

LAND FOR LEASE

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

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56,331 SF



PROPERTY FEATURES

LAND SF	56,331 SF
ZONING TYPE	M
PRICE PER SF	\$0.39/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

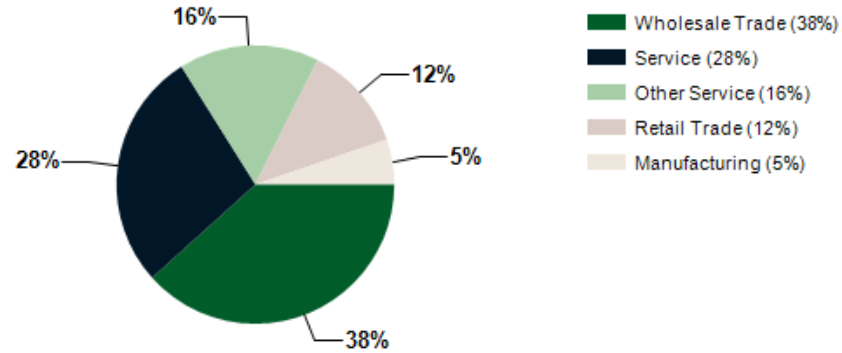
NUMBER OF HOUSEHOLDS

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
- Paved & Gated
- One of the most accessible trucking areas in all of Southern California
- Close to 60 & 605 Freeways
- The adjacent 54,447 SF land is also available for lease
- Can be leased separate or all together

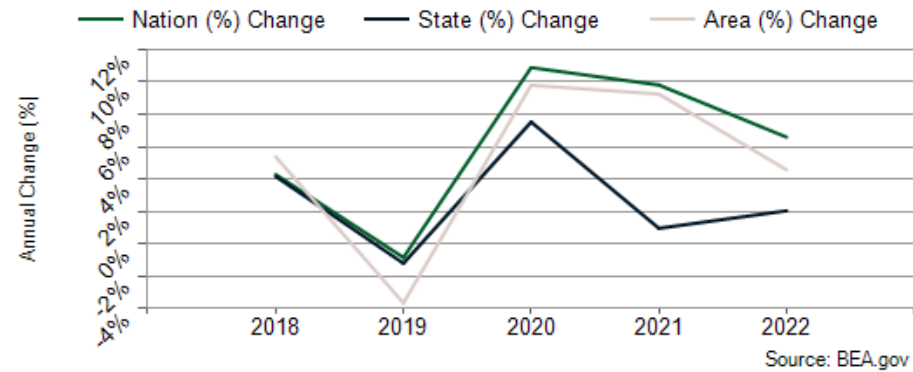
Major Industries by Employee Count

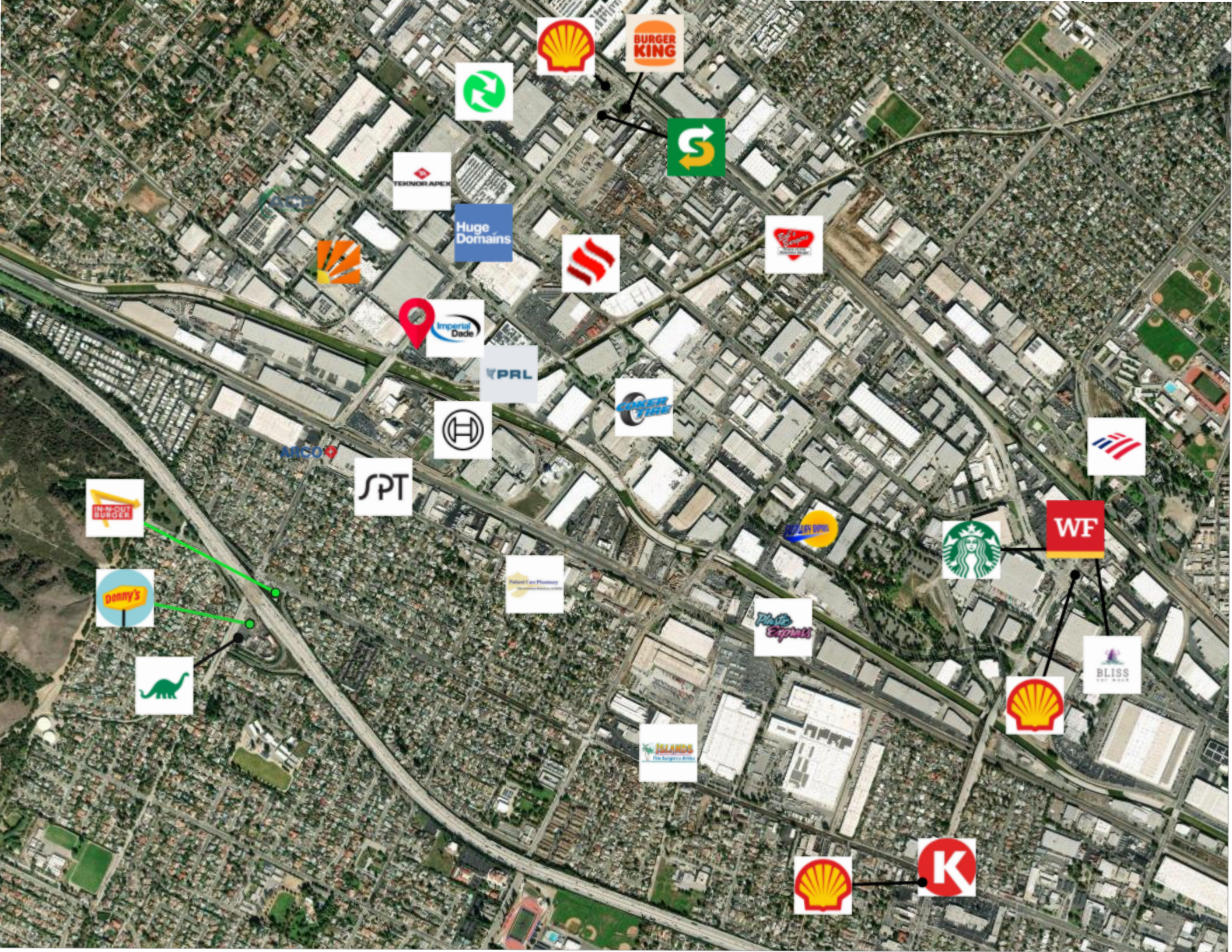


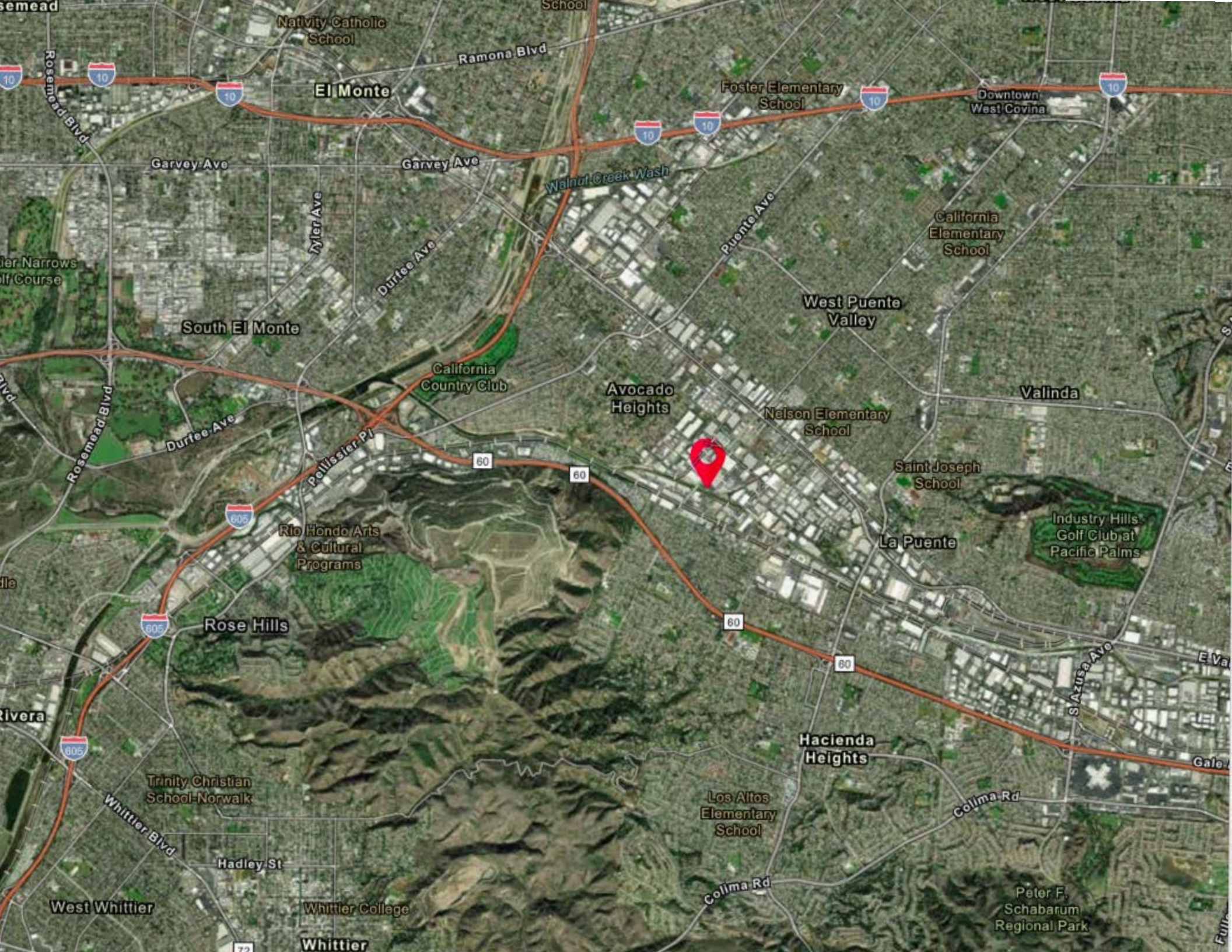
Largest Employers

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

Foster Elementary School

Downtown West Covina

Garvey Ave

Garvey Ave

Walnut Creek Wash

Puente Ave

California Elementary School

South El Monte

West Puente Valley

California Country Club

Avocado Heights

Nelson Elementary School

Valinda

Durfee Ave

Pellissier Pl

60

60

Saint Joseph School

Industry Hills Golf Club at Pacific Palms

605

Rio Hondo Arts & Cultural Programs

La Puente

Rose Hills

60

60

Rivera

Trinity Christian School-Norwalk

Hacienda Heights

Whittier Blvd

Hadley St

Los Altos Elementary School

Colima Rd

West Whittier

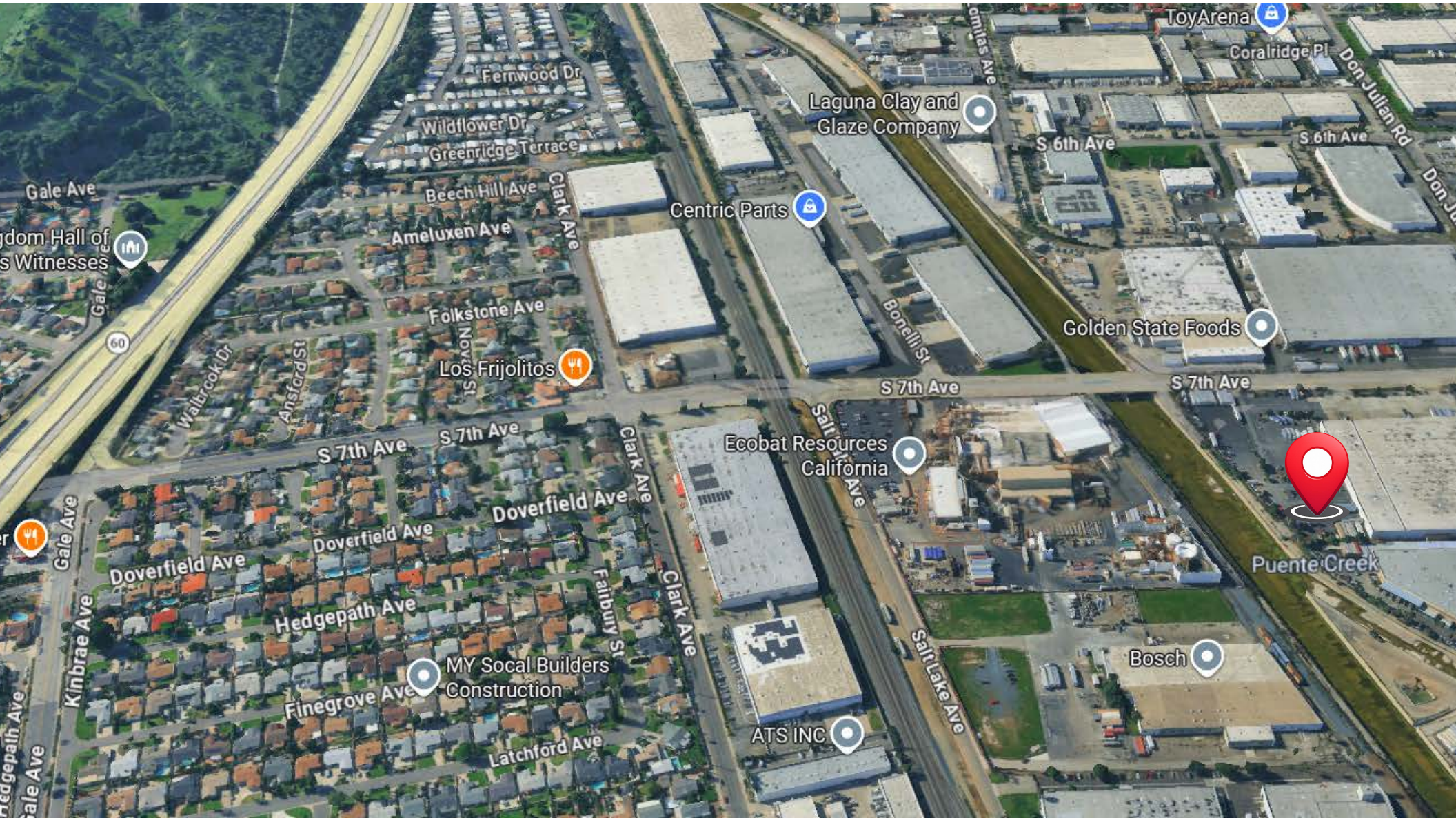
Whittier College

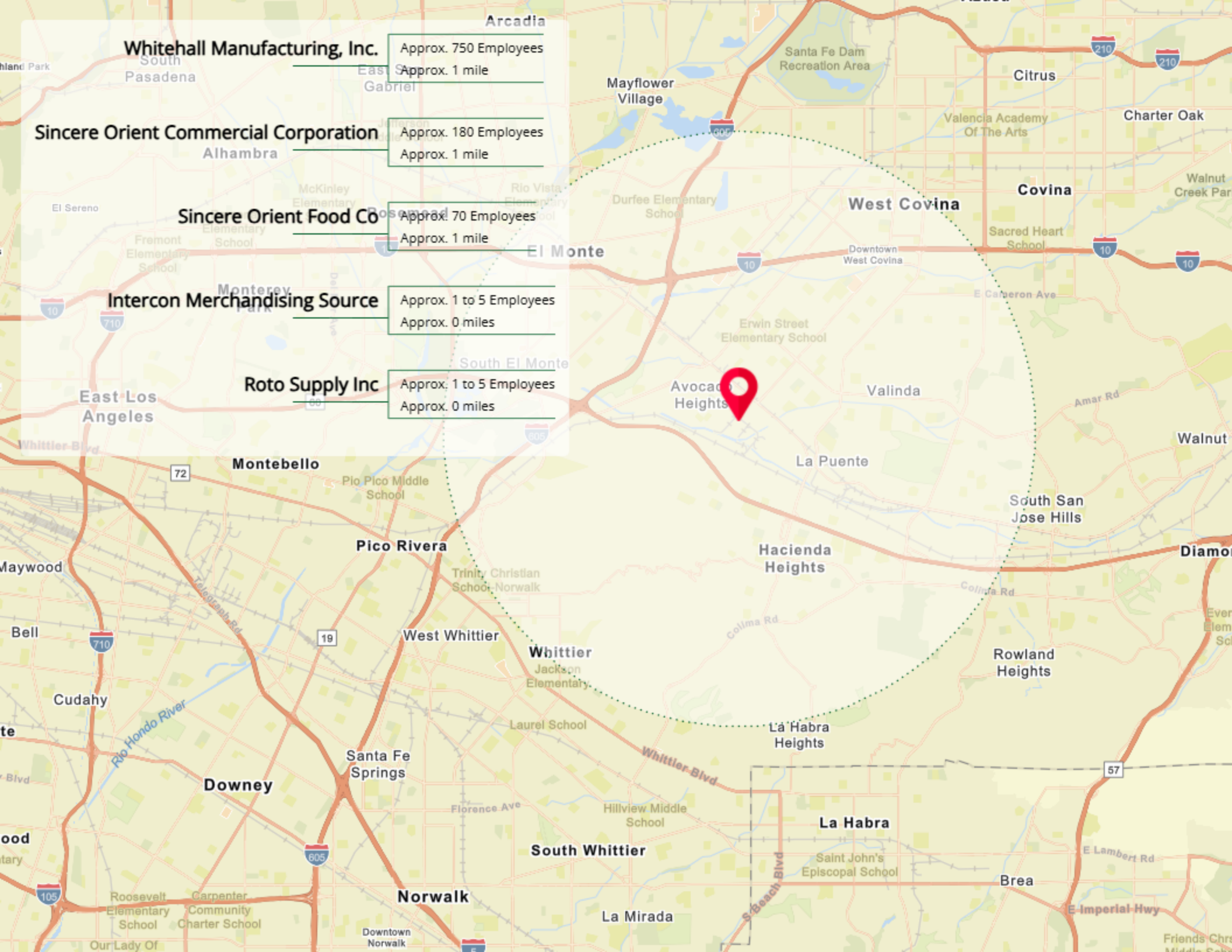
Colima Rd

Peter F. Schabarum Regional Park

Whittier

72





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

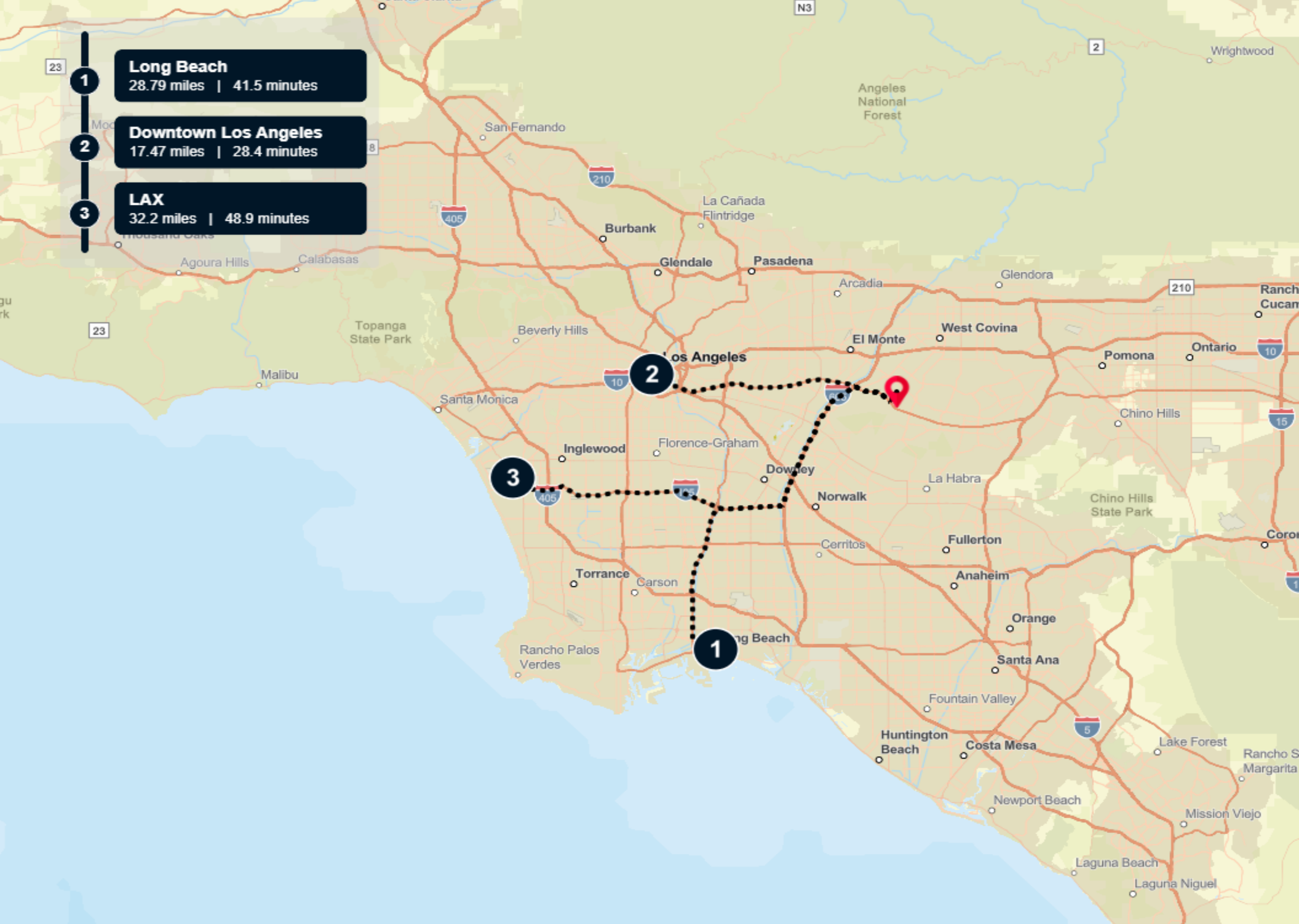
Approx. 1 to 5 Employees

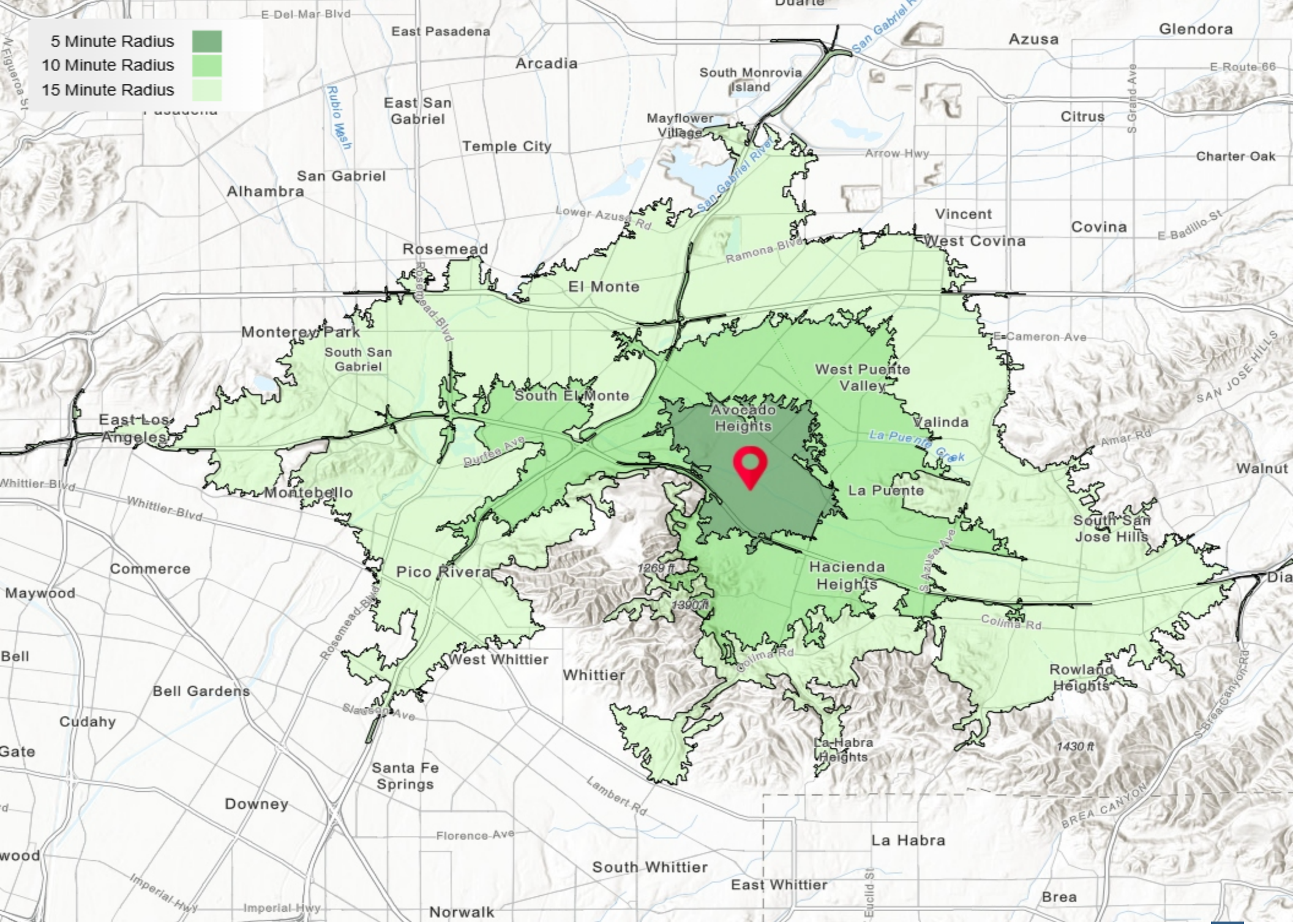
Approx. 0 miles

Roto Supply Inc

Approx. 1 to 5 Employees

Approx. 0 miles











54,447 SF
ALSO AVAILABLE

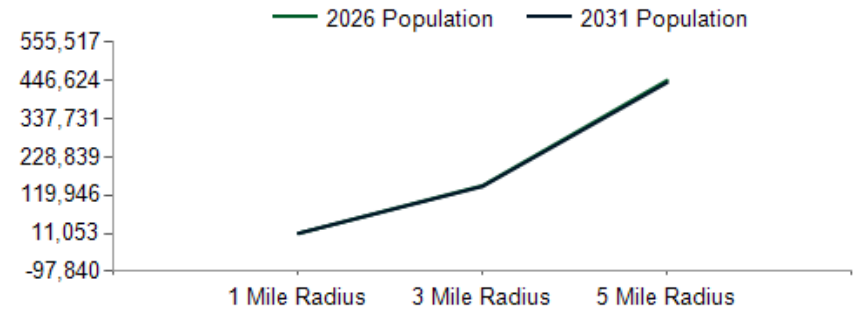
56,331 SF
SUBJECT PROPERTY



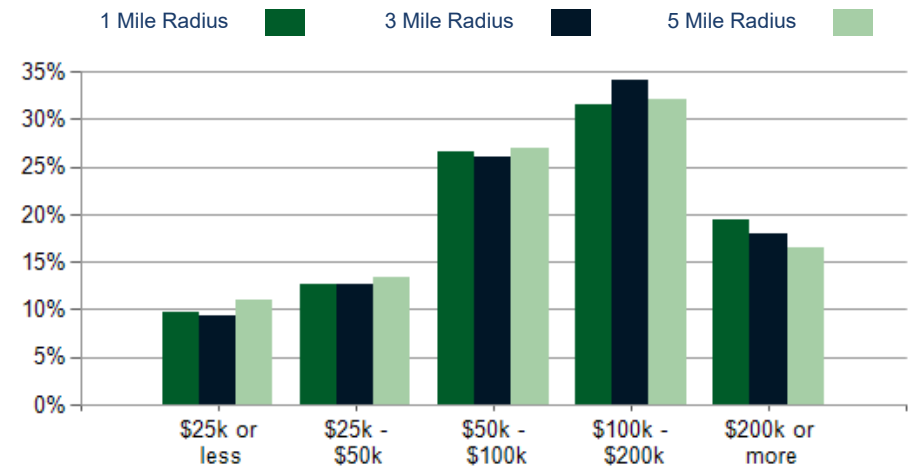
SUBJECT PROPERTY

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%

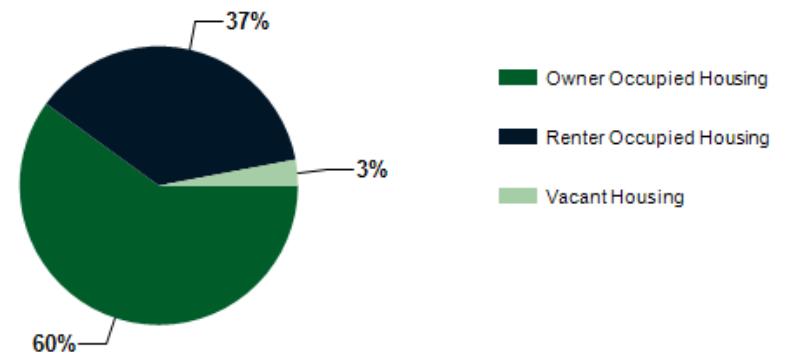
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	182	2,025	8,083
\$15,000-\$24,999	116	1,713	6,076
\$25,000-\$34,999	128	1,746	6,437
\$35,000-\$49,999	257	3,277	10,725
\$50,000-\$74,999	404	5,078	17,846
\$75,000-\$99,999	407	5,275	16,841
\$100,000-\$149,999	528	8,224	25,501
\$150,000-\$199,999	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



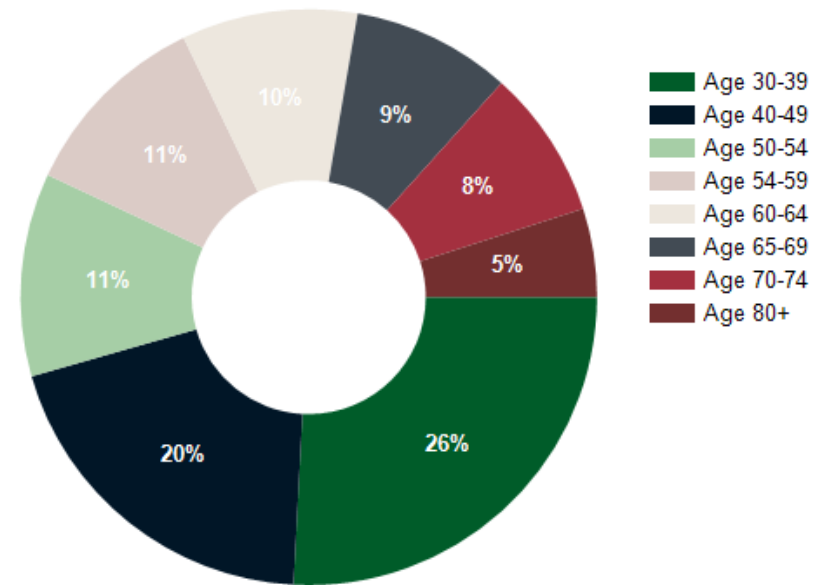
2026 Own vs. Rent - 1 Mile Radius



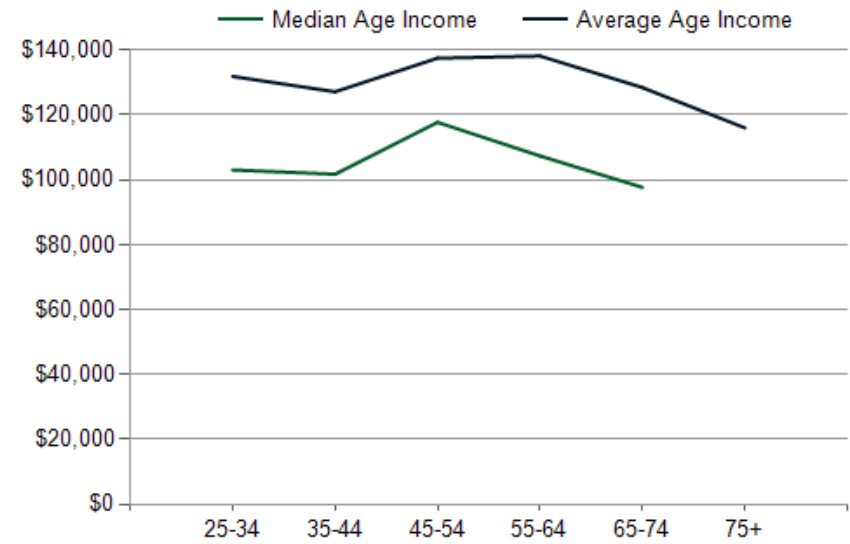
Source: esri

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

Population By Age

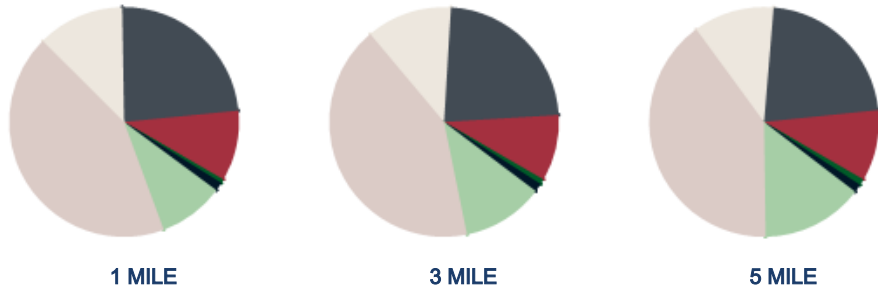


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,064	\$108,119	\$104,791
Average Household Income 25-34	\$131,913	\$130,328	\$126,910
Median Household Income 35-44	\$101,734	\$105,489	\$95,939
Average Household Income 35-44	\$127,165	\$128,579	\$122,237
Median Household Income 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



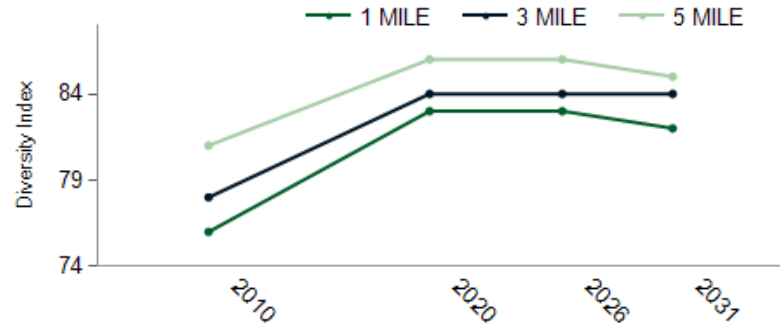
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	84	85
Diversity Index (current year)	83	84	86
Diversity Index (2020)	83	84	86
Diversity Index (2010)	76	78	81

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%

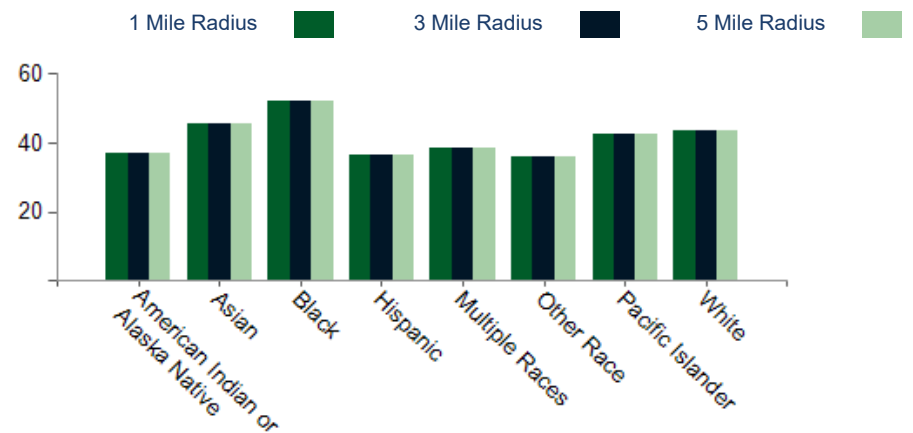
POPULATION DIVERSITY



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



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Exclusively Marketed by:

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