



**International, Inc.**  
**BUSINESS**  
**PROPERTIES**

# Turn Key Restaurant For Lease

**14635 Baldwin Park Towne Center, #A**  
**Baldwin Park, CA 91706**



## Features:

- Turn-Key Restaurant Space of approximately 8,000 +/- Sq. Ft.;
- Connected to Courtyard Marriot Hotel - Baldwin Park;
- Prominent end cap with ample parking and easy ingress/egress ;
- Just North of 10 Freeway, off Puente Avenue going east and East of the 605 Freeway;
- Shadow anchors include Home Depot, Denny's, Starbucks drive-thru, and McDonald's.

For more information, please contact  
**BP International, Inc.**

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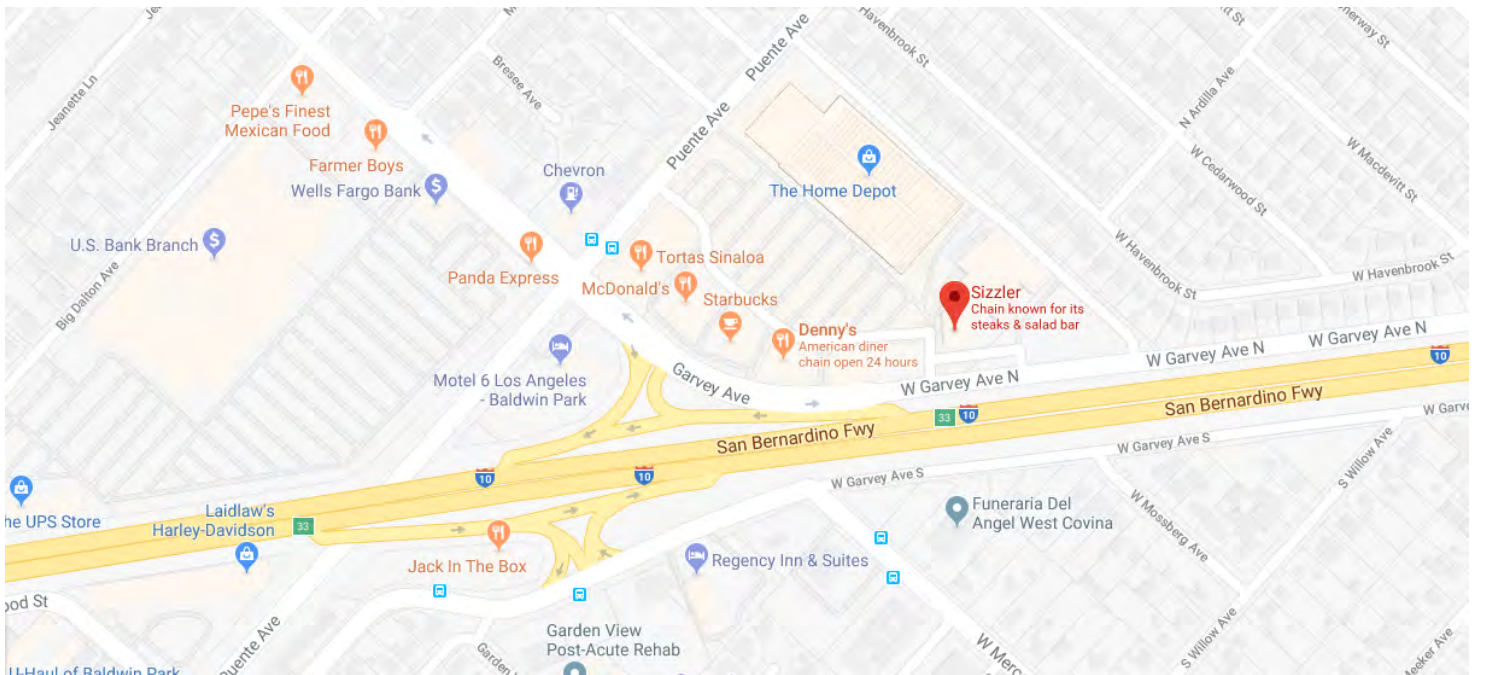
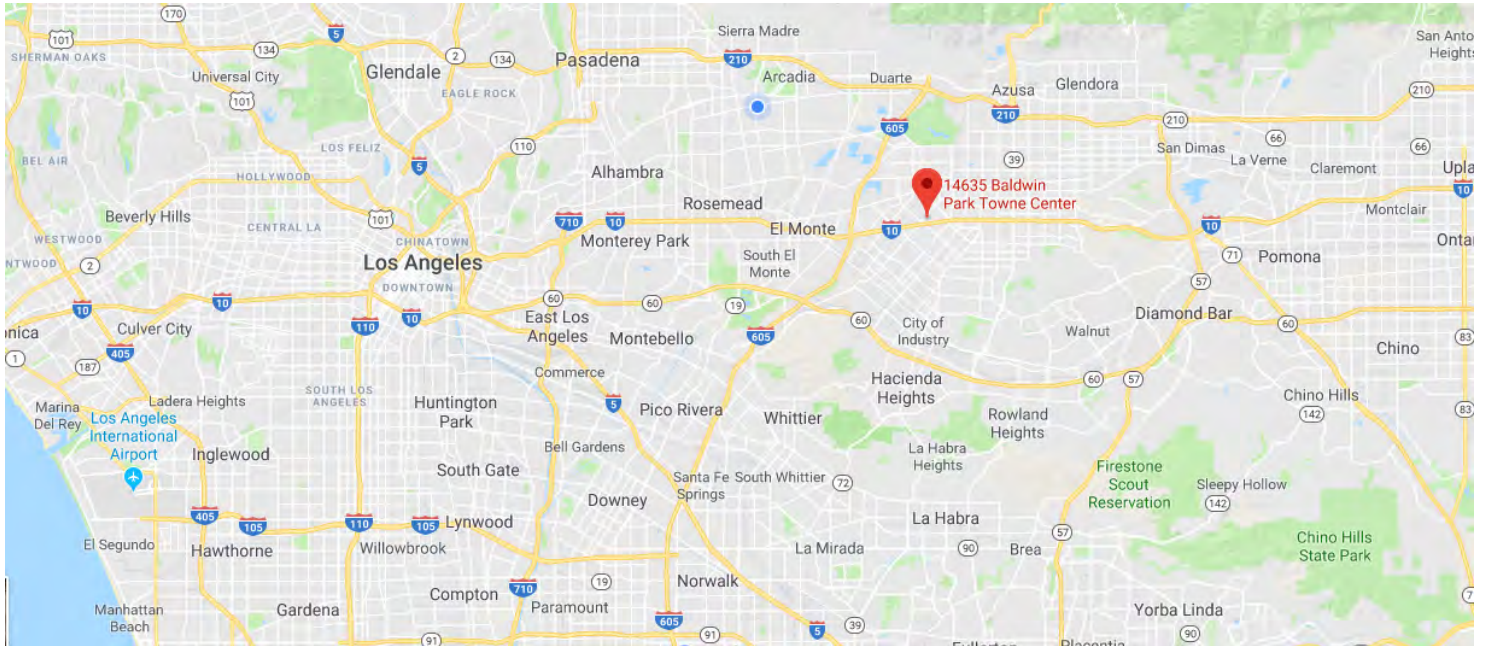
DEMOGRAPHICS Source : CoStar 2018	1-MILE	3-MILE	5-MILE
Population	31,288	233,303	553,299
Average HH Income	\$71,384	\$74,837	\$75,674





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03/2018

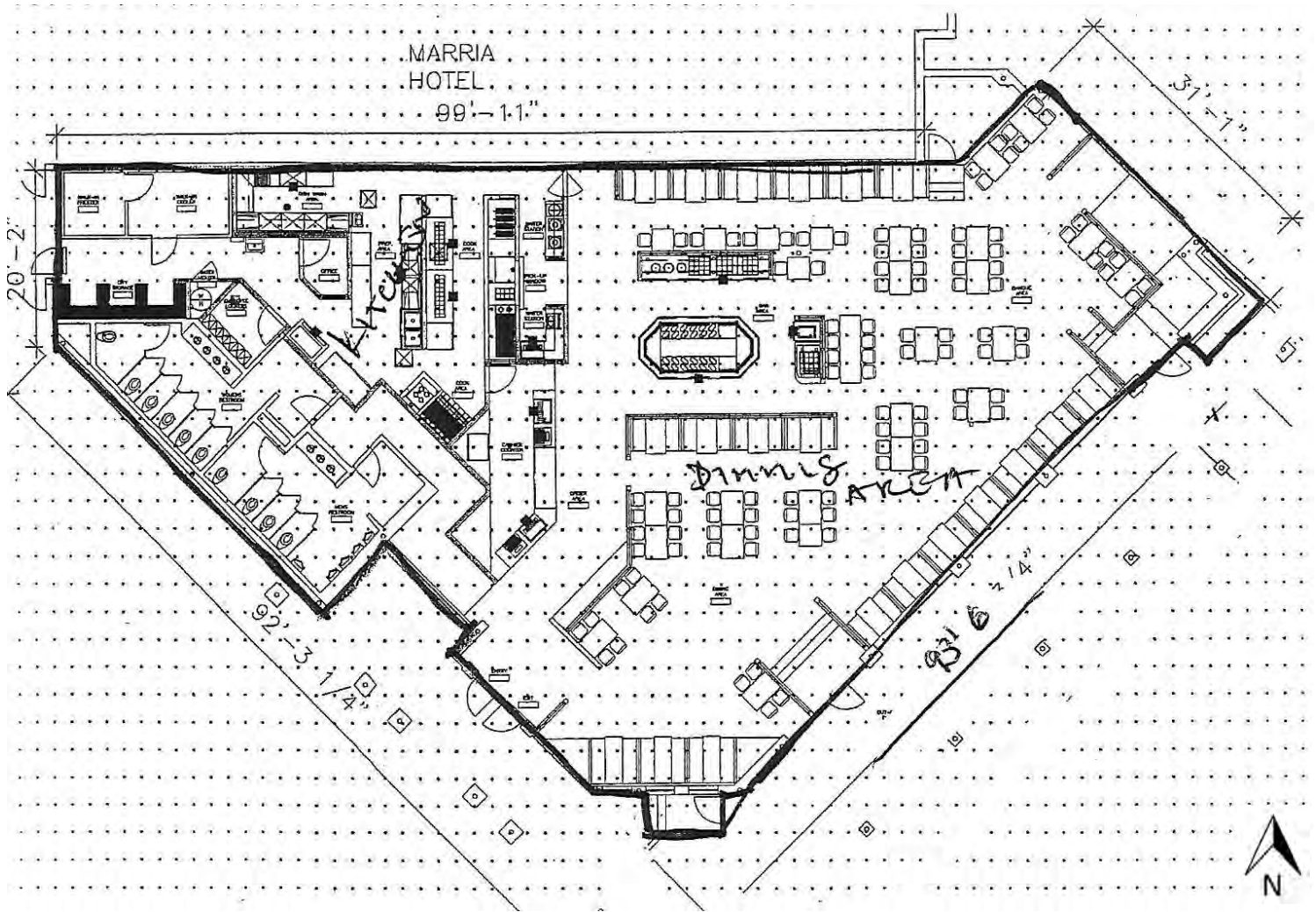




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## Floor Plan



\*Floor Plan is not drawn to scale and subject to change without notice.

# Demographic Detail Report

## Courtyard Marriott Baldwin Park

14635 Baldwin Park Town, Baldwin Park, CA 91706

Building Type: **Hospitality**  
 Class: -  
 RBA: **148,187 SF**  
 Typical Floor: **148,187 SF**

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2022 Projection	32,288		239,531		568,422	
2017 Estimate	31,473		233,303		553,299	
2010 Census	30,664		226,322		534,929	
Growth 2017 - 2022	2.59%		2.67%		2.73%	
Growth 2010 - 2017	2.64%		3.08%		3.43%	
<b>2017 Population by Age</b>						
	<b>31,473</b>		<b>233,303</b>		<b>553,299</b>	
Age 0 - 4	2,089	6.64%	15,536	6.66%	36,406	6.58%
Age 5 - 9	2,080	6.61%	15,251	6.54%	35,662	6.45%
Age 10 - 14	2,182	6.93%	15,974	6.85%	36,976	6.68%
Age 15 - 19	2,375	7.55%	17,434	7.47%	40,112	7.25%
Age 20 - 24	2,584	8.21%	19,075	8.18%	44,058	7.96%
Age 25 - 29	2,619	8.32%	19,565	8.39%	45,746	8.27%
Age 30 - 34	2,280	7.24%	17,268	7.40%	40,849	7.38%
Age 35 - 39	2,064	6.56%	15,456	6.62%	36,741	6.64%
Age 40 - 44	2,046	6.50%	15,106	6.47%	35,960	6.50%
Age 45 - 49	2,050	6.51%	15,149	6.49%	36,186	6.54%
Age 50 - 54	2,003	6.36%	14,823	6.35%	35,522	6.42%
Age 55 - 59	1,854	5.89%	13,845	5.93%	33,313	6.02%
Age 60 - 64	1,551	4.93%	11,660	5.00%	28,280	5.11%
Age 65 - 69	1,216	3.86%	9,144	3.92%	22,455	4.06%
Age 70 - 74	875	2.78%	6,509	2.79%	16,164	2.92%
Age 75 - 79	632	2.01%	4,646	1.99%	11,587	2.09%
Age 80 - 84	458	1.46%	3,310	1.42%	8,255	1.49%
Age 85+	516	1.64%	3,552	1.52%	9,024	1.63%
Age 65+	3,697	11.75%	27,161	11.64%	67,485	12.20%
<b>Median Age</b>	<b>34.00</b>		<b>34.00</b>		<b>34.60</b>	
<b>Average Age</b>	<b>35.80</b>		<b>35.80</b>		<b>36.30</b>	

## Demographic Detail Report

### Courtyard Marriott Baldwin Park

14635 Baldwin Park Town, Baldwin Park, CA 91706

Radius	1 Mile	3 Mile	5 Mile
<b>2017 Population By Race</b>	<b>31,473</b>	<b>233,303</b>	<b>553,299</b>
White	24,229 76.98%	183,360 78.59%	417,626 75.48%
Black	732 2.33%	5,859 2.51%	15,181 2.74%
Am. Indian & Alaskan	604 1.92%	4,423 1.90%	10,199 1.84%
Asian	5,206 16.54%	34,581 14.82%	97,803 17.68%
Hawaiian & Pacific Island	72 0.23%	574 0.25%	1,322 0.24%
Other	631 2.00%	4,507 1.93%	11,167 2.02%
<b>Population by Hispanic Origin</b>	<b>31,473</b>	<b>233,303</b>	<b>553,299</b>
Non-Hispanic Origin	8,203 26.06%	56,336 24.15%	164,803 29.79%
Hispanic Origin	23,270 73.94%	176,967 75.85%	388,496 70.21%
<b>2017 Median Age, Male</b>	<b>32.60</b>	<b>32.80</b>	<b>33.40</b>
<b>2017 Average Age, Male</b>	<b>34.70</b>	<b>34.80</b>	<b>35.20</b>
<b>2017 Median Age, Female</b>	<b>35.40</b>	<b>35.20</b>	<b>36.00</b>
<b>2017 Average Age, Female</b>	<b>37.00</b>	<b>36.90</b>	<b>37.40</b>
<b>2017 Population by Occupation Classification</b>	<b>24,646</b>	<b>183,061</b>	<b>436,239</b>
Civilian Employed	14,162 57.46%	108,714 59.39%	257,425 59.01%
Civilian Unemployed	1,109 4.50%	7,901 4.32%	17,136 3.93%
Civilian Non-Labor Force	9,367 38.01%	66,260 36.20%	161,414 37.00%
Armed Forces	8 0.03%	186 0.10%	264 0.06%
<b>Households by Marital Status</b>			
Married	4,500	33,293	81,284
Married No Children	2,119	16,183	40,223
Married w/Children	2,381	17,109	41,061
<b>2017 Population by Education</b>	<b>21,238</b>	<b>159,894</b>	<b>384,039</b>
Some High School, No Diploma	6,816 32.09%	47,961 30.00%	109,395 28.49%
High School Grad (Incl Equivalency)	5,914 27.85%	44,063 27.56%	98,844 25.74%
Some College, No Degree	4,662 21.95%	36,839 23.04%	90,653 23.61%
Associate Degree	1,075 5.06%	9,861 6.17%	23,954 6.24%
Bachelor Degree	2,121 9.99%	16,306 10.20%	45,364 11.81%
Advanced Degree	650 3.06%	4,864 3.04%	15,829 4.12%



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## Demographic Detail Report

### Courtyard Marriott Baldwin Park

14635 Baldwin Park Town, Baldwin Park, CA 91706

Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population by Occupation</b>	<b>26,787</b>		<b>204,523</b>		<b>484,956</b>	
Real Estate & Finance	701	2.62%	5,560	2.72%	13,655	2.82%
Professional & Management	4,225	15.77%	33,067	16.17%	86,350	17.81%
Public Administration	424	1.58%	4,562	2.23%	9,672	1.99%
Education & Health	2,816	10.51%	20,452	10.00%	49,223	10.15%
Services	2,694	10.06%	22,298	10.90%	53,352	11.00%
Information	309	1.15%	1,854	0.91%	4,563	0.94%
Sales	4,081	15.24%	29,913	14.63%	69,032	14.23%
Transportation	536	2.00%	4,143	2.03%	10,943	2.26%
Retail	1,684	6.29%	13,416	6.56%	31,469	6.49%
Wholesale	777	2.90%	5,802	2.84%	14,080	2.90%
Manufacturing	2,113	7.89%	15,145	7.41%	34,299	7.07%
Production	2,910	10.86%	22,172	10.84%	48,612	10.02%
Construction	1,376	5.14%	10,034	4.91%	23,670	4.88%
Utilities	1,022	3.82%	7,540	3.69%	16,610	3.43%
Agriculture & Mining	119	0.44%	1,044	0.51%	2,286	0.47%
Farming, Fishing, Forestry	123	0.46%	817	0.40%	1,842	0.38%
Other Services	877	3.27%	6,704	3.28%	15,298	3.15%
<b>2017 Worker Travel Time to Job</b>	<b>13,781</b>		<b>105,138</b>		<b>249,238</b>	
<30 Minutes	7,304	53.00%	50,708	48.23%	120,303	48.27%
30-60 Minutes	4,683	33.98%	39,870	37.92%	94,128	37.77%
60+ Minutes	1,794	13.02%	14,560	13.85%	34,807	13.97%
<b>2010 Households by HH Size</b>	<b>7,608</b>		<b>55,726</b>		<b>139,246</b>	
1-Person Households	864	11.36%	6,206	11.14%	18,271	13.12%
2-Person Households	1,317	17.31%	9,860	17.69%	27,644	19.85%
3-Person Households	1,276	16.77%	9,259	16.62%	23,421	16.82%
4-Person Households	1,494	19.64%	10,492	18.83%	25,250	18.13%
5-Person Households	1,089	14.31%	7,972	14.31%	18,609	13.36%
6-Person Households	688	9.04%	4,777	8.57%	10,834	7.78%
7 or more Person Households	880	11.57%	7,160	12.85%	15,217	10.93%
<b>2017 Average Household Size</b>	<b>3.90</b>		<b>4.00</b>		<b>3.80</b>	
<b>Households</b>						
2022 Projection	8,100		59,541		149,121	
2017 Estimate	7,880		57,901		144,965	
2010 Census	7,608		55,725		139,247	
Growth 2017 - 2022	2.79%		2.83%		2.87%	
Growth 2010 - 2017	3.58%		3.90%		4.11%	



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## Demographic Detail Report

### Courtyard Marriott Baldwin Park

14635 Baldwin Park Town, Baldwin Park, CA 91706

Radius	1 Mile	3 Mile	5 Mile
<b>2017 Households by HH Income</b>	<b>7,880</b>	<b>57,901</b>	<b>144,963</b>
<\$25,000	1,072 13.60%	8,660 14.96%	24,660 17.01%
\$25,000 - \$50,000	2,034 25.81%	14,353 24.79%	35,791 24.69%
\$50,000 - \$75,000	1,665 21.13%	11,826 20.42%	27,672 19.09%
\$75,000 - \$100,000	1,362 17.28%	8,946 15.45%	21,340 14.72%
\$100,000 - \$125,000	912 11.57%	6,127 10.58%	14,607 10.08%
\$125,000 - \$150,000	377 4.78%	3,405 5.88%	8,001 5.52%
\$150,000 - \$200,000	347 4.40%	3,201 5.53%	7,974 5.50%
\$200,000+	111 1.41%	1,383 2.39%	4,918 3.39%
<b>2017 Avg Household Income</b>	<b>\$71,384</b>	<b>\$74,837</b>	<b>\$75,674</b>
<b>2017 Med Household Income</b>	<b>\$62,634</b>	<b>\$62,086</b>	<b>\$60,265</b>
<b>2017 Occupied Housing</b>	<b>7,880</b>	<b>57,901</b>	<b>144,965</b>
Owner Occupied	4,978 63.17%	38,013 65.65%	89,830 61.97%
Renter Occupied	2,902 36.83%	19,888 34.35%	55,135 38.03%
<b>2010 Housing Units</b>	<b>8,023</b>	<b>59,174</b>	<b>146,329</b>
1 Unit	6,460 80.52%	48,870 82.59%	116,475 79.60%
2 - 4 Units	259 3.23%	1,733 2.93%	6,085 4.16%
5 - 19 Units	484 6.03%	2,628 4.44%	9,154 6.26%
20+ Units	820 10.22%	5,943 10.04%	14,615 9.99%
<b>2017 Housing Value</b>	<b>4,978</b>	<b>38,013</b>	<b>89,829</b>
<\$100,000	144 2.89%	894 2.35%	2,806 3.12%
\$100,000 - \$200,000	88 1.77%	785 2.07%	1,527 1.70%
\$200,000 - \$300,000	730 14.66%	6,557 17.25%	11,876 13.22%
\$300,000 - \$400,000	2,247 45.14%	15,221 40.04%	29,634 32.99%
\$400,000 - \$500,000	1,139 22.88%	9,374 24.66%	22,068 24.57%
\$500,000 - \$1,000,000	594 11.93%	4,494 11.82%	18,303 20.38%
\$1,000,000+	36 0.72%	688 1.81%	3,615 4.02%
<b>2017 Median Home Value</b>	<b>\$367,957</b>	<b>\$370,760</b>	<b>\$396,866</b>
<b>2017 Housing Units by Yr Built</b>	<b>8,173</b>	<b>59,839</b>	<b>150,146</b>
Built 2010+	315 3.85%	2,515 4.20%	6,416 4.27%
Built 2000 - 2010	173 2.12%	1,405 2.35%	5,085 3.39%
Built 1990 - 1999	552 6.75%	3,008 5.03%	7,459 4.97%
Built 1980 - 1989	873 10.68%	5,265 8.80%	14,721 9.80%
Built 1970 - 1979	1,260 15.42%	7,121 11.90%	20,989 13.98%
Built 1960 - 1969	1,291 15.80%	10,120 16.91%	26,759 17.82%
Built 1950 - 1959	2,708 33.13%	23,672 39.56%	49,570 33.01%
Built <1949	1,001 12.25%	6,733 11.25%	19,147 12.75%
<b>2017 Median Year Built</b>	<b>1962</b>	<b>1959</b>	<b>1961</b>



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