

# For Sale

1540 W. Paramount St.

Azusa, CA 91702



## MAN INVESTMENT GROUP

Property Management & Investment Company

119 S. Atlantic Blvd.

Monterey Park, CA 91754

[www.ManInvestmentGroup.com](http://www.ManInvestmentGroup.com)



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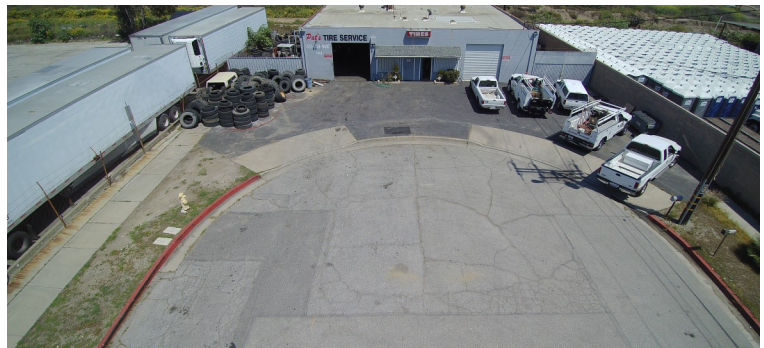


# FOR SALE

1540 W. Paramount St  
Azusa, CA 91702



Investment Offering	
Price:	\$988,000
No. of Buildings	1
Building Size	3,233 sqft
Lot Size:	8,060 sqft
APN:	8615-008-033
Zoning:	AZM2YY



## Property Description

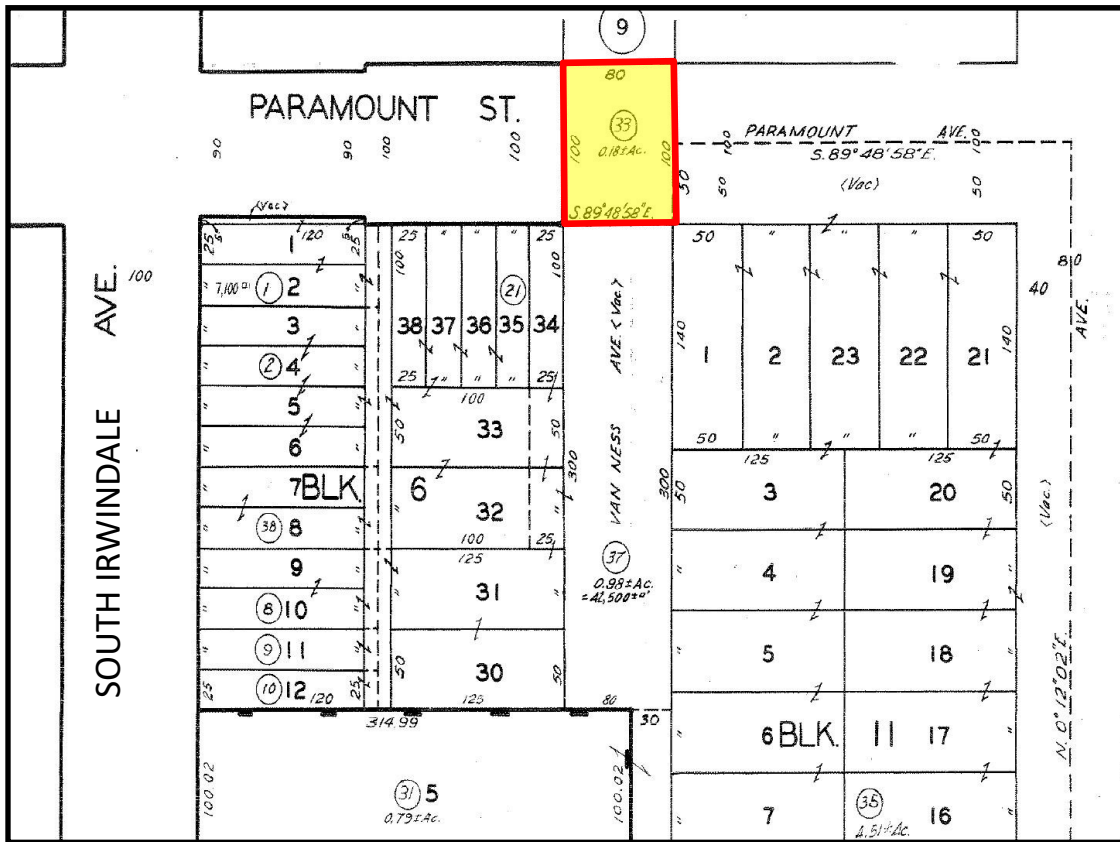
Great location just south of 210 Fwy. Ideal for an owner/user warehouse, which offers 3 ground-level loading docks. The property is currently operating as a tire shop, the owner will vacate at COE. The City of Azusa allows for warehouse usage and the property can be developed up to 22' feet in height. Drive-by only, offer subject to interior inspection.

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# Property Maps



Plat Map



Satellite Map



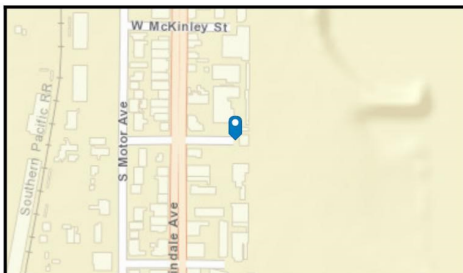
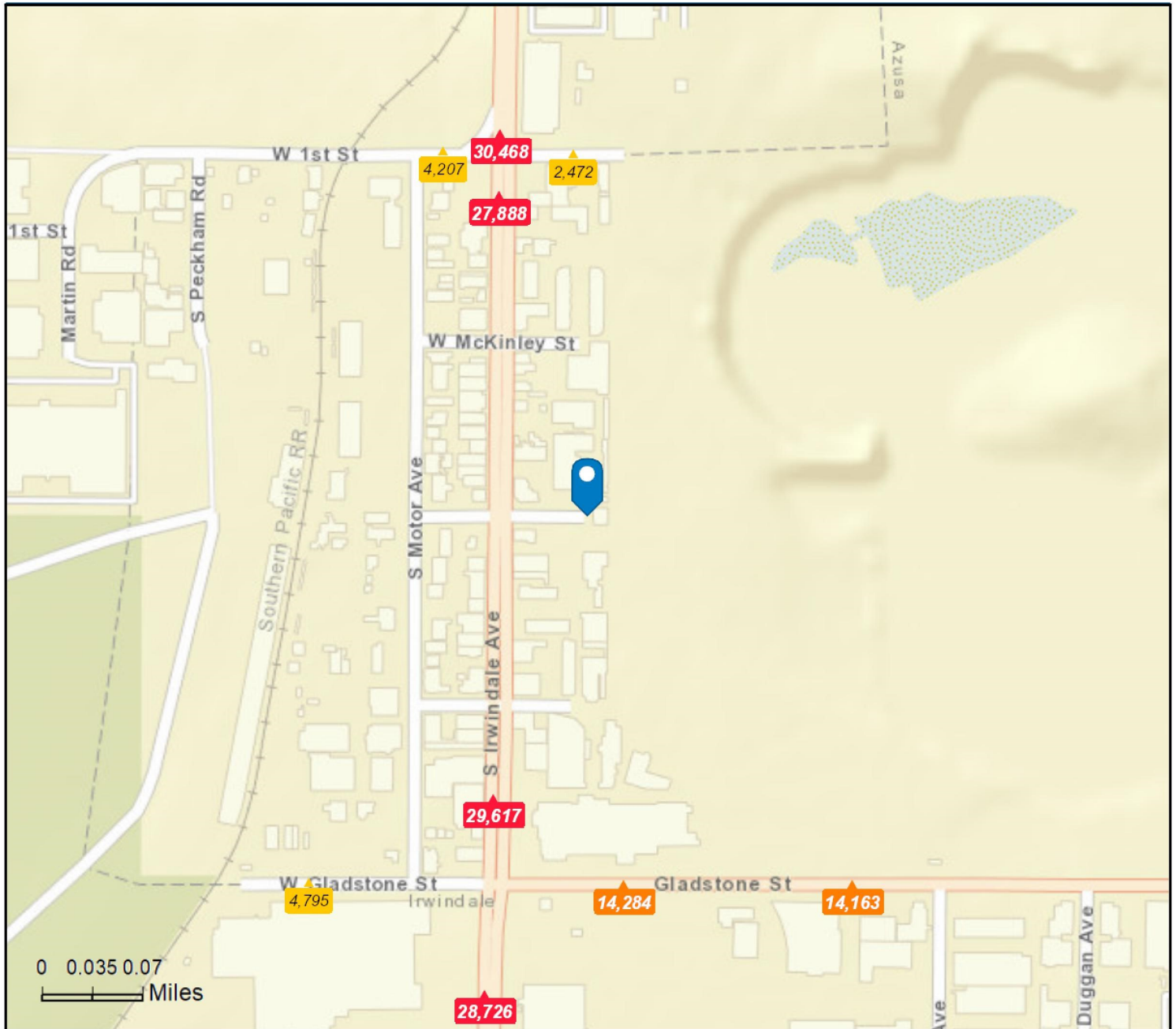
## Traffic Count Map - Close Up

1540 W Paramount St, Azusa, California, 91702  
Rings: 1, 3, 5 mile radii

Prepared by John Man Group

Latitude: 34.11797

Longitude: -117.93285



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2019).

May 11, 2020

## Traffic Count Profile

1540 W Paramount St, Azusa, California, 91702  
Rings: 1, 3, 5 mile radii

Prepared by John Man Group

Latitude: 34.11797

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.20	S Irwindale Ave	W Gladstone St (0.06 miles S)	2011	29,617
0.23	S Irwindale Ave	W 1st St (0.03 miles N)	1999	27,888
0.25	W 1st St	S Irwindale Ave (0.05 miles W)	2005	2,472
0.25	W Gladstone St	Irwindale Ave (0.08 miles W)	1997	14,284
0.27	N Irwindale Ave	I- 210 (0.55000001 miles N)	1999	30,468
0.27	W 1st St	S Motor Ave (0.02 miles W)	2005	4,207
0.31	W Gladstone St	Ayon Ave (0.06 miles E)	2011	14,163
0.32	W Gladstone St	S Motor Ave (0.07 miles E)	2011	4,795
0.33	Irwindale Ave	W Gladstone St (0.08 miles N)	2011	28,726
0.43	N Irwindale Ave	I- 210 (0.38999999 miles N)	2005	34,084
0.43	Bus Center Dr	Diaz St (0.04 miles W)	2005	905
0.54	W Gladstone St	S Mira Loma Dr (0.03 miles E)	2011	13,008
0.57	S Vincent Ave	W Kirkwall Rd (0.06 miles S)	2011	9,429
0.58	Irwindale Ave	Ornelas St (0.04 miles N)	1995	27,705
0.73	Irwindale Ave	Arrow Hwy (0.04 miles S)	2005	29,149
0.74	N Irwindale Ave	I- 210 (0.07 miles N)	1993	30,394
0.75	Morada St	(0.0 miles )	2005	163
0.75	N Clydebanks Ave	S Clydebanks Ave (0.02 miles N)	1999	1,964
0.76	Arrow Hwy	Irwindale Ave (0.08 miles W)	2005	27,887
0.77	Arrow Hwy	Irwindale Ave (0.08 miles E)	2005	30,984
0.78	Irwindale Ave	Arrow Hwy (0.02 miles NE)	2006	21,193
0.78	N Clydebanks Ave	E Payson St (0.02 miles N)	2005	3,033
0.79	Vincent Ave	E Laxford Rd (0.07 miles N)	2011	10,110
0.80	Arrow Hwy	Morado St (0.02 miles W)	2005	28,248
0.82	Hidalgo St	Irwindale Ave (0.03 miles E)	1993	262
0.84	Arrow Hwy	Vincent Ave (0.07 miles E)	2011	26,319
0.84	Irwindale Ave	Juarez St (0.02 miles S)	2005	23,023
0.86	N Irwindale Ave	I-210 (0.03 miles S)	1993	32,710
0.87	Juarez St	Irwindale Ave (0.03 miles E)	2005	985
0.88	Arrow Hwy	4th St (0.03 miles E)	2005	37,718

**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 1963 to 2019. Over 25% of the counts were taken between 2010 and 2019 and over 77% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2019 Kalibrate Technologies (Q4 2019).

May 11, 2020



## MIG - Executive Summary

1540 W Paramount St, Azusa, California, 91702  
Rings: 1, 3, 5 mile radii

Prepared by John Man Group

Latitude: 34.11797

Longitude: -117.93285

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,962	155,463	400,474
2010 Population	5,116	159,106	408,065
2019 Population	5,397	167,808	428,941
2024 Population	5,516	171,190	437,932
2000-2010 Annual Rate	0.31%	0.23%	0.19%
2010-2016 Annual Rate	0.58%	0.58%	0.54%
2016-2021 Annual Rate	0.44%	0.40%	0.42%
2019 Male Population	51.3%	49.0%	48.9%
2019 Female Population	48.7%	51.0%	51.1%
2019 Median Age	32.5	33.9	35.3

In the identified area, the current year population is 5,397. In 2010, the Census count in the area was 5,116. The rate of change since 2010 was 0.58% annually. The five-year projection for the population in the area is 5,516 representing a change of 0.44% annually from 2016 to 2021. Currently, the population is 51.3% male and 48.7% female.

### Median Age

The median age in this area is 32.5, compared to U.S. median age of 38.0.

### Race and Ethnicity

2019 White Alone	53.5%	51.8%	51.6%
2019 Black Alone	1.4%	3.0%	3.2%
2019 American Indian/Alaska Native Alone	1.2%	1.0%	0.9%
2019 Asian Alone	9.1%	11.7%	14.8%
2019 Pacific Islander Alone	0.3%	0.1%	0.2%
2019 Other Race	29.2%	27.8%	24.7%
2019 Two or More Races	5.3%	4.5%	4.6%
2019 Hispanic Origin (Any Race)	80.7%	68.6%	61.4%

Persons of Hispanic origin represent 80.7% 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 79.7 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	1,258	42,840	116,087
2010 Households	1,251	43,837	117,686
2019 Total Households	1,302	45,967	122,798
2024 Total Households	1,322	46,707	124,893
2000-2010 Annual Rate	-0.06%	0.23%	0.14%
2010-2016 Annual Rate	0.43%	0.51%	0.46%
2016-2021 Annual Rate	0.31%	0.32%	0.34%
2019 Average Household Size	4.14	3.58	3.44

The household count in this area has changed from 1,251 in 2010 to 1,302 in the current year, a change of 0.43% annually. The five-year projection of households is 1,322, a change of 0.31% annually from the current year total. Average household size is currently 4.14, compared to 4.09 in the year 2010. The number of families in the current year is 1,131 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.

May 11, 2020

## MIG - Executive Summary

1540 W Paramount St, Azusa, California, 91702  
Rings: 1, 3, 5 mile radii

Prepared by John Man Group

Latitude: 34.11797

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2019 Median Household Income	\$61,299	\$68,514	\$72,773
2024 Median Household Income	\$73,454	\$81,479	\$85,231
2016-2021 Annual Rate	3.68%	3.53%	3.21%
<b>Average Household Income</b>			
2019 Average Household Income	\$71,819	\$84,515	\$90,446
2024 Average Household Income	\$87,413	\$101,385	\$107,593
2016-2021 Annual Rate	4.01%	3.71%	3.53%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$16,976	\$23,116	\$25,911
2024 Per Capita Income	\$20,536	\$27,628	\$30,701
2016-2021 Annual Rate	3.88%	3.63%	3.45%

### Households by Income

Current median household income is \$61,299 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$73,454 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$71,819 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$87,413 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$16,976 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$20,536 in five years, compared to \$32,025 for all U.S. households

### Housing

2000 Total Housing Units	1,300	44,009	119,130
2000 Owner Occupied Housing Units	637	27,169	73,385
2000 Renter Occupied Housing Units	621	15,671	42,702
2000 Vacant Housing Units	42	1,169	3,043
2010 Total Housing Units	1,404	45,607	122,332
2010 Owner Occupied Housing Units	723	27,565	74,053
2010 Renter Occupied Housing Units	528	16,272	43,633
2010 Vacant Housing Units	153	1,770	4,646
2019 Total Housing Units	1,443	47,741	127,597
2019 Owner Occupied Housing Units	719	28,463	75,108
2019 Renter Occupied Housing Units	583	17,503	47,690
2019 Vacant Housing Units	141	1,774	4,799
2024 Total Housing Units	1,456	48,492	129,767
2024 Owner Occupied Housing Units	743	29,304	77,086
2024 Renter Occupied Housing Units	579	17,402	47,807
2024 Vacant Housing Units	134	1,785	4,874

Currently, 49.8% of the 1,443 housing units in the area are owner occupied; 40.4%, renter occupied; and 9.8% 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 1,404 housing units in the area - 51.5% owner occupied, 37.6% renter occupied, and 10.9% vacant. The annual rate of change in housing units since 2010 is 1.23%. Median home value in the area is \$503,876, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.47% annually to \$597,645.

**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.

May 11, 2020



## MIG - Demographic and Income Profile

1540 W Paramount St, Azusa, California, 91702  
Ring: 1 mile radius

Prepared by John Man Group

Latitude: 34.11797

Longitude: -117.93285

Summary	Census 2010		2019		2024	
Population	5,116		5,397		5,516	
Households	1,251		1,302		1,322	
Families	1,086		1,131		1,151	
Average Household Size	4.09		4.14		4.17	
Owner Occupied Housing Units	723		719		743	
Renter Occupied Housing Units	528		583		579	
Median Age	30.7		32.5		34.3	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	0.44%		0.67%		0.84%	
Households	0.31%		0.62%		0.79%	
Families	0.35%		0.62%		0.72%	
Owner HHs	0.66%		0.79%		0.73%	
Median Household Income	3.68%		2.99%		1.89%	
Households by Income			2019		2024	
			Number	Percent	Number	Percent
<\$15,000			93	7.1%	70	5.3%
\$15,000 - \$24,999			119	9.1%	89	6.7%
\$25,000 - \$34,999			82	6.3%	67	5.1%
\$35,000 - \$49,999			170	13.1%	142	10.7%
\$50,000 - \$74,999			331	25.4%	306	23.1%
\$75,000 - \$99,999			217	16.7%	238	18.0%
\$100,000 - \$149,999			216	16.6%	278	21.0%
\$150,000 - \$199,999			58	4.5%	97	7.3%
\$200,000+			16	1.2%	35	2.6%
Median Household Income			\$61,299		\$73,454	
Average Household Income			\$71,819		\$87,413	
Per Capita Income			\$16,976		\$20,536	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	371	7.3%	389	7.2%	389	7.1%
5 - 9	436	8.5%	390	7.2%	389	7.1%
10 - 14	424	8.3%	393	7.3%	408	7.4%
15 - 19	479	9.4%	415	7.7%	383	6.9%
20 - 24	400	7.8%	395	7.3%	392	7.1%
25 - 34	765	15.0%	934	17.3%	858	15.6%
35 - 44	753	14.7%	733	13.6%	843	15.3%
45 - 54	635	12.4%	677	12.5%	666	12.1%
55 - 64	448	8.8%	541	10.0%	579	10.5%
65 - 74	236	4.6%	338	6.3%	389	7.1%
75 - 84	130	2.5%	146	2.7%	171	3.1%
85+	39	0.8%	46	0.9%	50	0.9%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,785	54.4%	2,886	53.5%	2,956	53.6%
Black Alone	75	1.5%	74	1.4%	75	1.4%
American Indian Alone	69	1.3%	67	1.2%	66	1.2%
Asian Alone	440	8.6%	493	9.1%	518	9.4%
Pacific Islander Alone	18	0.4%	18	0.3%	18	0.3%
Some Other Race Alone	1,464	28.6%	1,573	29.2%	1,596	28.9%
Two or More Races	266	5.2%	285	5.3%	288	5.2%
Hispanic Origin (Any Race)	4,077	79.7%	4,354	80.7%	4,485	81.3%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

## MIG - Demographic and Income Profile

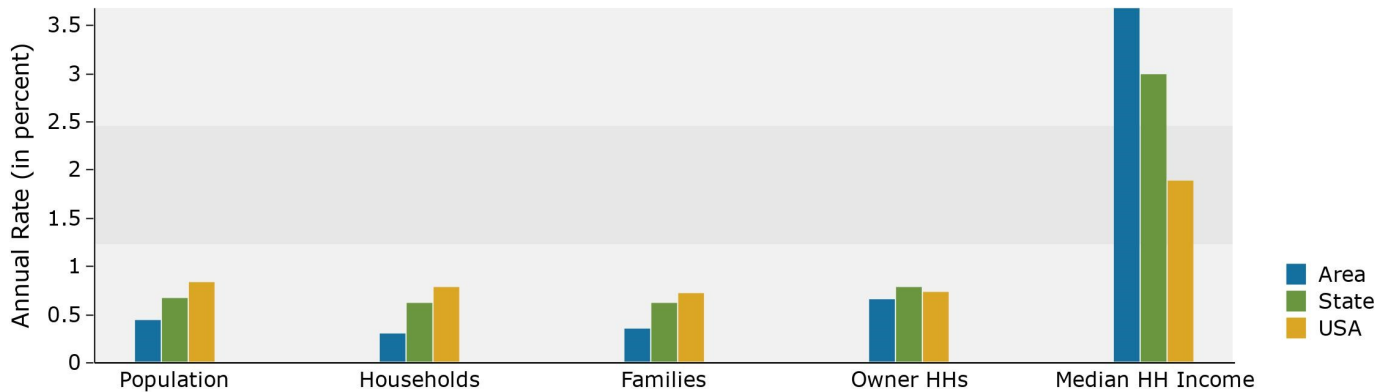
1540 W Paramount St, Azusa, California, 91702  
Ring: 1 mile radius

Prepared by John Man Group

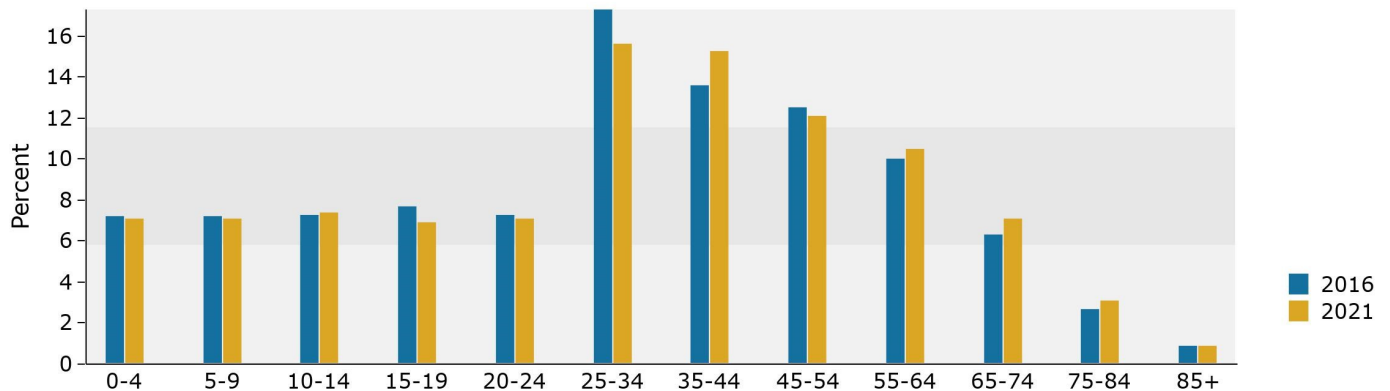
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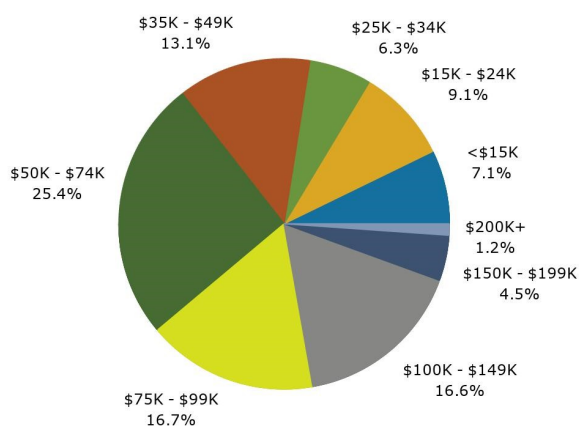
### Trends 2016-2021



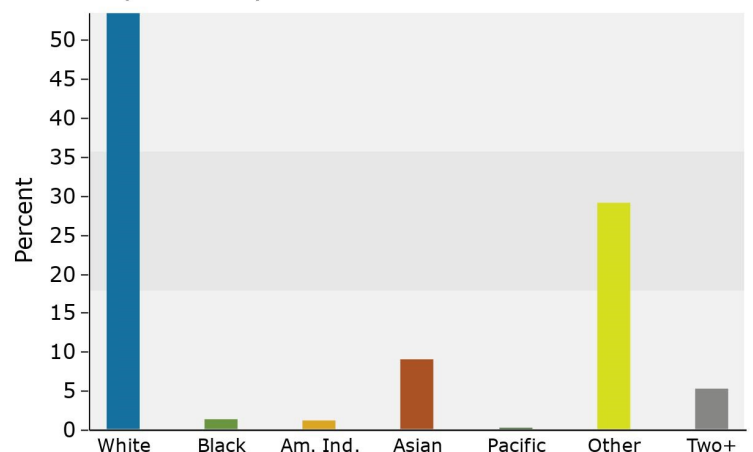
### Population by Age



### 2016 Household Income



### 2016 Population by Race



2019 Percent Hispanic Origin: 80.7%



## MIG - Demographic and Income Profile

1540 W Paramount St, Azusa, California, 91702  
Ring: 3 mile radius

Prepared by John Man Group

Latitude: 34.11797

Longitude: -117.93285

Summary	Census 2010		2019		2024	
Population	159,106		167,808		171,190	
Households	43,837		45,967		46,707	
Families	34,399		36,046		36,670	
Average Household Size	3.56		3.58		3.60	
Owner Occupied Housing Units	27,565		28,463		29,304	
Renter Occupied Housing Units	16,272		17,503		17,402	
Median Age	32.6		33.9		35.7	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	0.40%		0.67%		0.84%	
Households	0.32%		0.62%		0.79%	
Families	0.34%		0.62%		0.72%	
Owner HHs	0.58%		0.79%		0.73%	
Median Household Income	3.53%		2.99%		1.89%	
			2019		2024	
Households by Income			Number	Percent	Number	Percent
<\$15,000			3,204	7.0%	2,491	5.3%
\$15,000 - \$24,999			3,637	7.9%	2,786	6.0%
\$25,000 - \$34,999			3,395	7.4%	2,807	6.0%
\$35,000 - \$49,999			5,789	12.6%	4,866	10.4%
\$50,000 - \$74,999			8,640	18.8%	8,007	17.1%
\$75,000 - \$99,999			7,114	15.5%	7,407	15.9%
\$100,000 - \$149,999			8,672	18.9%	10,169	21.8%
\$150,000 - \$199,999			3,498	7.6%	5,168	11.1%
\$200,000+			2,019	4.4%	3,006	6.4%
Median Household Income			\$68,514		\$81,479	
Average Household Income			\$84,515		\$101,385	
Per Capita Income			\$23,116		\$27,628	
			Census 2010		2019	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,209	7.0%	11,181	6.7%	11,261	6.6%
5 - 9	11,220	7.1%	11,415	6.8%	10,878	6.4%
10 - 14	12,296	7.7%	11,497	6.9%	11,656	6.8%
15 - 19	14,217	8.9%	12,369	7.4%	12,102	7.1%
20 - 24	13,419	8.4%	13,089	7.8%	12,064	7.0%
25 - 34	22,398	14.1%	27,201	16.2%	25,748	15.0%
35 - 44	22,114	13.9%	21,830	13.0%	25,003	14.6%
45 - 54	20,886	13.1%	20,195	12.0%	19,951	11.7%
55 - 64	15,597	9.8%	18,111	10.8%	18,432	10.8%
65 - 74	8,563	5.4%	12,518	7.5%	14,041	8.2%
75 - 84	5,134	3.2%	5,957	3.5%	7,412	4.3%
85+	2,051	1.3%	2,447	1.5%	2,643	1.5%
			Census 2010		2019	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	84,387	53.0%	86,850	51.8%	88,315	51.6%
Black Alone	5,113	3.2%	4,996	3.0%	4,848	2.8%
American Indian Alone	1,734	1.1%	1,728	1.0%	1,718	1.0%
Asian Alone	17,203	10.8%	19,696	11.7%	20,931	12.2%
Pacific Islander Alone	231	0.1%	237	0.1%	239	0.1%
Some Other Race Alone	43,524	27.4%	46,689	27.8%	47,361	27.7%
Two or More Races	6,915	4.3%	7,611	4.5%	7,778	4.5%
Hispanic Origin (Any Race)	107,549	67.6%	115,089	68.6%	118,700	69.3%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

## MIG - Demographic and Income Profile

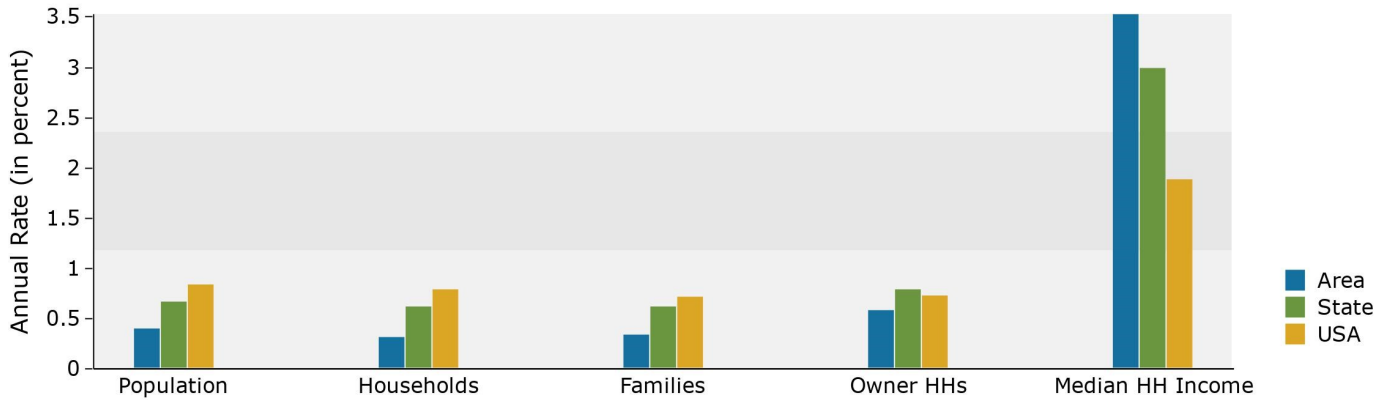
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Ring: 3 mile radius

Prepared by John Man Group

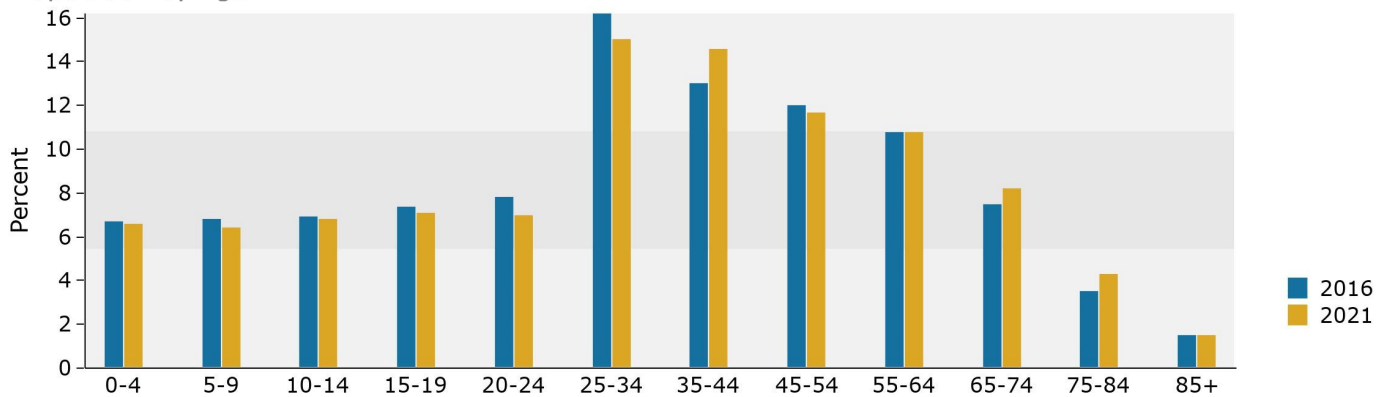
Latitude: 34.11797

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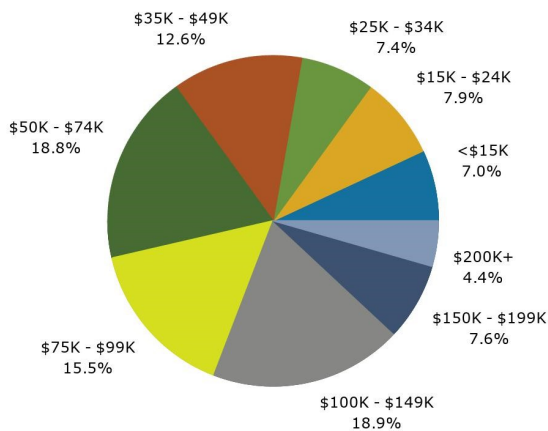
Trends 2016-2021



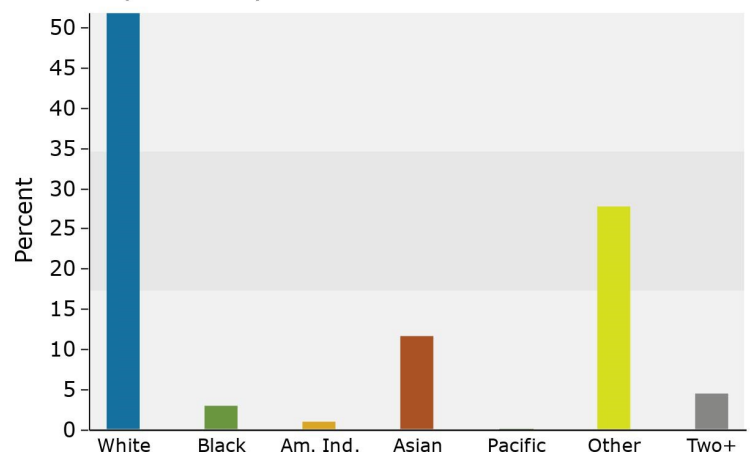
Population by Age



2016 Household Income



2016 Population by Race



2019 Percent Hispanic Origin: 68.6%



## MIG - Demographic and Income Profile

1540 W Paramount St, Azusa, California, 91702  
Ring: 5 mile radius

Prepared by John Man Group

Latitude: 34.11797

Longitude: -117.93285

Summary	Census 2010		2019		2024	
Population	408,065		428,941		437,932	
Households	117,686		122,798		124,893	
Families	91,744		95,832		97,615	
Average Household Size	3.42		3.44		3.46	
Owner Occupied Housing Units	74,053		75,108		77,086	
Renter Occupied Housing Units	43,633		47,690		47,807	
Median Age	34.3		35.3		36.9	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	0.42%		0.67%		0.84%	
Households	0.34%		0.62%		0.79%	
Families	0.37%		0.62%		0.72%	
Owner HHs	0.52%		0.79%		0.73%	
Median Household Income	3.21%		2.99%		1.89%	
Households by Income			2019		2024	
			Number	Percent	Number	Percent
<\$15,000			8,205	6.7%	6,461	5.2%
\$15,000 - \$24,999			8,622	7.0%	6,602	5.3%
\$25,000 - \$34,999			9,013	7.3%	7,369	5.9%
\$35,000 - \$49,999			14,086	11.5%	11,954	9.6%
\$50,000 - \$74,999			22,935	18.7%	21,051	16.9%
\$75,000 - \$99,999			18,292	14.9%	18,689	15.0%
\$100,000 - \$149,999			23,962	19.5%	27,803	22.3%
\$150,000 - \$199,999			10,450	8.5%	14,760	11.8%
\$200,000+			7,235	5.9%	10,204	8.2%
Median Household Income			\$72,773		\$85,231	
Average Household Income			\$90,446		\$107,593	
Per Capita Income			\$25,911		\$30,701	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	27,296	6.7%	27,051	6.3%	27,387	6.3%
5 - 9	27,926	6.8%	27,810	6.5%	26,572	6.1%
10 - 14	31,256	7.7%	28,781	6.7%	28,610	6.5%
15 - 19	34,475	8.4%	29,904	7.0%	28,741	6.6%
20 - 24	31,573	7.7%	31,363	7.3%	28,856	6.6%
25 - 34	55,244	13.5%	67,659	15.8%	66,240	15.1%
35 - 44	56,945	14.0%	55,181	12.9%	63,044	14.4%
45 - 54	56,520	13.9%	53,323	12.4%	51,991	11.9%
55 - 64	42,479	10.4%	49,597	11.6%	49,845	11.4%
65 - 74	23,625	5.8%	34,114	8.0%	38,299	8.7%
75 - 84	14,802	3.6%	16,907	3.9%	20,657	4.7%
85+	5,922	1.5%	7,248	1.7%	7,688	1.8%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	217,251	53.2%	221,526	51.6%	224,536	51.3%
Black Alone	13,811	3.4%	13,517	3.2%	13,189	3.0%
American Indian Alone	4,026	1.0%	4,055	0.9%	4,065	0.9%
Asian Alone	56,054	13.7%	63,560	14.8%	67,309	15.4%
Pacific Islander Alone	630	0.2%	644	0.2%	647	0.1%
Some Other Race Alone	98,423	24.1%	105,765	24.7%	107,702	24.6%
Two or More Races	17,871	4.4%	19,874	4.6%	20,484	4.7%
Hispanic Origin (Any Race)	245,586	60.2%	263,429	61.4%	272,748	62.3%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

## MIG - Demographic and Income Profile

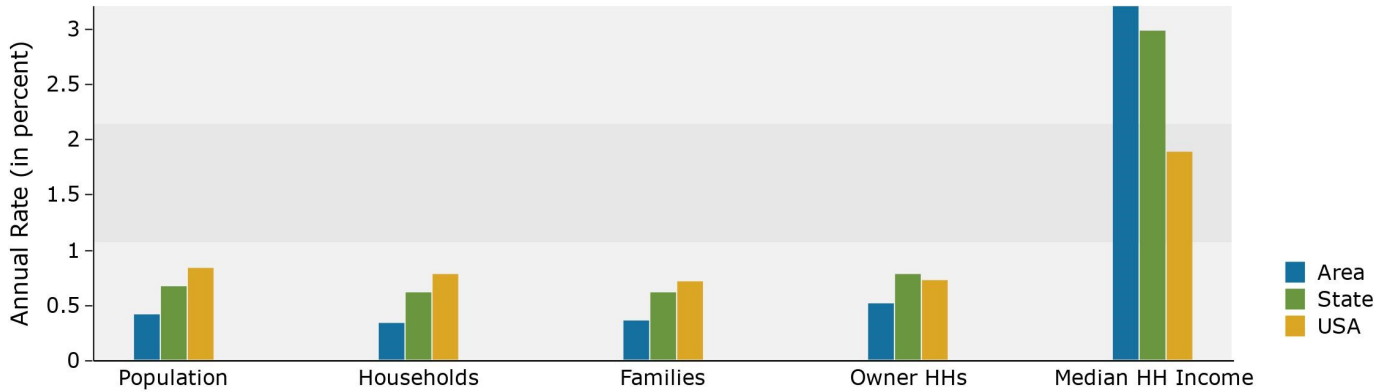
1540 W Paramount St, Azusa, California, 91702  
Ring: 5 mile radius

Prepared by John Man Group

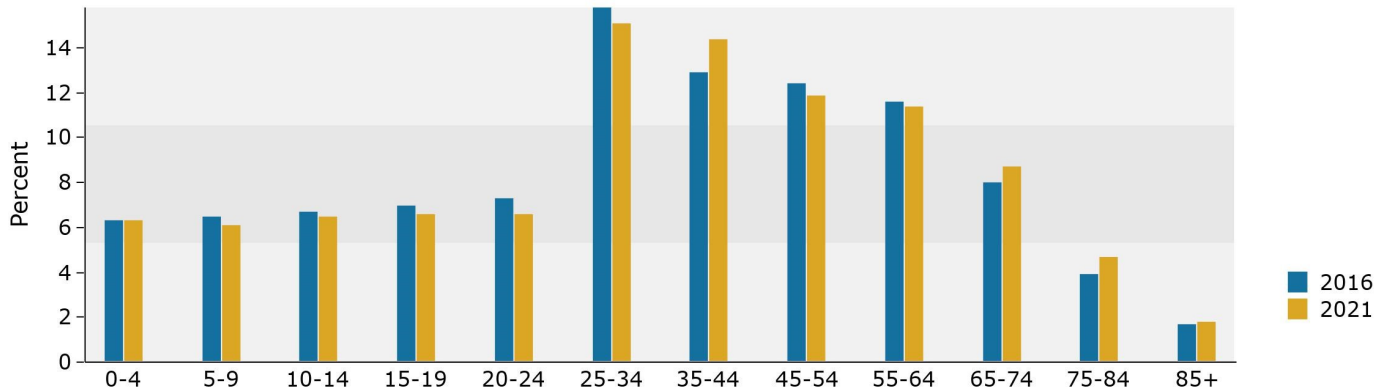
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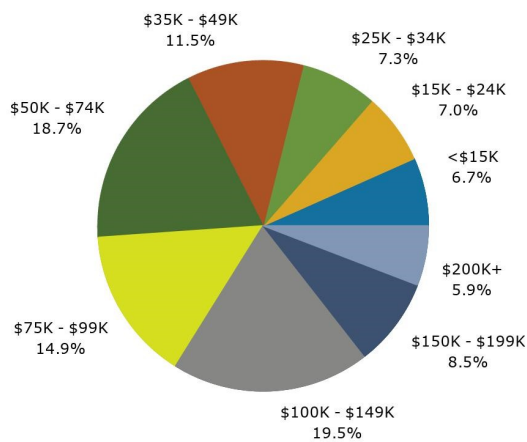
### Trends 2016-2021



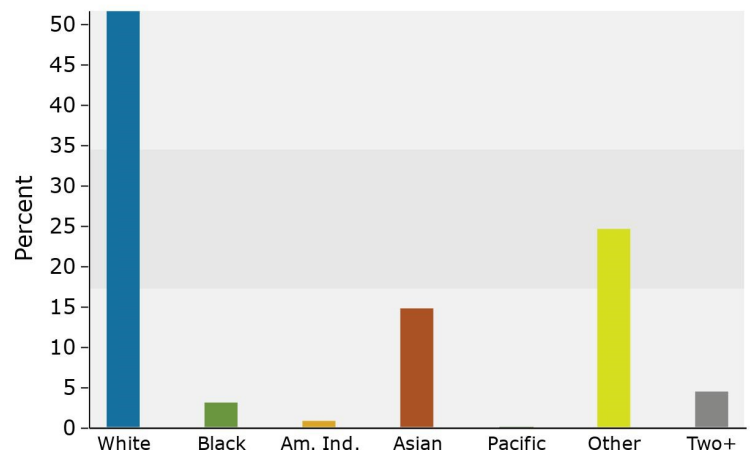
### Population by Age



### 2016 Household Income



### 2016 Population by Race



2019 Percent Hispanic Origin: 61.4%