

For Lease—Retail Space

Monrovia Auto Center

**802-808 East Huntington Drive
Monrovia, CA 91016**



Availability

- ◆ Automotive Specialty Store: \pm 1,935 SF
- ◆ Office Building: \pm 3,865 SF

Location & Highlights

- ◆ Located at the intersection of East Huntington Drive and Cypress, just northwest of Mountain Avenue
- ◆ Close to the 210 Freeway
- ◆ High traffic street with great street visibility
- ◆ Established automotive center

Traffic Counts

| Street | Cars Per Day |
|------------------------|--------------|
| East Huntington Avenue | 56,600 |

Demographics

| | 1 Mile | 2 Mile | 3 Mile |
|----------------|----------|----------|----------|
| Population | 27,449 | 116,954 | 330,663 |
| Avg. HH Income | \$67,421 | \$86,020 | \$60,024 |

Andrea Granados, Property Manager
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ESSEX | REALTY
MANAGEMENT, INC.

Monrovia Auto Center

Monrovia, California

Pop-Facts: Demographic Quick Facts 2012 Report

Radius 1: 400 W HUNTINGTON DR, MONROVIA, CA 91016-3202, aggregate

Radius 2: 400 W HUNTINGTON DR, MONROVIA, CA 91016-3202, aggregate

Radius 3: 400 W HUNTINGTON DR, MONROVIA, CA 91016-3202, aggregate

| Description | 0.00 - 1.00 miles | | 0.00 - 3.00 miles | | 0.00 - 5.00 miles | |
|---|-------------------|-------|-------------------|-------|-------------------|-------|
| | Radius 1 | % | Radius 2 | % | Radius 3 | % |
| Population | | | | | | |
| 2017 Projection | 27,561 | | 118,141 | | 334,519 | |
| 2012 Estimate | 27,449 | | 116,954 | | 330,663 | |
| 2000 Census | 27,788 | | 113,515 | | 321,451 | |
| 1990 Census | 25,756 | | 107,123 | | 299,560 | |
| Growth 1990 - 2000 | 7.89% | | 5.97% | | 7.31% | |
| Households | | | | | | |
| 2017 Projection | 10,046 | | 41,156 | | 105,089 | |
| 2012 Estimate | 9,922 | | 40,604 | | 103,436 | |
| 2000 Census | 9,683 | | 39,376 | | 99,908 | |
| 1990 Census | 9,194 | | 38,224 | | 97,171 | |
| Growth 1990 - 2000 | 5.32% | | 3.01% | | 2.82% | |
| 2012 Est. Population by Single Classification Race | | | | | | |
| | 27,449 | | 116,954 | | 330,663 | |
| White Alone | 13,465 | 49.05 | 54,323 | 46.45 | 141,231 | 42.71 |
| Black or African American Alone | 1,951 | 7.11 | 4,555 | 3.89 | 7,908 | 2.39 |
| American Indian and Alaska Native Alone | 201 | 0.73 | 644 | 0.55 | 2,057 | 0.62 |
| Asian Alone | 5,112 | 18.62 | 38,025 | 32.51 | 108,469 | 32.80 |
| Native Hawaiian and Other Pacific Islander Alone | 63 | 0.23 | 130 | 0.11 | 350 | 0.11 |
| Some Other Race Alone | 5,250 | 19.13 | 14,619 | 12.50 | 58,663 | 17.74 |
| Two or More Races | 1,407 | 5.13 | 4,658 | 3.98 | 11,986 | 3.62 |
| 2012 Est. Population Hispanic or Latino | | | | | | |
| | 27,449 | | 116,954 | | 330,663 | |
| Hispanic or Latino | 11,705 | 42.64 | 36,904 | 31.55 | 138,872 | 42.00 |
| Not Hispanic or Latino | 15,744 | 57.36 | 80,051 | 68.45 | 191,791 | 58.00 |
| 2012 Tenure of Occupied Housing Units | | | | | | |
| | 9,922 | | 40,604 | | 103,436 | |
| Owner Occupied | 4,200 | 42.33 | 24,625 | 60.65 | 62,873 | 60.78 |
| Renter Occupied | 5,722 | 57.67 | 15,979 | 39.35 | 40,563 | 39.22 |
| 2012 Average Household Size | | | | | | |
| | 2.76 | | 2.84 | | 3.17 | |

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|--|-------------------|-------|-------------------|-------|-------------------|-------|
| | <i>Radius 1</i> | % | <i>Radius 2</i> | % | <i>Radius 3</i> | % |
| 2012 Est. Households by Household Income | 9,922 | | 40,604 | | 103,436 | |
| Income Less than \$15,000 | 1,088 | 10.97 | 3,530 | 8.69 | 9,521 | 9.20 |
| Income \$15,000 - \$24,999 | 899 | 9.06 | 3,267 | 8.05 | 9,087 | 8.79 |
| Income \$25,000 - \$34,999 | 1,081 | 10.89 | 3,575 | 8.80 | 9,922 | 9.59 |
| Income \$35,000 - \$49,999 | 1,605 | 16.18 | 5,646 | 13.91 | 15,093 | 14.59 |
| Income \$50,000 - \$74,999 | 2,071 | 20.87 | 7,756 | 19.10 | 20,189 | 19.52 |
| Income \$75,000 - \$99,999 | 1,325 | 13.35 | 5,670 | 13.96 | 13,831 | 13.37 |
| Income \$100,000 - \$124,999 | 789 | 7.95 | 3,739 | 9.21 | 9,331 | 9.02 |
| Income \$125,000 - \$149,999 | 447 | 4.51 | 2,421 | 5.96 | 5,763 | 5.57 |
| Income \$150,000 - \$199,999 | 374 | 3.77 | 2,385 | 5.87 | 5,247 | 5.07 |
| Income \$200,000 - \$499,999 | 205 | 2.07 | 2,081 | 5.13 | 4,445 | 4.30 |
| Income \$500,000 and over | 40 | 0.40 | 533 | 1.31 | 1,006 | 0.97 |
| 2012 Est. Average Household Income | \$67,421 | | \$86,020 | | \$80,059 | |
| 2012 Est. Median Household Income | \$53,483 | | \$63,809 | | \$60,024 | |
| 2012 Est. Per Capita Income | \$24,434 | | \$30,447 | | \$25,413 | |
| 2012 Median HH Inc by Single Race Class or Ethn | | | | | | |
| White Alone | 54,233 | | 63,361 | | 61,380 | |
| Black or African American Alone | 37,224 | | 43,999 | | 47,958 | |
| American Indian and Alaska Native Alone | 36,029 | | 41,951 | | 50,132 | |
| Asian Alone | 65,309 | | 75,849 | | 67,169 | |
| Native Hawaiian and Other Pacific Islander Alone | 34,361 | | 32,472 | | 42,949 | |
| Some Other Race Alone | 49,303 | | 53,597 | | 48,116 | |
| Two or More Races | 51,089 | | 52,018 | | 49,401 | |
| Hispanic or Latino | 46,166 | | 55,263 | | 51,816 | |
| Not Hispanic or Latino | 58,605 | | 67,453 | | 65,085 | |

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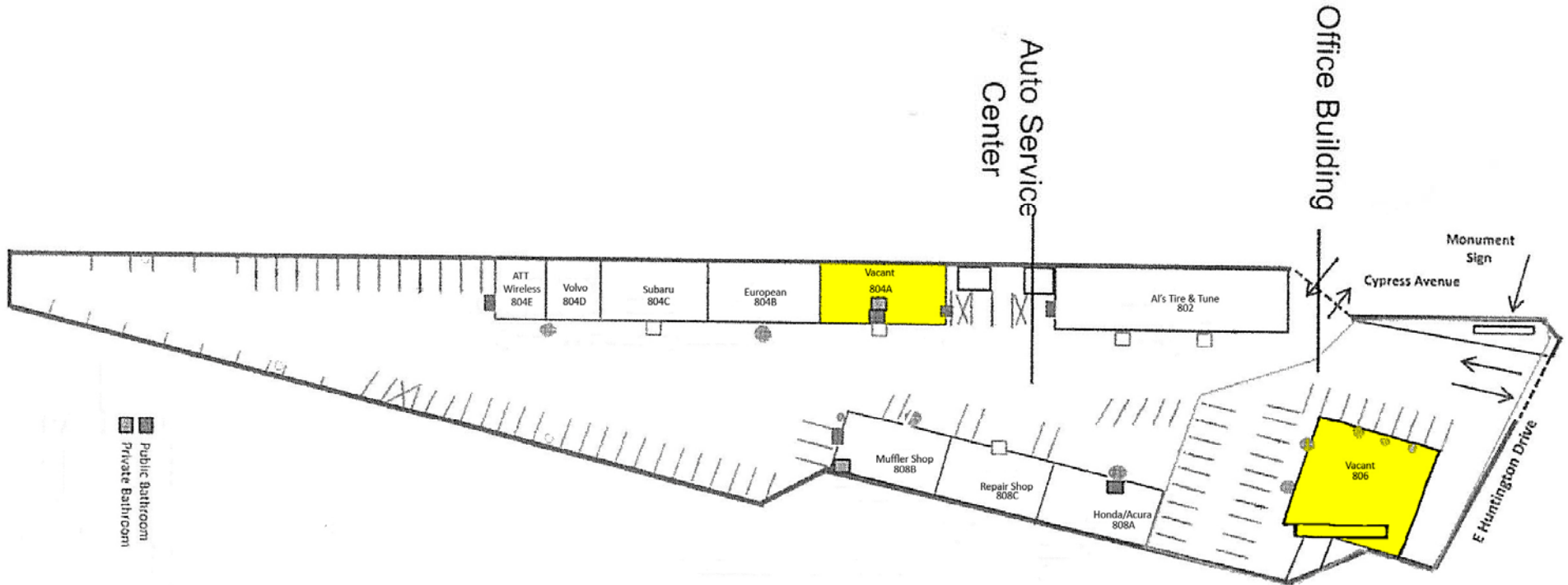
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