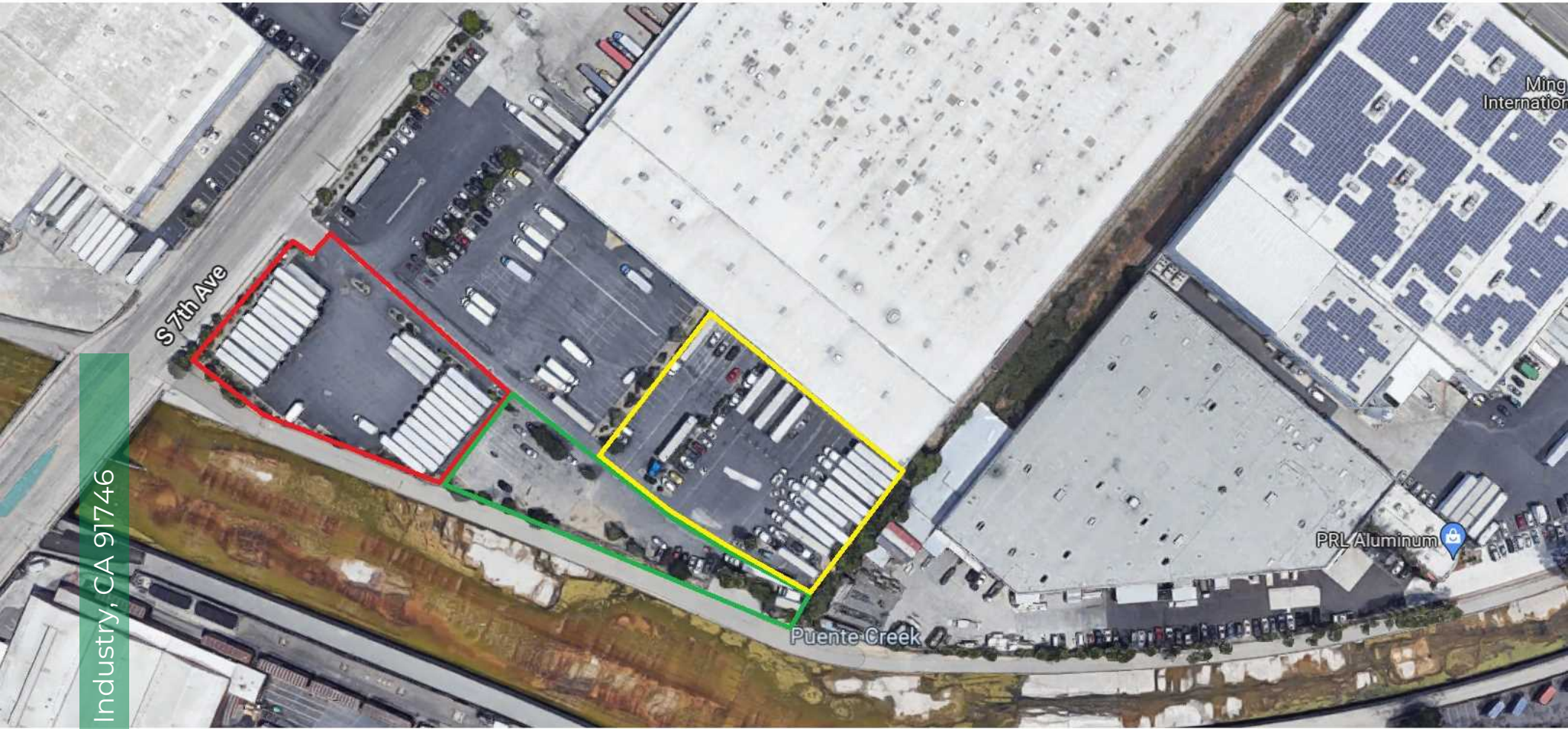


LAND FOR LEASE

500 S 7th Ave. City of Industry, CA 91746



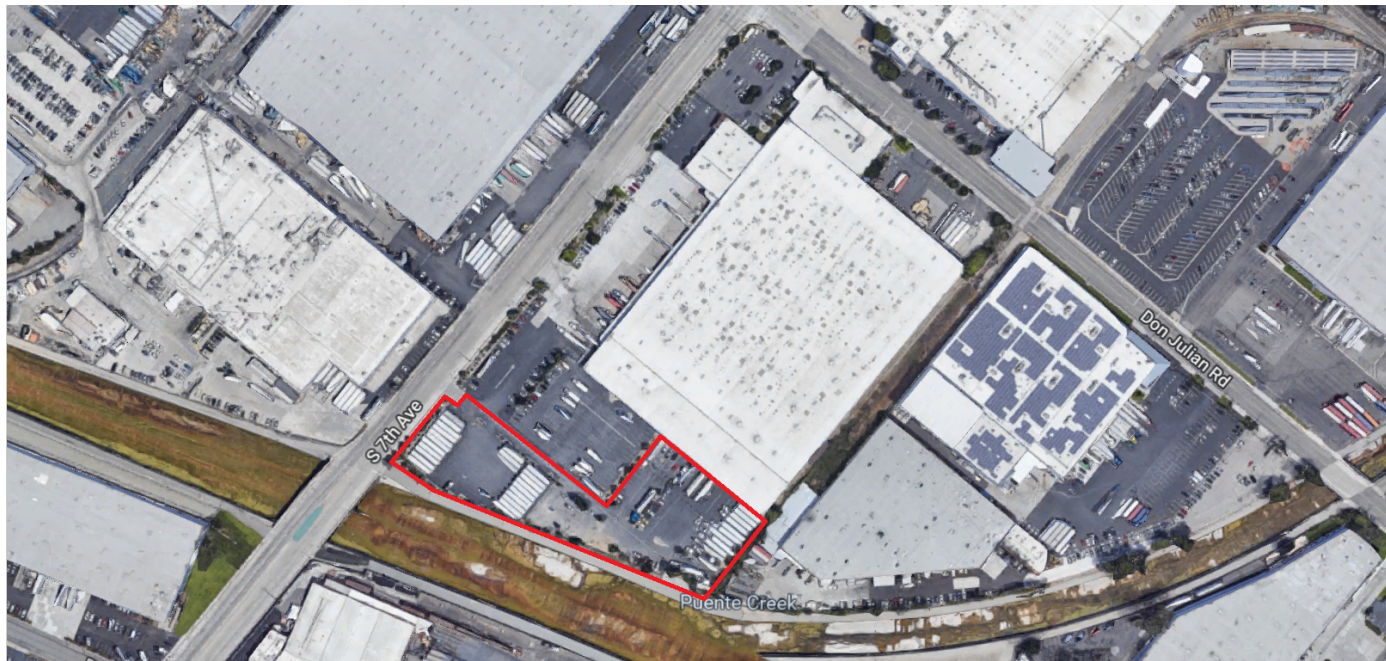
City of Industry, CA 91746

Price: UPON REQUEST



PROPERTY SUMMARY

500 South 7th Avenue | City of Industry, CA 91746



Property Summary

Lease Rate: Upon Request
Lot Size: 112,630 SF (46,550 SF & 39,730 SF & 26,350 SF)
Zoning: M

Property Overview

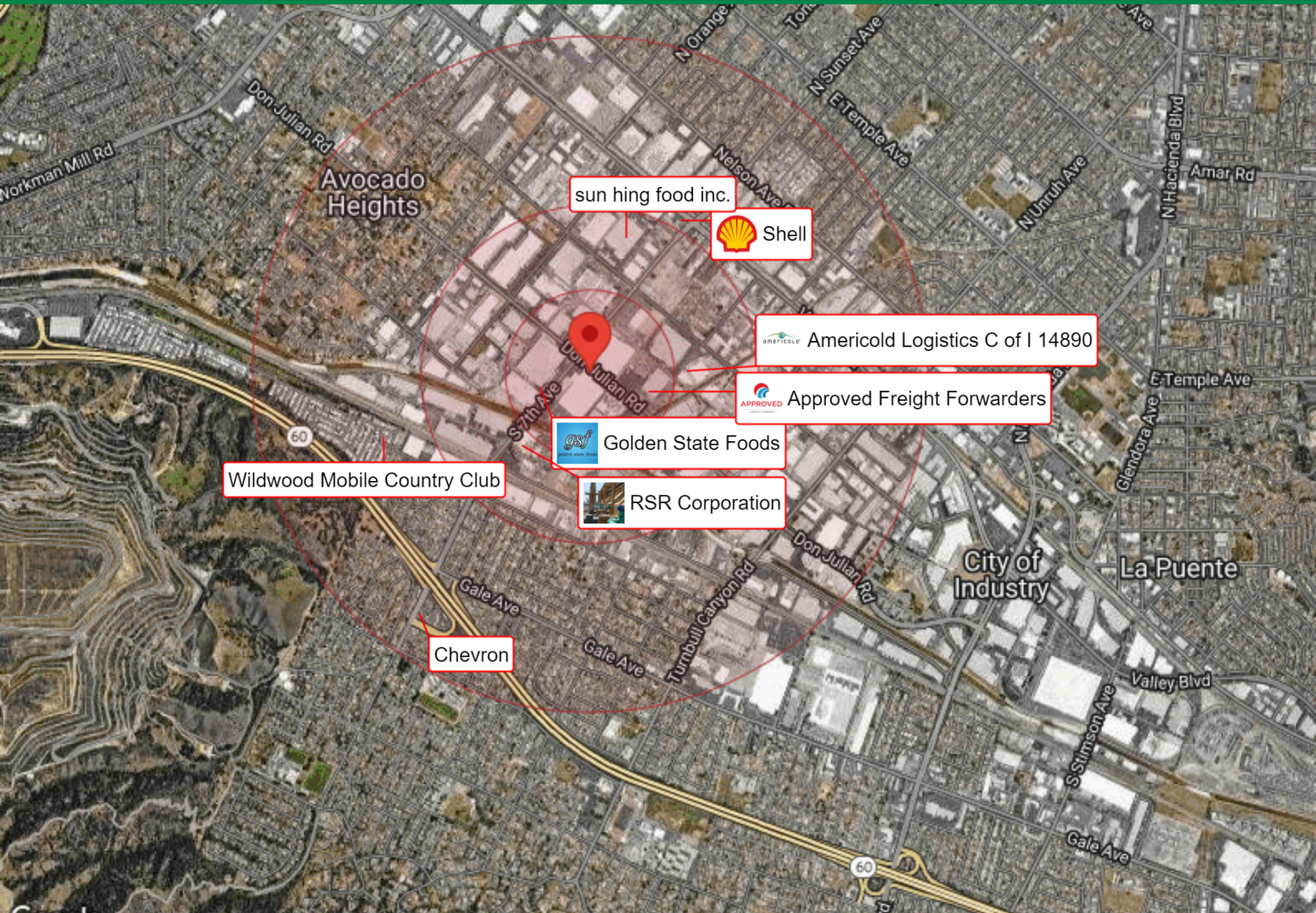
Land For Lease
Prime City of Industry Location
Vehicle-related Uses, Self-Storage Facilities, Contractor's Storage Yard Truck, Trailer or Bus Parking, Vehicle Leasing/Maintenance Possible
46,550 SF & 39,730 SF & 26,350 SF
Can be leased separate or all together
Paved & Gated

Location Overview


Prime City of Industry Location
Close to 60 & 605 Freeways

BUSINESS MAP

500 South 7th Avenue | City of Industry, CA 91746



Wildwood Mobile Country Club


 Golden State Foods

 RSR Corporation

Chevron

sun hing food inc.

 Shell

 Americold Logistics C of I 14890

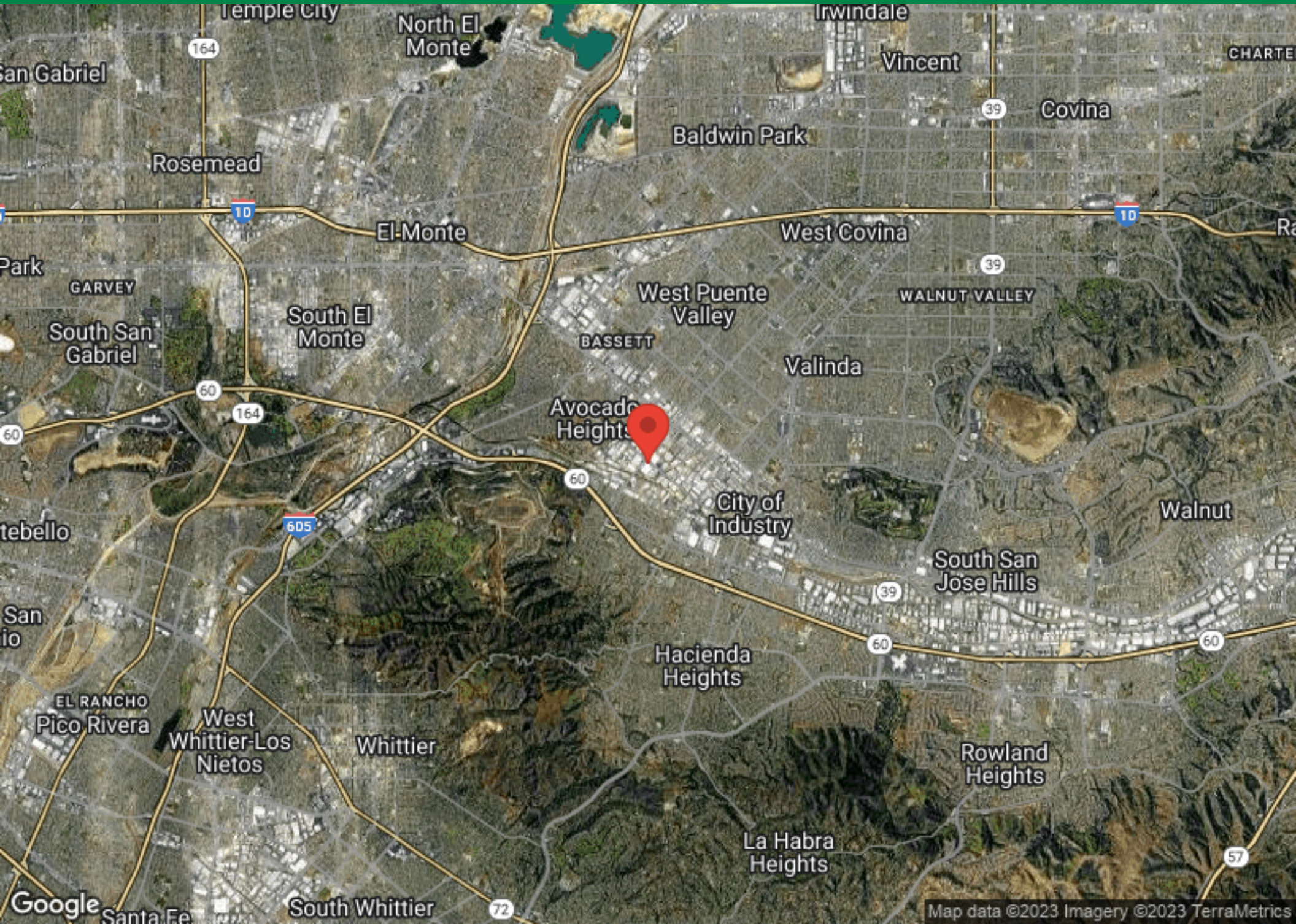
 Approved Freight Forwarders

City of Industry

La Puente

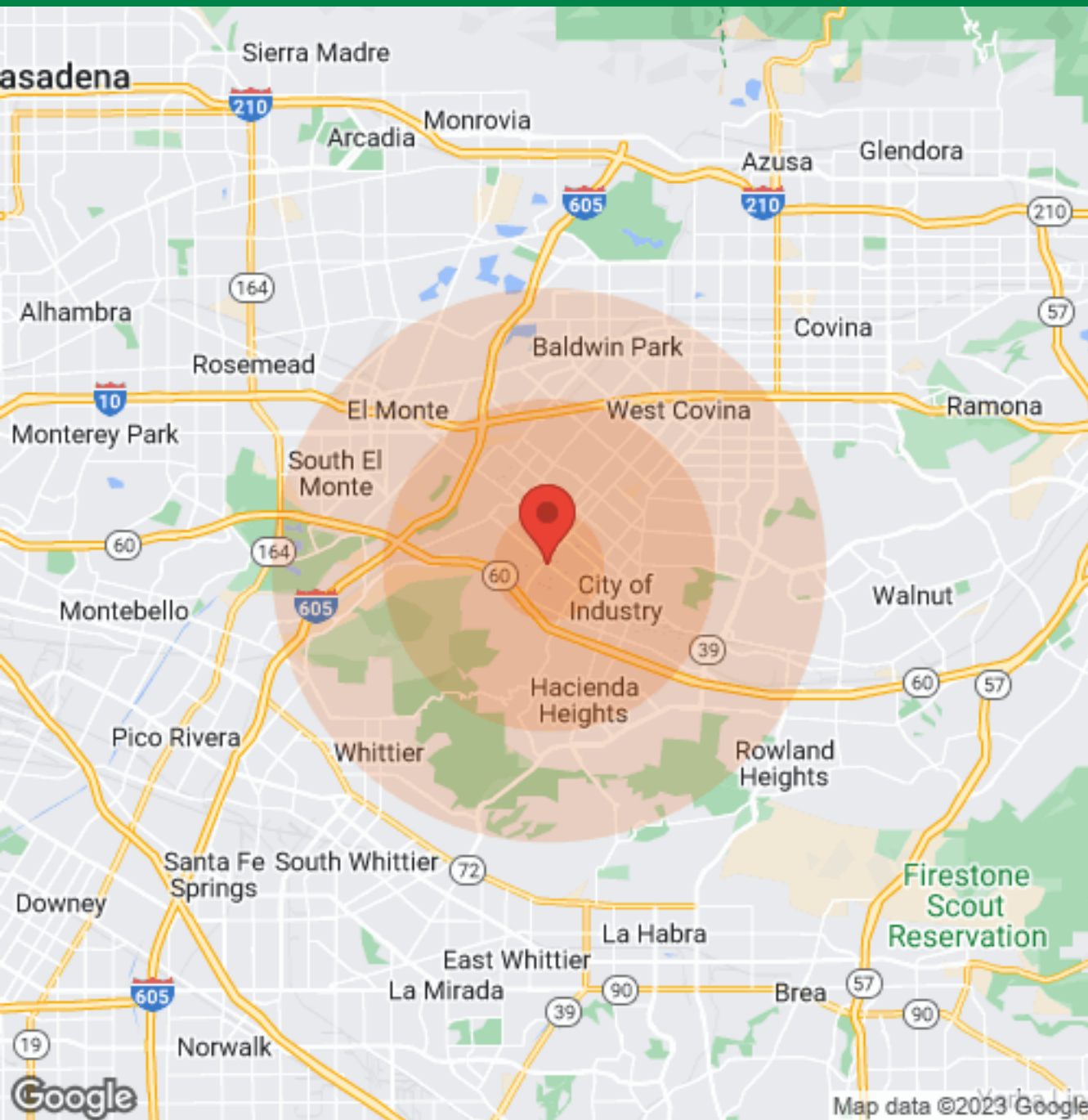
REGIONAL MAP

500 South 7th Avenue | City of Industry, CA 91746



DEMOGRAPHICS

500 South 7th Avenue | City of Industry, CA 91746



Population	1 Mile	3 Miles	5 Miles
Male	4,681	81,535	247,034
Female	4,270	79,096	241,306
Total Population	8,951	160,631	488,340

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,927	34,290	103,298
Ages 15-24	1,266	22,665	68,778
Ages 55-64	870	16,888	51,342
Ages 65+	960	19,428	56,732

Race	1 Mile	3 Miles	5 Miles
White	4,298	74,754	213,463
Black	49	1,038	4,211
Am In/AK Nat	N/A	340	1,234
Hawaiian	N/A	25	72
Hispanic	7,527	128,575	362,561
Multi-Racial	7,282	125,206	362,122

Income	1 Mile	3 Miles	5 Miles
Median	\$47,877	\$60,481	\$58,171
< \$15,000	249	2,604	10,224
\$15,000-\$24,999	317	3,432	12,365
\$25,000-\$34,999	310	3,910	13,296
\$35,000-\$49,999	341	5,607	17,975
\$50,000-\$74,999	328	8,098	25,343
\$75,000-\$99,999	353	6,554	17,830
\$10,000-\$149,999	225	6,420	18,826
\$150,000-\$199,999	47	2,027	6,138
> \$200,000	97	1,123	4,111

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,340	41,894	132,964
Occupied	2,258	40,655	128,423
Owner Occupied	1,373	29,060	80,578
Renter Occupied	885	11,595	47,845
Vacant	82	1,239	4,541

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