

Poplar Plaza Shopping Center

Montebello, CA



LOCATION

201 E. Beverly Blvd. | Montebello, CA 90640

SIZE

7,540 Square Feet

DEMOGRAPHICS

1 mile	2 mile	3 mile
Population		
27,363	91,552	191,863
Households		
8,116	26,751	55,101
Median HH Income (\$)		
61,375	65,157	64,430

MAJOR TENANTS

ROSS, Dollar Tree, Marshall's, Vons

LEASING CONTACT

Jacob Sedgh

Tel #1: 424-335-0532

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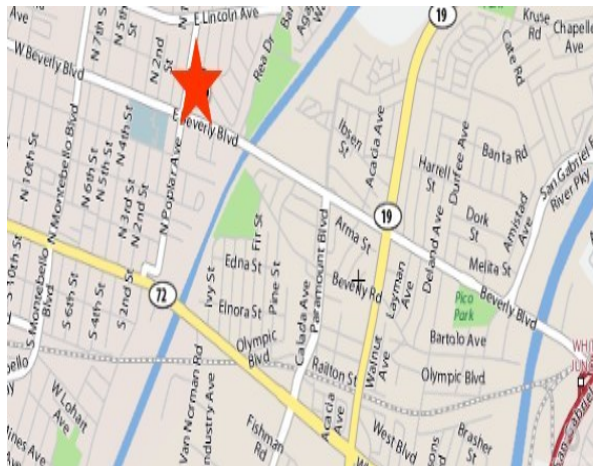
Cell #: 917-288-0049

Email: jsedgh1@hotmail.com

Email: jacobsedgh@sedghgroup.com

MORE INFO

<http://www.sedghgroup.com/poplar-plaza-shopping-center/>



PROPERTY HIGHLIGHTS

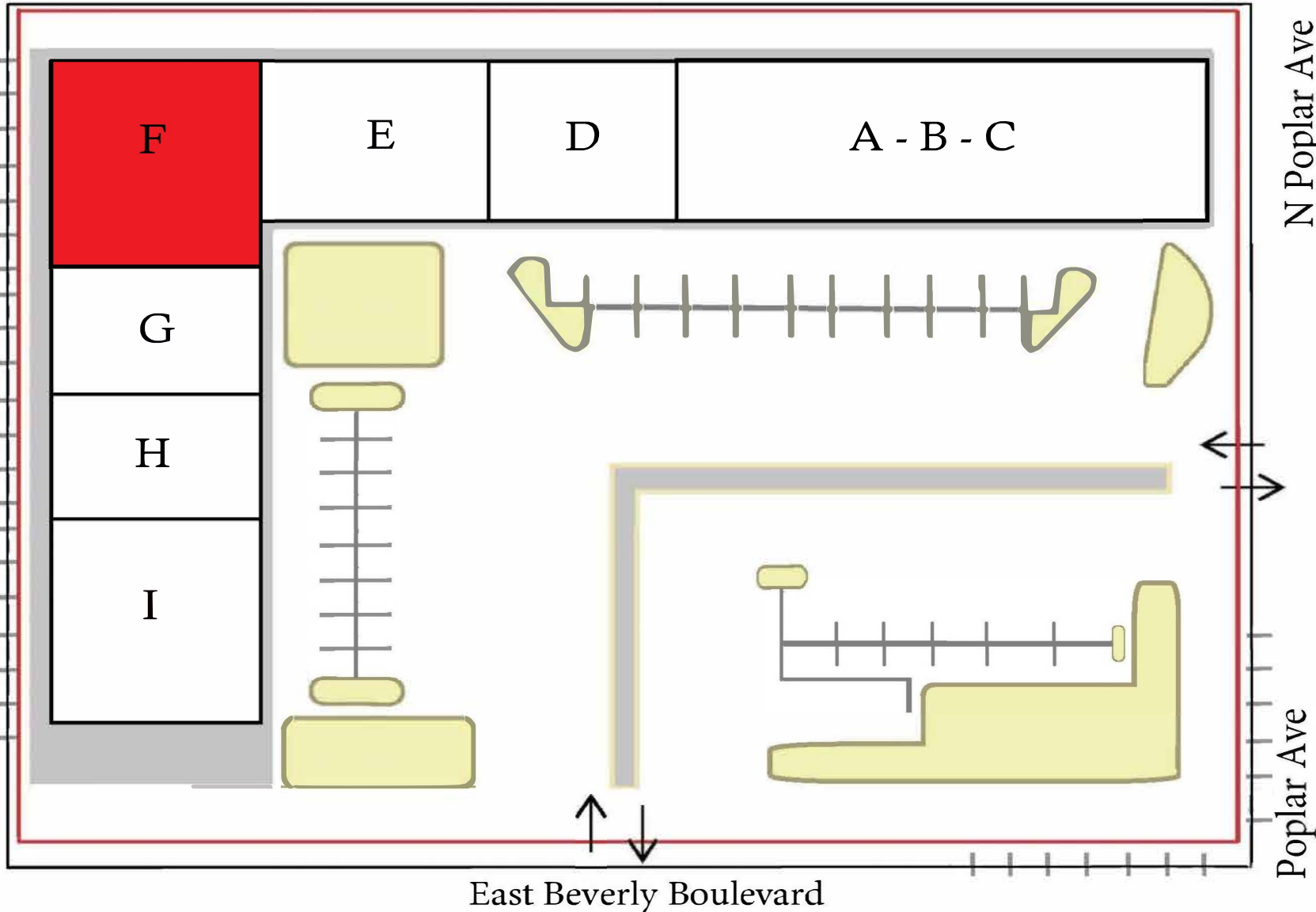
- Located 1/2 a mile from Ross, Marshall's, Dollar Tree, & Vons
- Directly Across from Beverly Hospital and Beverly Medical Plaza
- More than 190,000 people within 3 miles.
- Good freeway access centrally located between the 5, 710, 60 and 605 freeways



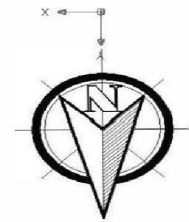
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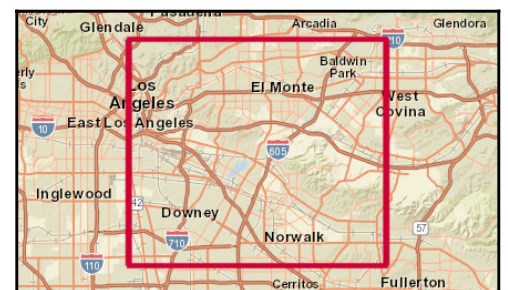
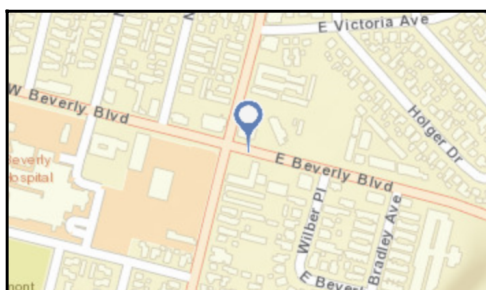
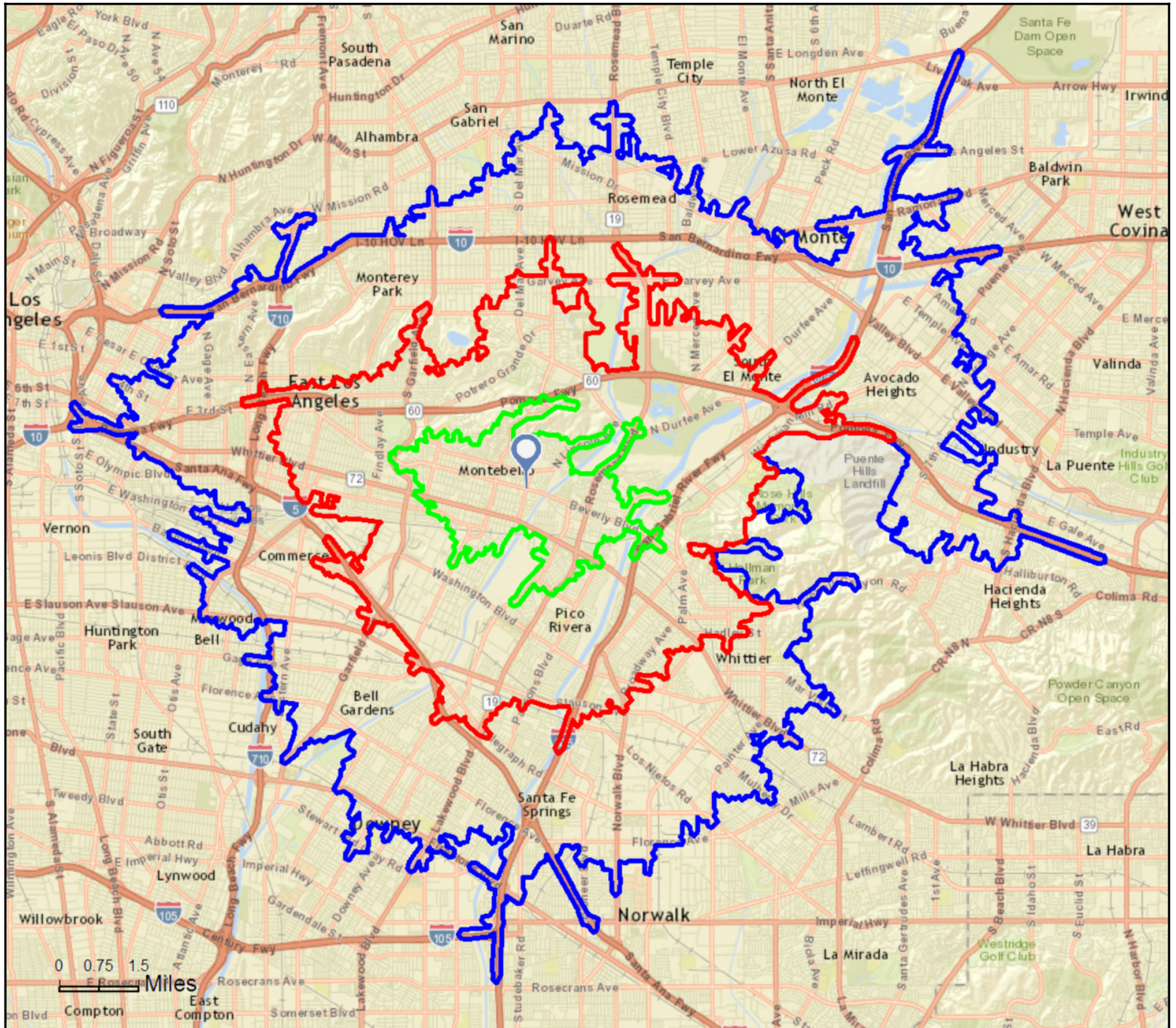


STE #	SPACE	SQ. FT.
A B C	7-Eleven	2,100
D	Tobacco Store	700
E	Waxing & Nails	800
F	VACANT	1,300
G	Mexican Food	670
H	Dog Grooming	670
I	Sunshine Donuts	1,300
Total SQ. FT.:		7,540



Poplar Plaza Shopping Center
201 E Beverly Boulevard Montebello CA 90640
Drive Times: 5, 10, 15 minute radii

Latitude: 34.0153
Longitude: -118.0972





Executive Summary

Poplar Plaza Shopping Center
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	5 minute	10 minute	15 minute
Population			
2000 Population	58,275	252,532	783,721
2010 Population	58,083	253,555	782,657
2016 Population	59,740	260,387	802,077
2021 Population	61,562	268,074	824,465
2000-2010 Annual Rate	-0.03%	0.04%	-0.01%
2010-2016 Annual Rate	0.45%	0.43%	0.39%
2016-2021 Annual Rate	0.60%	0.58%	0.55%
2016 Male Population	48.6%	49.0%	49.2%
2016 Female Population	51.4%	51.0%	50.8%
2016 Median Age	35.5	34.9	34.2

In the identified area, the current year population is 802,077. In 2010, the Census count in the area was 782,657. The rate of change since 2010 was 0.39% annually. The five-year projection for the population in the area is 824,465 representing a change of 0.55% annually from 2016 to 2021. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 35.5, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	53.6%	51.9%	45.5%
2016 Black Alone	0.7%	0.9%	0.9%
2016 American Indian/Alaska Native Alone	1.1%	1.1%	1.0%
2016 Asian Alone	8.1%	11.6%	18.8%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	32.4%	30.6%	30.3%
2016 Two or More Races	3.9%	3.8%	3.4%
2016 Hispanic Origin (Any Race)	84.0%	80.8%	73.7%

Persons of Hispanic origin represent 73.7% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 85.2 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	16,872	71,412	211,858
2010 Households	16,929	71,905	213,859
2016 Total Households	17,285	73,193	217,344
2021 Total Households	17,749	74,995	222,395
2000-2010 Annual Rate	0.03%	0.07%	0.09%
2010-2016 Annual Rate	0.33%	0.28%	0.26%
2016-2021 Annual Rate	0.53%	0.49%	0.46%
2016 Average Household Size	3.43	3.53	3.66

The household count in this area has changed from 213,859 in 2010 to 217,344 in the current year, a change of 0.26% annually. The five-year projection of households is 222,395, a change of 0.46% annually from the current year total. Average household size is currently 3.66, compared to 3.64 in the year 2010. The number of families in the current year is 175,906 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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	5 minute	10 minute	15 minute
Median Household Income			
2016 Median Household Income	\$51,770	\$52,959	\$50,583
2021 Median Household Income	\$53,762	\$56,481	\$53,558
2016-2021 Annual Rate	0.76%	1.30%	1.15%
Average Household Income			
2016 Average Household Income	\$66,448	\$68,140	\$65,985
2021 Average Household Income	\$71,472	\$74,079	\$71,580
2016-2021 Annual Rate	1.47%	1.69%	1.64%
Per Capita Income			
2016 Per Capita Income	\$19,672	\$19,385	\$18,170
2021 Per Capita Income	\$21,044	\$20,942	\$19,589
2016-2021 Annual Rate	1.36%	1.56%	1.52%

Households by Income

Current median household income is \$50,583 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$53,558 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$65,985 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$71,580 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$18,170 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$19,589 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	17,291	73,387	218,213
2000 Owner Occupied Housing Units	8,732	40,738	107,173
2000 Renter Occupied Housing Units	8,140	30,674	104,685
2000 Vacant Housing Units	419	1,975	6,355
2010 Total Housing Units	17,560	74,711	223,050
2010 Owner Occupied Housing Units	8,556	40,372	107,265
2010 Renter Occupied Housing Units	8,373	31,533	106,594
2010 Vacant Housing Units	631	2,806	9,191
2016 Total Housing Units	18,003	76,529	228,781
2016 Owner Occupied Housing Units	8,472	39,852	105,120
2016 Renter Occupied Housing Units	8,813	33,341	112,224
2016 Vacant Housing Units	718	3,336	11,437
2021 Total Housing Units	18,488	78,459	234,402
2021 Owner Occupied Housing Units	8,685	40,702	107,074
2021 Renter Occupied Housing Units	9,064	34,294	115,321
2021 Vacant Housing Units	739	3,464	12,007

Currently, 45.9% of the 228,781 housing units in the area are owner occupied; 49.1%, renter occupied; and 5.0% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 223,050 housing units in the area - 48.1% owner occupied, 47.8% renter occupied, and 4.1% vacant. The annual rate of change in housing units since 2010 is 1.13%. Median home value in the area is \$432,217, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.03% annually to \$477,830.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.