

FOR LEASE | 20,000 SF GROCERY SPACE

19033 COLIMA ROAD
ROWLAND HEIGHTS (LA PUENTE), CA 91733



Site Information

Building Size	±20,000 SF
Land Area	±81,306 SF (±1.87 Acres)
Year Built	1969
Parking	89 Stalls

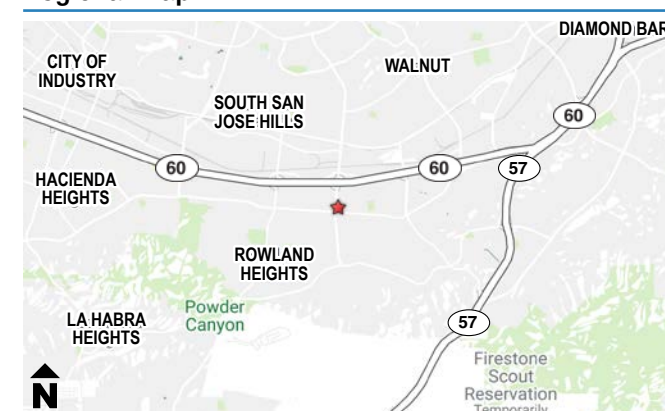
TRAFFIC COUNTS

S. Nogales St.	38,000 Cars/Day
Colima Rd.	36,750 Cars/Day

2020 Demographics

	<u>Radius</u>	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
POPULATION:		22,787	68,752	123,376
HOUSEHOLDS:		6,628	19,480	34,801
HH INCOME				
Average:		\$80,226	\$94,933	\$100,998
Med:		\$62,058	\$76,297	\$80,227

Regional Map



3770 Highland Ave. Suite 208
Manhattan Beach, CA 90266
www.CalBayCorp.com

*Buying and Developing Premium
Net Leased Properties.*

RYAN SHEA

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TRADE AREA MAP



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SITE PHOTOGRAPHS



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SITE PLAN



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