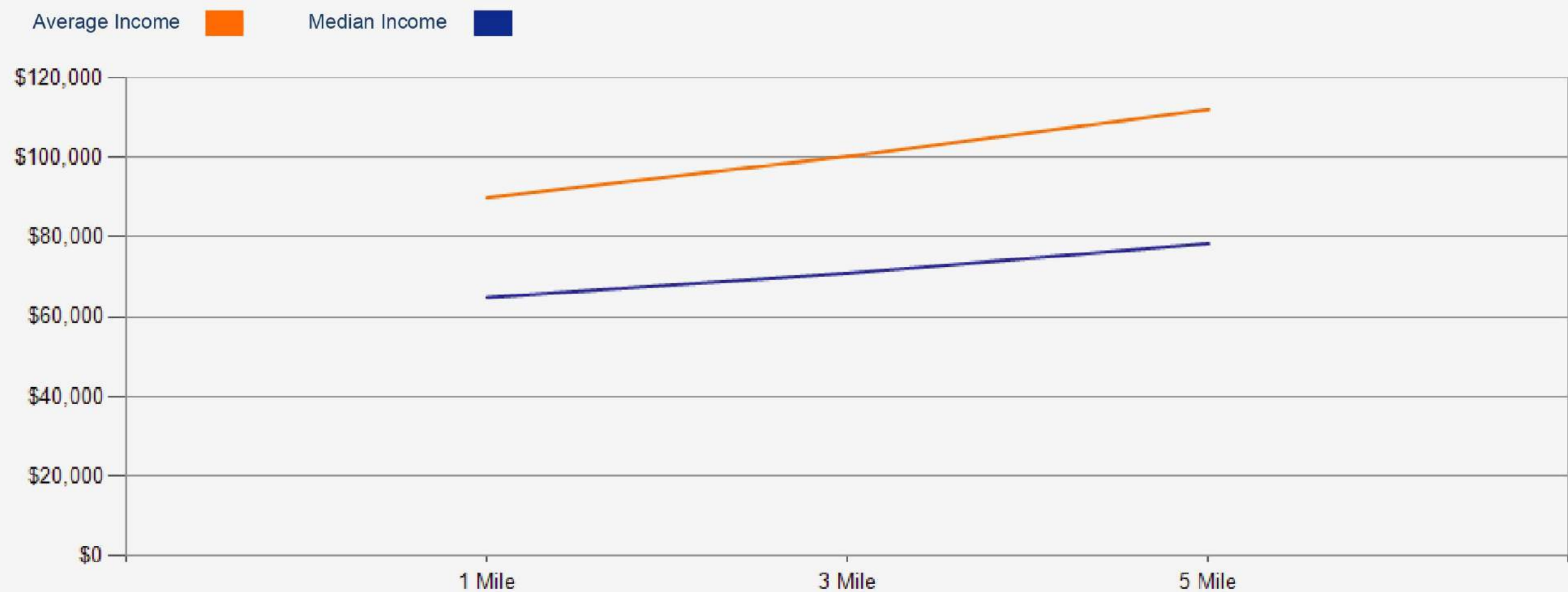
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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