

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

54,447 SF

LAND FOR LEASE

Frank Lahijani

Global Commercial Real Estate
CEO
(213) 792-7007
frankl@global-cre.com
01022511

Vee Sookiasian

Global Commercial Real Estate
Senior Sale Associate
(818) 922-5192
vee@global-cre.com
02039708



PROPERTY FEATURES

LAND SF	54,447 SF
ZONING TYPE	M
PRICE PER SF	\$0.44/SF

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,122	147,148	446,624

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$130,001	\$128,858	\$123,492

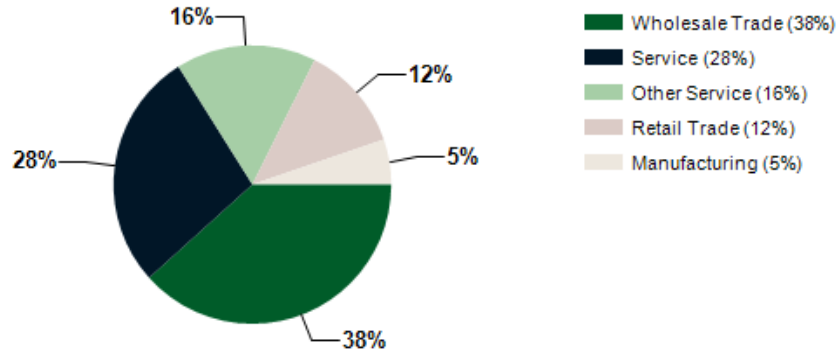
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,051	39,817	128,500

HIGHLIGHTS

- 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
- The adjacent 56,331 SF land is also available for lease
- Can be leased separate or all together
- Paved & Gated
- One of the most accessible trucking areas in all of Southern California
- Close to 60 & 605 Freeways

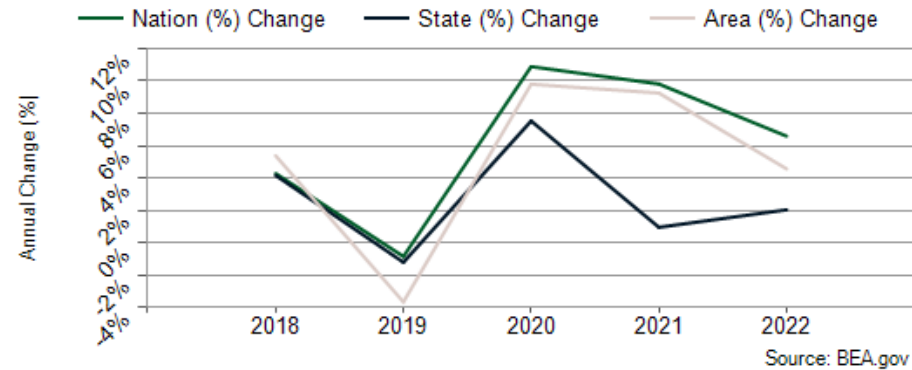
Major Industries by Employee Count

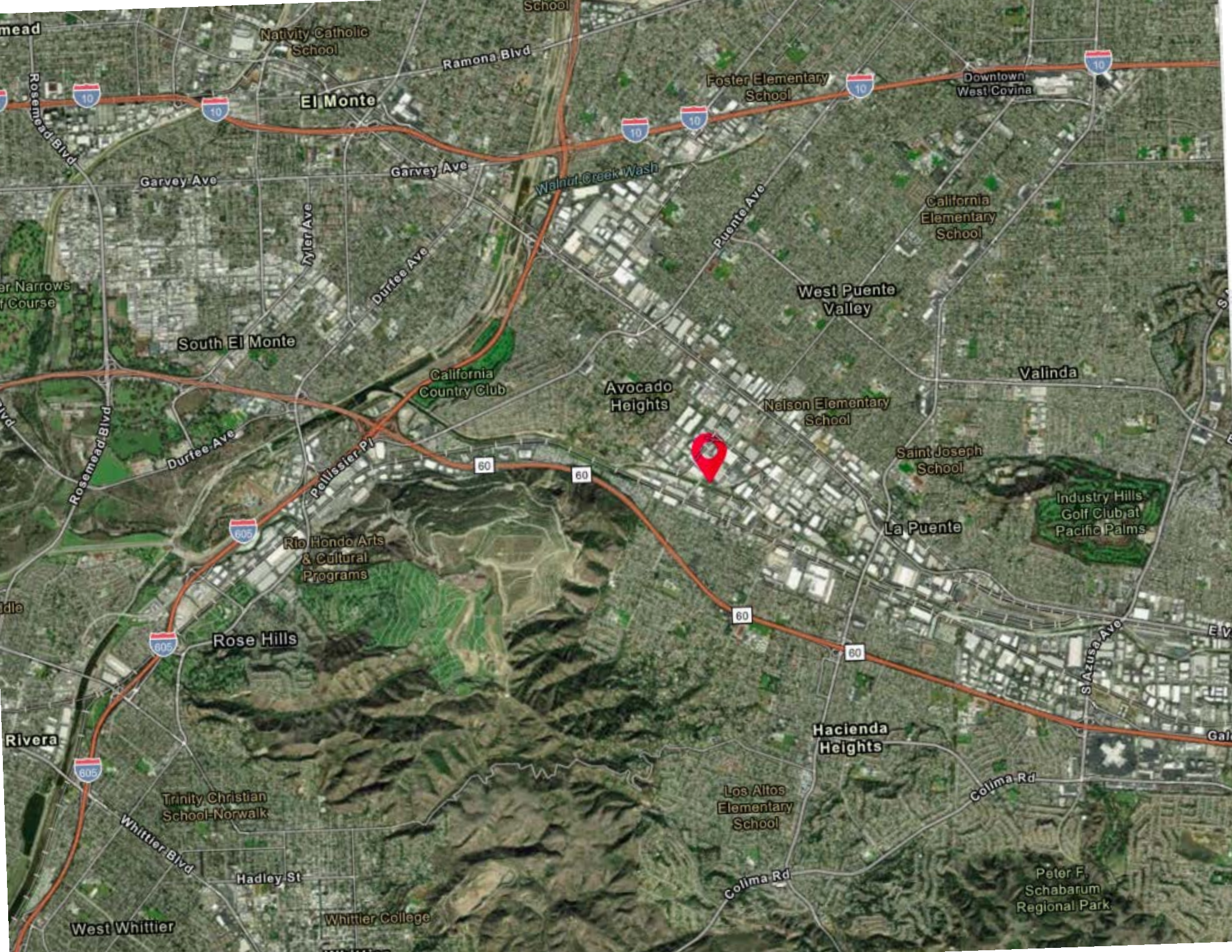


Largest Employers

Imperial Dade	7,500
Sincere Orient Commercial Corporation	180
Sonoco Products Company	Unknown
Fullyarn Packaging Inc	Unknown
Civis Inc	Unknown
Sunyou Cross-Border Logistics (US) Inc	Unknown
Caritas Center	Unknown
Transport Star Inc	Unknown

Los Angeles County GDP Trend





El Monte

Avocado Heights

West Puente Valley

Rose Hills

La Puente

Hacienda Heights

Rio Hondo Arts & Cultural Programs

Industry Hills Golf Club at Pacific Palms

Peter F. Schabarum Regional Park

Nativity Catholic School

Foster Elementary School

Downtown West Covina

California Elementary School

Nelson Elementary School

Saint Joseph School

Trinity Christian School-Norwalk

Los Altos Elementary School

Whittier College

Ramona Blvd

Garvey Ave

Garvey Ave

Walnut Creek Wash

Puente Ave

Durfee Ave

Durfee Ave

Pellissier Pl

60

60

60

60

S Azusa Ave

Colima Rd

Colima Rd

Hadley St

West Whittier

mead

Rosemead Blvd

Rosemead Blvd

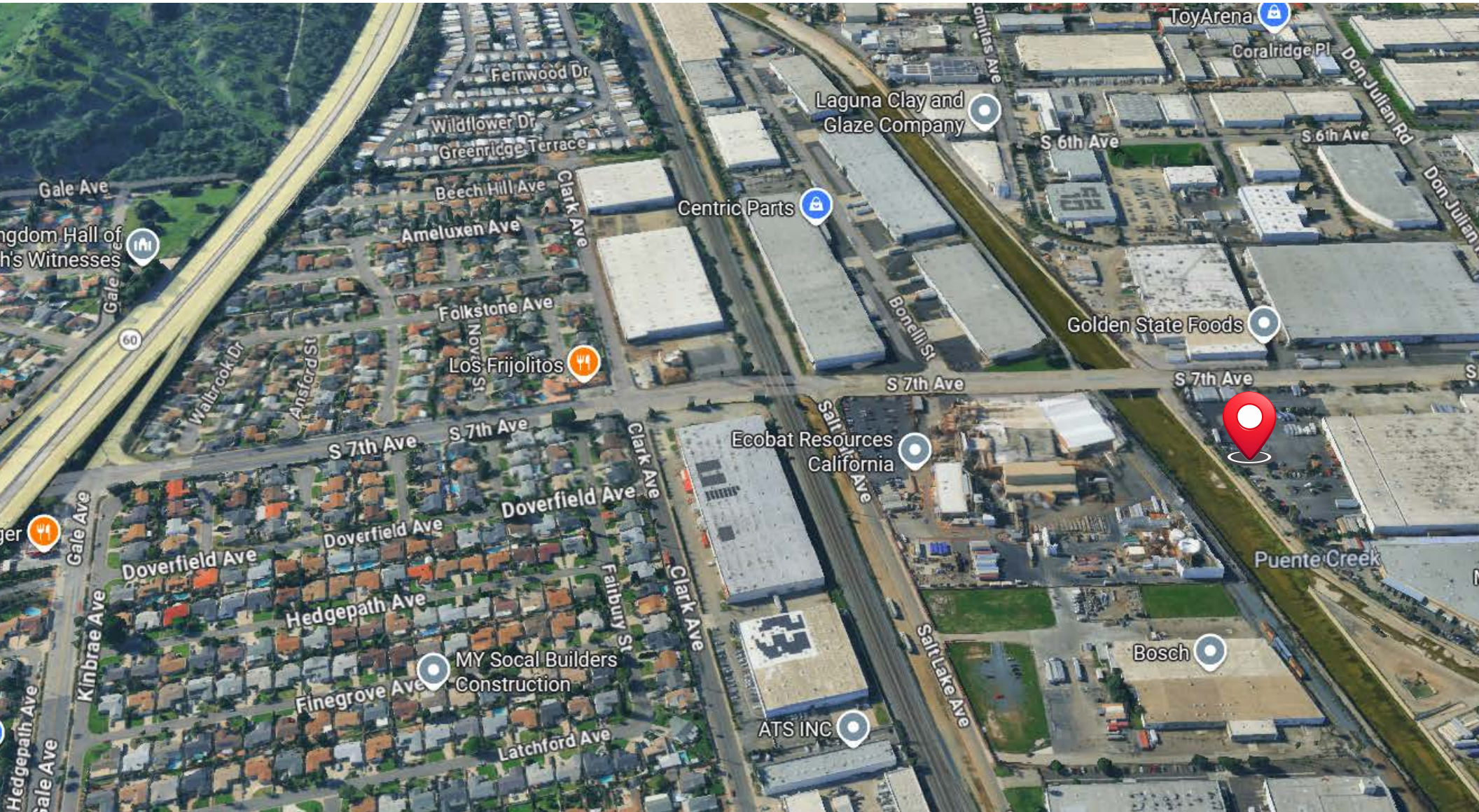
Idle

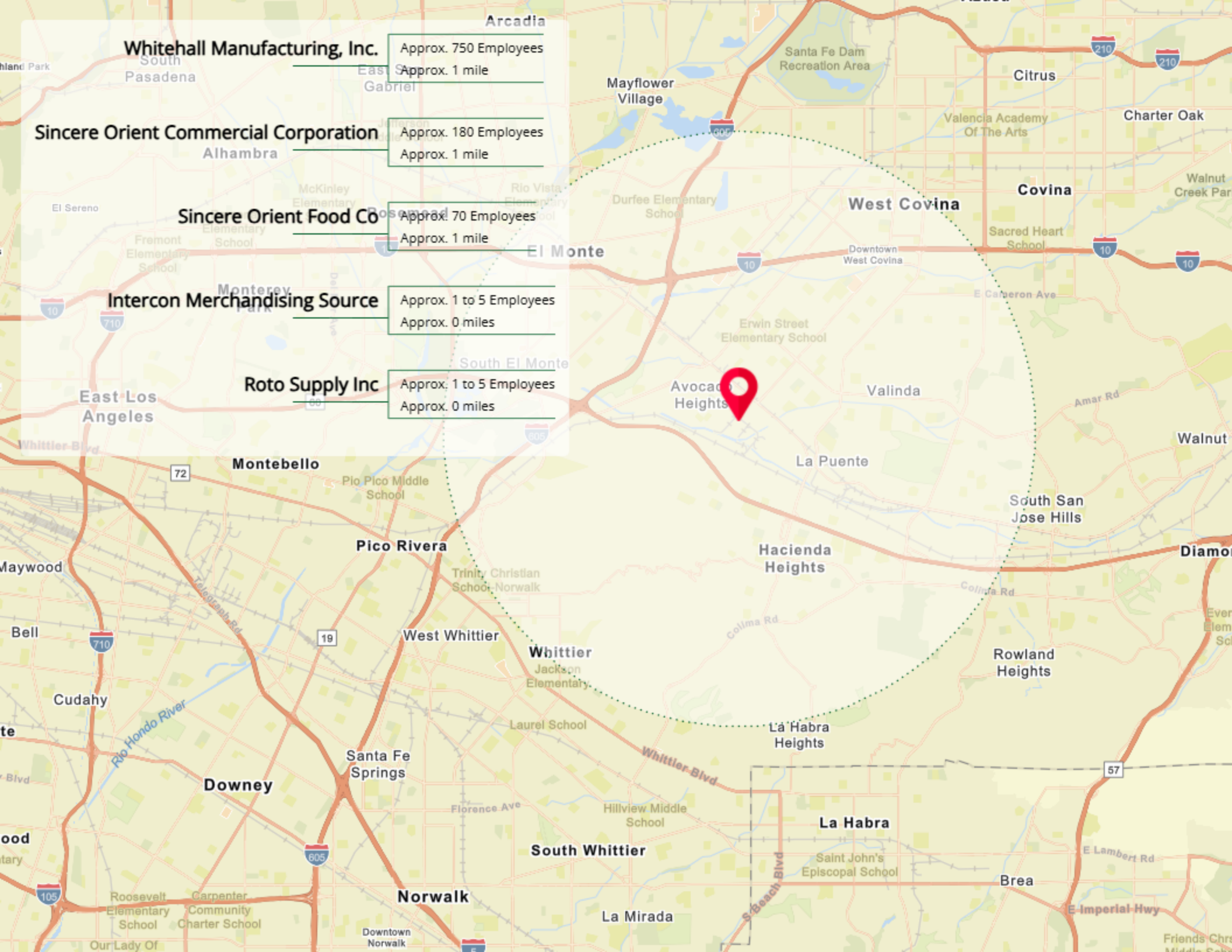
Rivera

Whittier Blvd

EV

Gal





Arcadia

Whitehall Manufacturing, Inc.

Approx. 750 Employees

Approx. 1 mile

Sincere Orient Commercial Corporation

Approx. 180 Employees

Approx. 1 mile

Sincere Orient Food Co.

Approx. 70 Employees

Approx. 1 mile

Intercon Merchandising Source

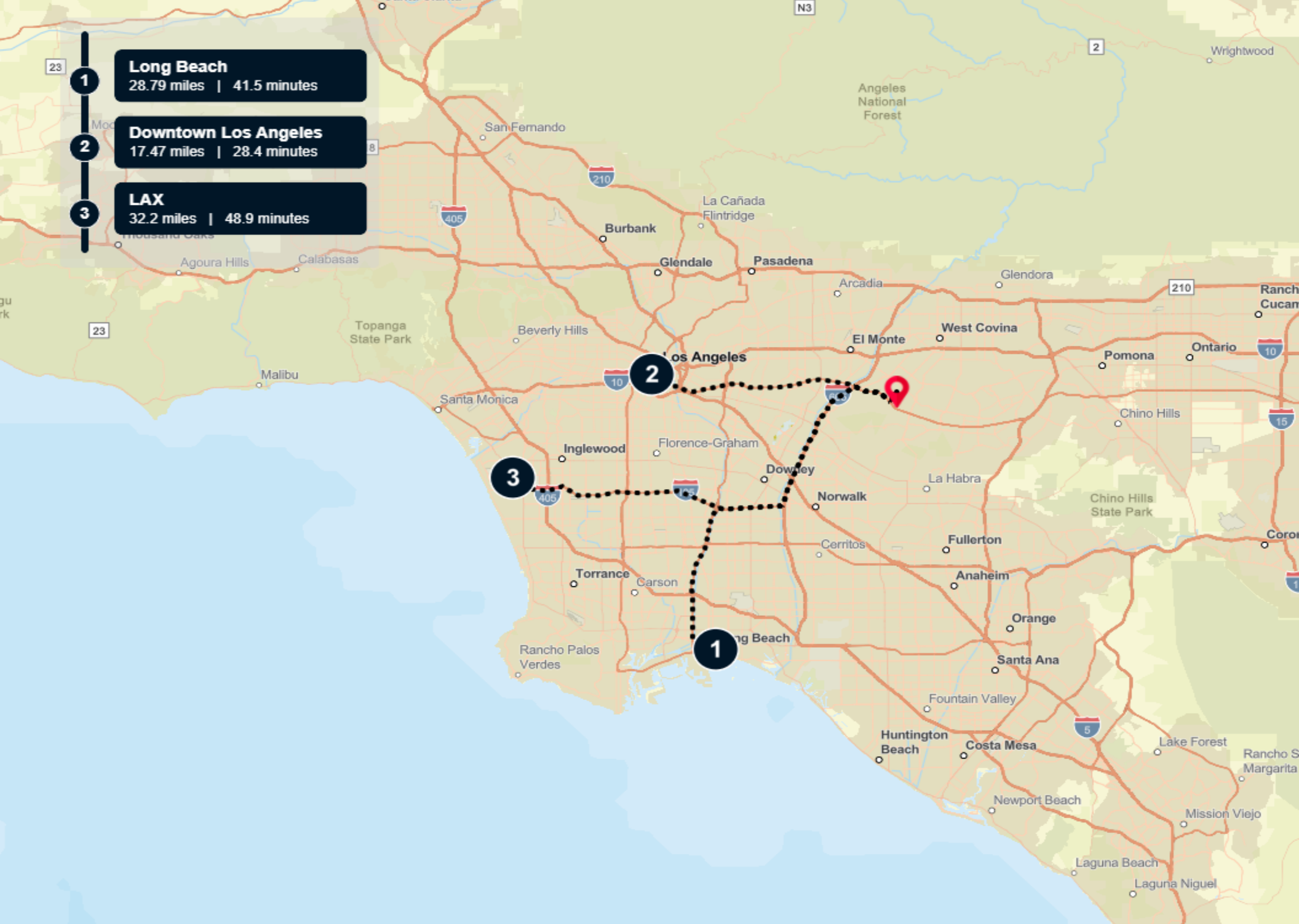
Approx. 1 to 5 Employees

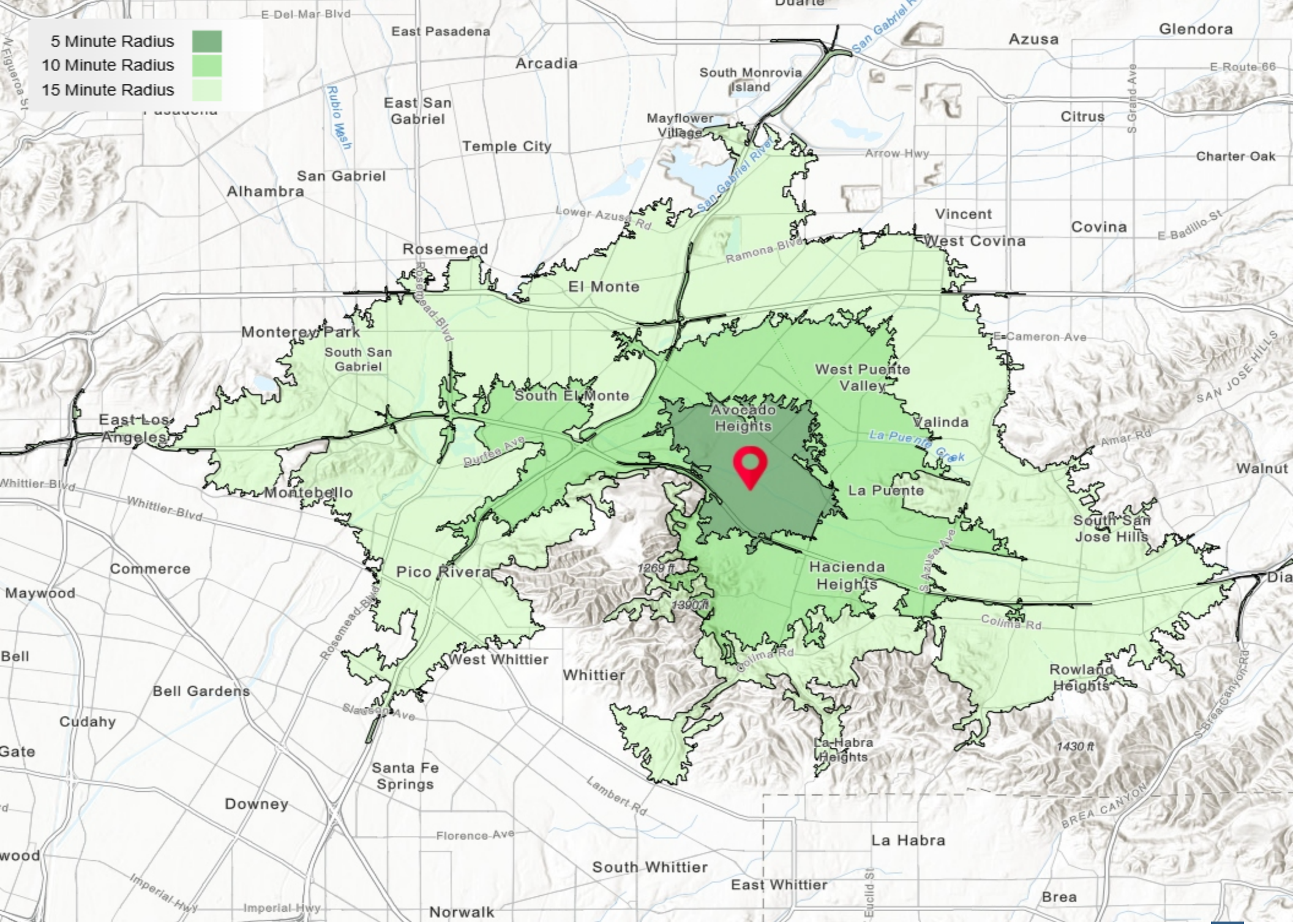
Approx. 0 miles

Roto Supply Inc

Approx. 1 to 5 Employees

Approx. 0 miles













54,447 SF
SUBJECT PROPERTY

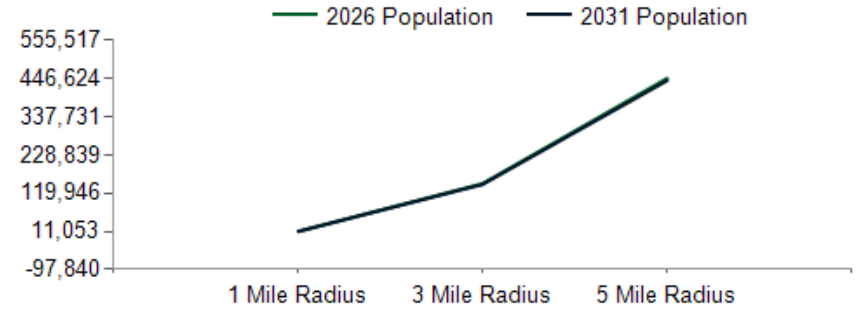
56,331 SF
ALSO AVAILABLE



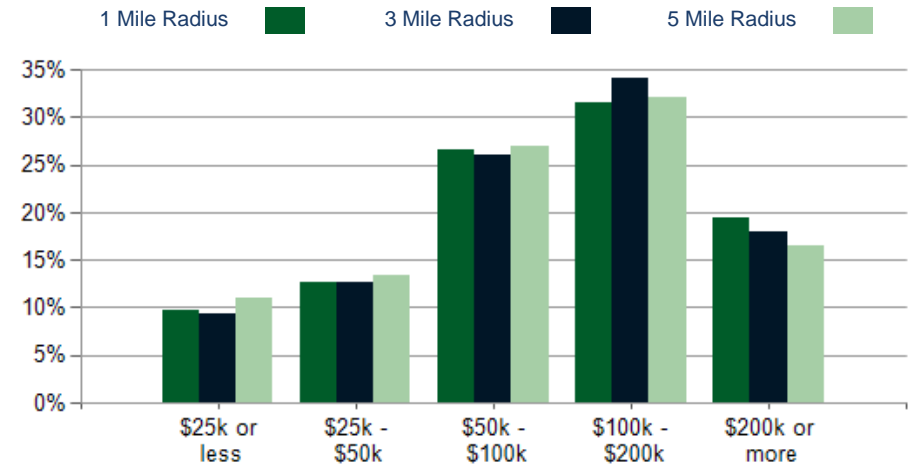
SUBJECT PROPERTY

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,535	157,363	474,615
2010 Population	11,354	156,077	471,599
2026 Population	11,122	147,148	446,624
2031 Population	11,053	145,193	440,419
2026 African American	111	1,910	6,578
2026 American Indian	238	3,041	8,789
2026 Asian	1,804	29,186	107,256
2026 Hispanic	8,406	106,778	299,178
2026 Other Race	4,617	58,508	164,065
2026 White	1,935	23,635	74,469
2026 Multiracial	2,396	30,634	84,867
2026-2031: Population: Growth Rate	-0.60%	-1.35%	-1.40%

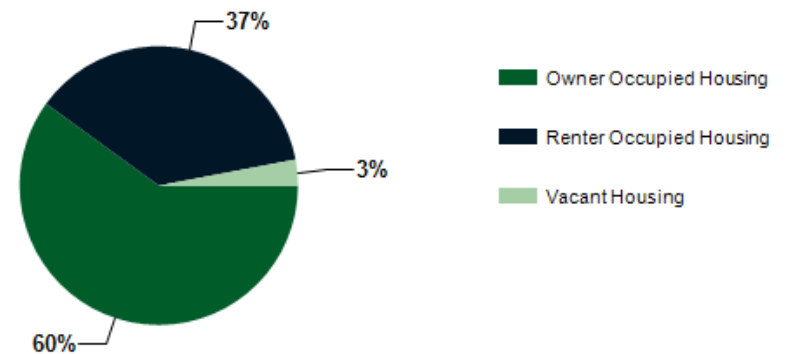
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	182	2,025	8,083
\$15,000-\$24,999	116	1,713	6,076
\$25,000-\$34,999	128	1,746	6,437
\$35,000-\$49,999	257	3,277	10,725
\$50,000-\$74,999	404	5,078	17,846
\$75,000-\$99,999	407	5,275	16,841
\$100,000-\$149,999	528	8,224	25,501
\$150,000-\$199,999	434	5,365	15,725
\$200,000 or greater	594	7,114	21,266
Median HH Income	\$102,007	\$104,024	\$96,709
Average HH Income	\$130,001	\$128,858	\$123,492



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

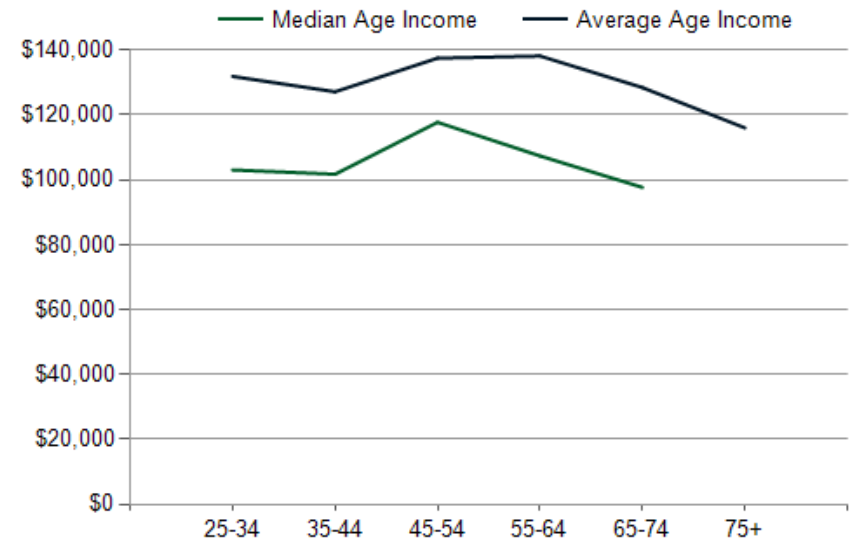
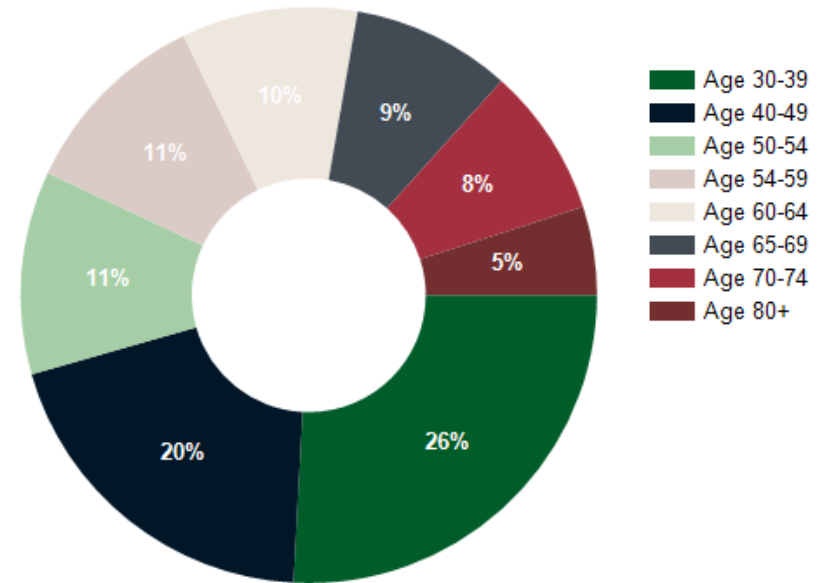


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	928	12,487	37,690
2026 Population Age 35-39	798	10,496	31,917
2026 Population Age 40-44	669	9,161	28,080
2026 Population Age 45-49	648	8,758	26,885
2026 Population Age 50-54	762	9,509	28,510
2026 Population Age 55-59	726	9,338	27,670
2026 Population Age 60-64	659	8,693	26,358
2026 Population Age 65-69	597	7,964	24,013
2026 Population Age 70-74	559	6,462	20,436
2026 Population Age 75-79	332	4,594	14,633
2026 Population Age 80-84	227	2,884	8,687
2026 Population Age 85+	233	2,654	8,204
2026 Population Age 18+	9,064	117,681	357,957
2026 Median Age	39	38	39
2031 Median Age	40	40	40

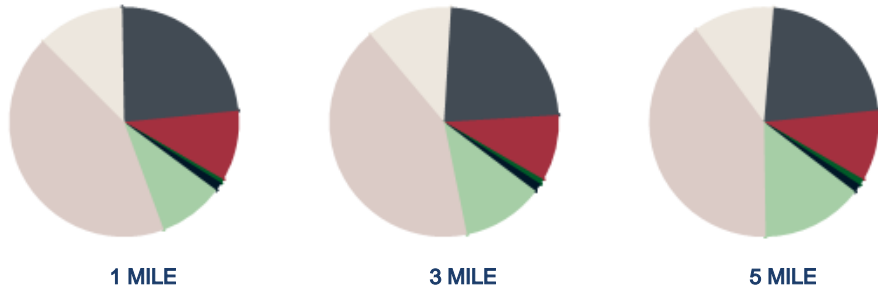
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,064	\$108,119	\$104,791
Average Household Income 25-34	\$131,913	\$130,328	\$126,910
Median Household Income 35-44	\$101,734	\$105,489	\$95,939
Average Household Income 35-44	\$127,165	\$128,579	\$122,237
Median Household Income 45-54	\$117,749	\$130,103	\$113,220
Average Household Income 45-54	\$137,528	\$150,643	\$138,709
Median Household Income 55-64	\$107,380	\$122,957	\$110,436
Average Household Income 55-64	\$138,195	\$146,943	\$139,528
Median Household Income 65-74	\$97,668	\$79,354	\$82,246
Average Household Income 65-74	\$128,453	\$109,231	\$113,895
Average Household Income 75+	\$116,022	\$97,248	\$92,298

Population By Age



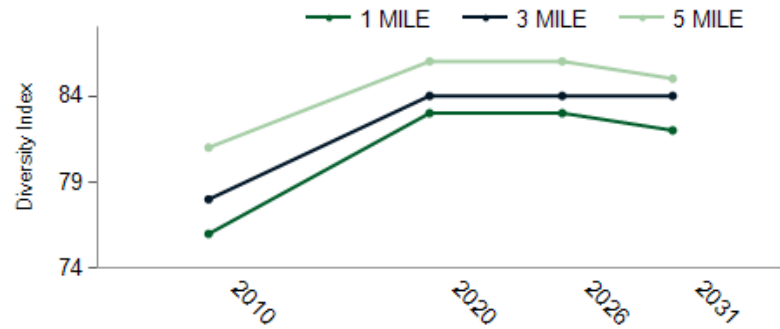
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	84	85
Diversity Index (current year)	83	84	86
Diversity Index (2020)	83	84	86
Diversity Index (2010)	76	78	81

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	1%	1%	1%
Asian	9%	12%	14%
Hispanic	43%	42%	40%
Multiracial	12%	12%	11%
Other Race	24%	23%	22%
White	10%	9%	10%

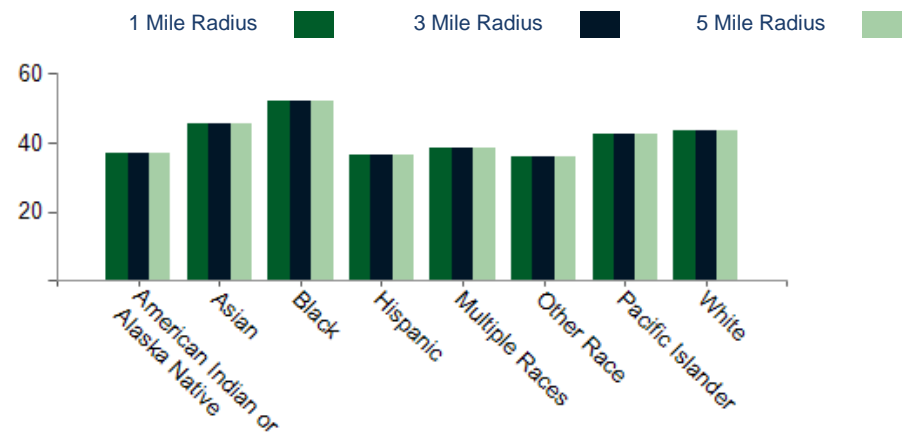
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	37	37	37
Median Asian Age	45	44	45
Median Black Age	52	43	41
Median Hispanic Age	37	36	35
Median Multiple Races Age	38	38	37
Median Other Race Age	36	35	34
Median Pacific Islander Age	43	46	39
Median White Age	43	41	42

2026 MEDIAN AGE BY RACE



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Global Commercial Real Estate and it should not be made available to any other person or entity without the written consent of Global Commercial Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Global Commercial Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Global Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Global Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Global Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Frank Lahijani

Global Commercial Real Estate
CEO
(213) 792-7007
frankl@global-cre.com
01022511

Vee Sookiasian

Global Commercial Real Estate
Senior Sale Associate
(213) 922-7007
vee@global-cre.com
02039708

