

SUNKIST CENTER ±43,732 SF ANCHOR SPACE FOR LEASE

13851-13965 Amar Road, La Puente, CA 91746



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PROGRESSIVE
REAL ESTATE PARTNERS

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PROPERTY DESCRIPTION



PROPERTY HIGHLIGHTS

- **Anchor & Sub-Anchor Opportunities in Established Neighborhood Center:** Sunkist Center was originally built in 1956 and is currently anchored by Big Saver Food (15,625 SF), Central Bell Mart (18,125 SF) and McDonalds. The property has recently been acquired and the current owner is looking to upgrade the tenancies of the Anchor and Central Bell Mart spaces.
- **A True Neighborhood Center:** With over 70 businesses operating in 168,550 SF of building area, the local community of over 60,000 people located within 5 minutes of the property is able to fulfill most of their daily needs at Sunkist Center.
- **Great Visibility & Signage:** With over 700 feet of Amar Road frontage and minimal landscaping, the property has outstanding view corridors from Amar Road providing easy visibility to the anchor and shop spaces. Furthermore, anchor tenants will have prominent signage on the center's 50+ foot tall pylon sign.
- **Excellent Access & Parking:** In addition to median free access from two driveways on Amar Road, the shopping center is bounded by traffic signals at Willow Avenue and Ardilla Avenue. Both of these avenues have 3 additional points of access for a total of 8 points of access to the approx. 700 easily accessible parking stalls.
- **Competitive Location:** While many of the retailers are fighting it out on South Glendora Avenue/Hacienda Blvd., Sunkist Center has minimal competition in the immediate trade area while boasting over 26,400 cars per day in front of the property compared to only 33,571 cars per day on Hacienda Blvd.

LOCATION DESCRIPTION



LOCATION HIGHLIGHTS

- **In-Fill Los Angeles County Location:** With over 300,000 people in a 10 minute drive, 71,000 people in a 5 minute drive, and 33,000 people in a 3 minute drive, this densely populated trade area provides ample opportunity for retailers to capture their share of this residential trade area's \$6.5B of buying power.
- **ESRI Characterizes the Area as "Urban Villages":** Per Esri's Tapestry Segmentation, a substantial majority of the trade is considered "Urban Villages" characterized by a community that is multi-cultural, multi-generational, and multi-lingual. Urban Villages also contain housing with large families (Over 4.2 people per household in the subject trade area). Over 78% of individuals in a 5 minute drive are of Hispanic Origin with an Average Household Income of \$117,476 within 5 minutes of the property.
- **10 Freeway Accessibility:** The property has easy access to the 10 Freeway east or west bound via the Puente Avenue or Baldwin Park Blvd. on/off ramps which are both located less than 1 mile from the shopping center.
- **High Daytime Population:** Mostly as a result of the large amount of office and industrial businesses along the Valley Blvd. corridor, Sunkist Center has over 20,420 employees in over 1,821 businesses within a 5 minute radius of the site. With virtually no retail between the source of this daytime population, Sunkist Center is a major destination for these employees and to shop and eat.
- **Proximity to Schools:** Within half a mile of Sunkist Center is Bishop Amat Memorial High School (the largest private school in LA County), Bassett Senior High School, and Torch Middle School.

SITE PLAN

MAIN SHOPPING CENTER

MAIN BUILDING - A

#	Address	TENANT	SF
1-2	13901	Central Bell Mart	18,125
3	13901 1/2	Fashion Quinita	3,000
4	13903	Available	3,125
5	13905	Big Saver Foods	15,625

MAIN BUILDING - B

6	13925	Available	43,732
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MAIN BUILDING - C

7	13927	Valley Pet & Supply	4,800
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MAIN BUILDING - D

8	13945A	Primerica Financial Services	600
9	13945B	Jimmy's Glass Service	600
10	13947AB	De Jesus Enterprises	600
11	13947C	Driving School/ La Puente Traffic School	558
12	13949A	Ms La Puente Real Estate	600
13	13949B	Murillos Insurance Agency	558
14	13951B	La Puente Shoe Repair	600
15	13951B	Carrier Compliance Network Inc.	600

MAIN BUILDING - E

16	13953B	Gerardo Espinoza dba: Espinoza Embroidery	516
17	13957	Club Vigor and Vida	1,200
18	13959	Dr Daniel Beltran	1,800
19	13961	Sunkist Apparel Outlet Store	1,200

MAIN BUILDING - F

20	13963A	Jennifer's Party Supplies	1,534
21	13963BCD	Victoria's Roses and Gifts	1,008
22	13963H-P	Brysani	1,800
23	13963Q	Melody Nails	349

MAIN BUILDING - G

24	13929	Top Lube	962
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MAIN BUILDING - H

25	13965A	Comwell LLC/ Amar Sparkle Car Wash & Detail	2,911
25	13965B	Comwell LLC	853
26	13965C	Morales Auto Service Inc.	1,425

MAIN BUILDING - I

27	13955	Alberts Mexican Restaurant	1,200
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MAIN BUILDING - J

28	13851	La Michoacana Ice Cream	2,400
29	13855-59	Caramelo Café	3,764
30	13861	Available (FORMERLY DENTIST)	1,547
31	13863	Amrita Gaire dba: Smart Eyebrows	1,547
32	13865	Sylvia's Salon President Sonia Villanueva	600

Units 3 & 4 provide
up to 6,125 SF of
Expansion Area



PROPOSED FACADE RENOVATION



PROPOSED RENOVATION OF FACADE FOR ANCHORS



CURRENT IMAGE OF ANCHORS

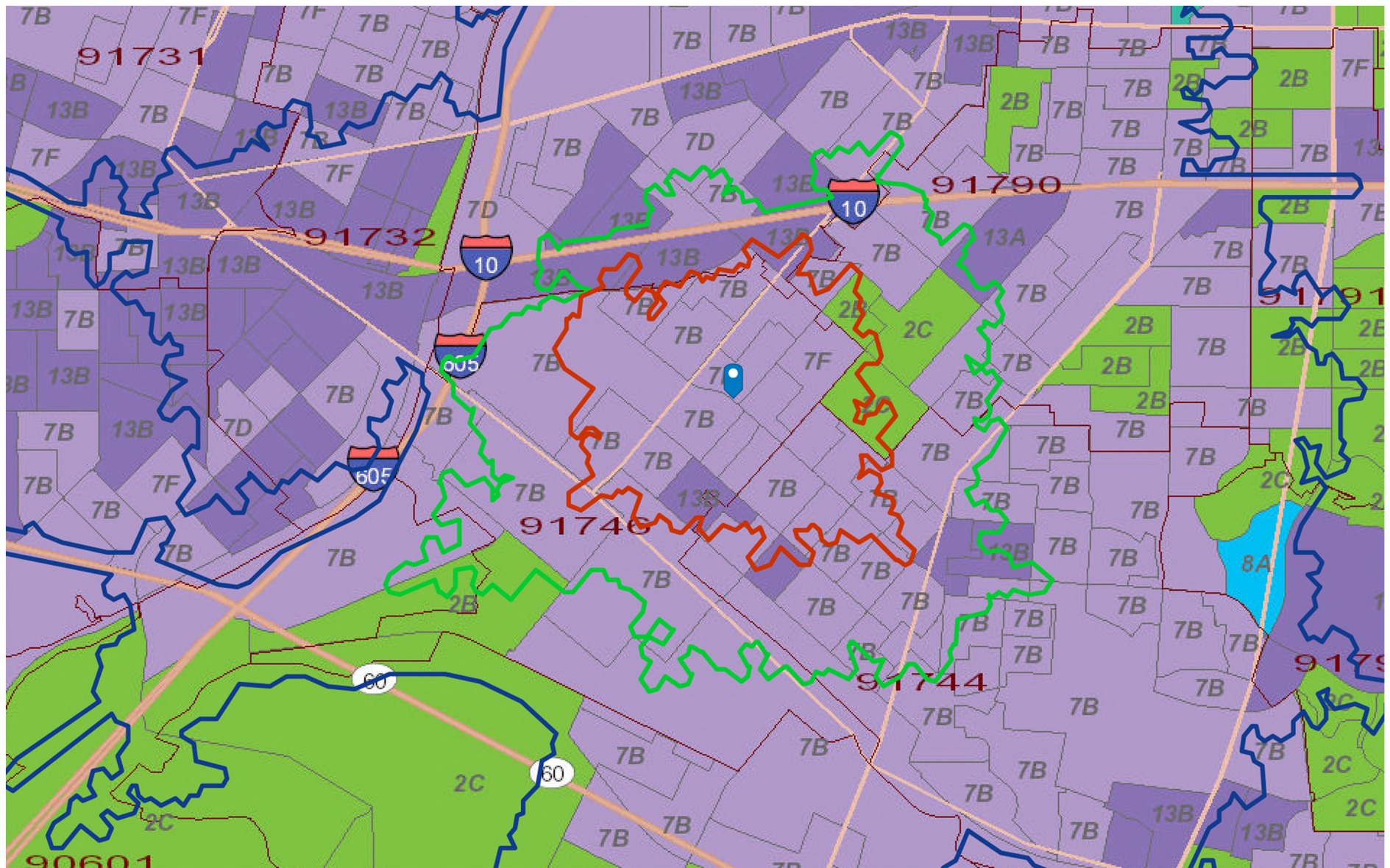
RETAILER MAP



AERIAL



TAPESTRY SEGMENTATION - TRADE AREA IS DOMINATED BY "URBAN VILLAGES" SEGMENT



URBAN VILLAGES DESCRIPTION



LifeMode Group: Ethnic Enclaves Urban Villages

7B

Households: 1,319,200

Average Household Size: 3.78

Median Age: 34.0

Median Household Income: \$62,300

WHO ARE WE?

Urban Villages residents are multicultural, multigenerational, and multilingual. Trendy and fashion conscious, they are risk takers. However, these consumers focus on their children and maintain gardens. They are well connected with their smartphones, but more likely to shop in person. Their favorite stores are as diverse as they are, Costco or Trader Joe's, Target or Macy's.

OUR NEIGHBORHOOD

- Older homes (most built before 1970) are found in the urban periphery of large metropolitan markets.
- Married couples with children, and grandparents; many households are multigenerational (Index 322). Average household size is 3.78.
- Homes are older, primarily single family, with a higher median value of \$325,100 (Index 157) and a lower vacancy rate of 4.7%.

SOCIOECONOMIC TRAITS

- Multicultural market including recent immigrants (Index 277) and some language barriers (Index 289).
- Education: more than half the population aged 25 or older have a high school diploma or some college.
- Labor force participation rate higher than the US, but so is the unemployment rate at 6.2%.
- Brand conscious but not necessarily brand loyal; open to trying new things.
- Status-conscious consumers; choices reflect their youth—attention to style and pursuit of trends.
- Comfortable with technology and interested in the latest innovations.

DEMOGRAPHICS

	3 Min	5 Min	10 Min
POPULATION			
2023 Total Population	32,115	60,339	201,026
2023 Median Age	37.5	37.2	36.9
2023 Total Households	8,108	15,436	53,007
2023 Average Household Size	3.9	3.9	3.8
INCOME			
2023 Average Household Income	\$120,080	\$117,476	\$113,160
2023 Median Household Income	\$93,147	\$92,516	\$89,289
2023 Per Capita Income	\$30,410	\$30,165	\$29,953
BUSINESS SUMMARY			
2023 Total Businesses	821	1,821	6,700
2023 Total Employees	8,522	20,420	70,287

DEMOGRAPHIC MAP

