

For Sale
600 E. 5th St
Azusa, CA 91702

Asking Price
\$450,000



MAN INVESTMENT GROUP
Property Management & Investment Company

119 S. Atlantic Blvd.
Monterey Park, CA 91754
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Exclusively Listed By:
John Man Group

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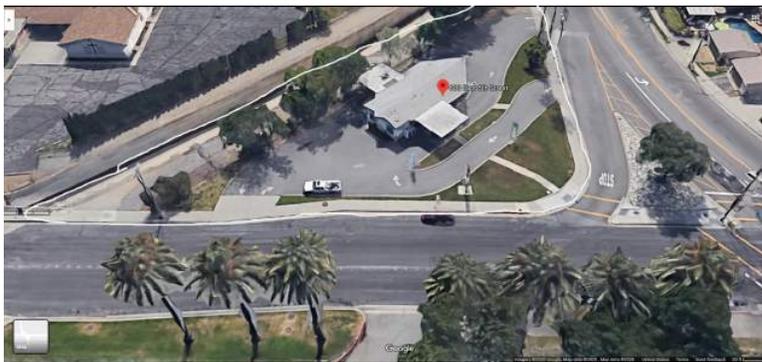
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FOR SALE

600 E. 5th St, Azusa, CA 91702



Investment Offering

Asking Price:	\$450,000
Property Type:	Store Building
Building Size:	496 ft ²
Lot Size:	18,522 ft ²
Year Built:	1962
APN:	8612-020-191
Parking:	3-Way Entry Driveways
Zoning:	AZR1C6000

Property Description

Man Investment Group, Inc. is proud to present a commercial property for sale in the city of Azusa, CA. The subject property is owned by our client's family for over 35 years. The current tenant is in operation as a drive-thru dairy. Ideal location for drive-thru restaurants such as Wendy's, El Pollo Loco, or any national drive-thru chain. Any will benefit from being next to Azusa High School, Foothill Middle School, and across from Charles H. Lee Elementary School... more importantly, only two blocks away from Citrus college and Azusa Pacific University.

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First American

myFirstAm® Property Profile

600 E 5th St, Azusa, CA 91702

Property Information	
Owner(s): Soong , Hee Kim	Mailing Address: 1001 W 7th St, San Bernardino, CA 92411
Owner Phone: Unknown	Property Address: 600 E 5th St, Azusa, CA 91702
Vesting Type: N/A	Alt. APN:
County: Los Angeles	APN: 8612-020-191
Map Coord: 86-D6	Census Tract: 404201
Lot#: 8	Block: 1
Subdivision: Azusa Land & Water Co	Tract:
Legal:	Subdivision No 1 Azusa Land And Water Co 0.39 More Or Less Ac Com At Intersection Of E Line Of Cerritos Ave With Nw Line Of Little Dalton Wash Per Fm12033-8 Th N 63 5241" E 18.97 Ft Th Ne On A Curve Lot/Sec 8 Blk/Div/Twn 1

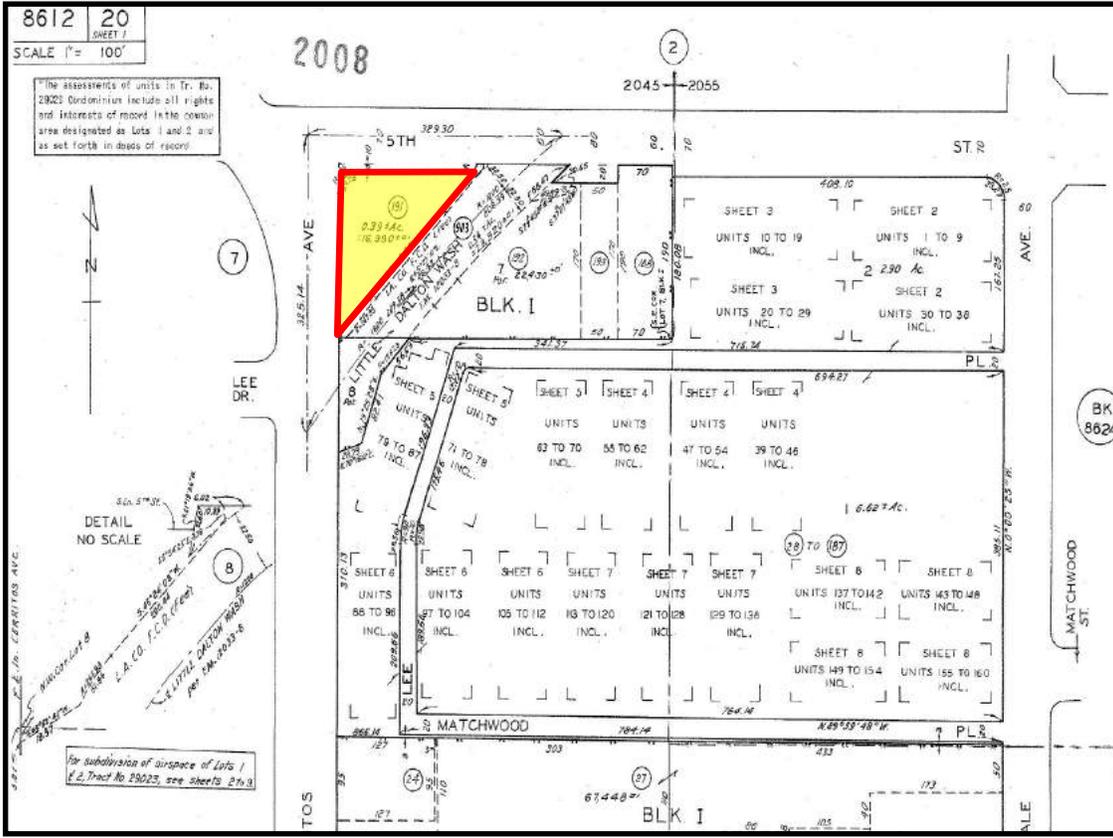
Property Characteristics			
Use: Store Building	Year Built / Eff. : 1962 / 1962	Sq. Ft. : 496	
Zoning: AZR1C6000*	Lot Size Ac / Sq Ft: 0.4252 / 18522	# of Units:	
Stories: 1	Improvements:	Parking / #: /	
Gross Area: 496	Garage Area :	Basement Area:	

Sale and Loan Information			
Sale / Rec Date: 11/12/1991 / 11/19/1991	*/Sq. Ft.: \$262.10	2nd Mtg.:	
Sale Price: \$130,000	1st Loan: \$115,000	Prior Sale Amt:	
Doc No.: 0001831978	Loan Type: Conventional	Prior Sale Date:	
Doc Type:	Transfer Date: 11/19/1991	Prior Doc No.:	
Seller: Schlange Trust	Lender: Hanmi Bank	Prior Doc Type:	

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value: \$12,974	Exemption Type:
Land Value: \$264,857	Tax Year / Area: 2019 / 02-045
Total Value: \$277,831	Tax Value:
Total Tax Amt: \$3,978.69	Improved: 5%

Property Maps



Plat Map



Satellite Map

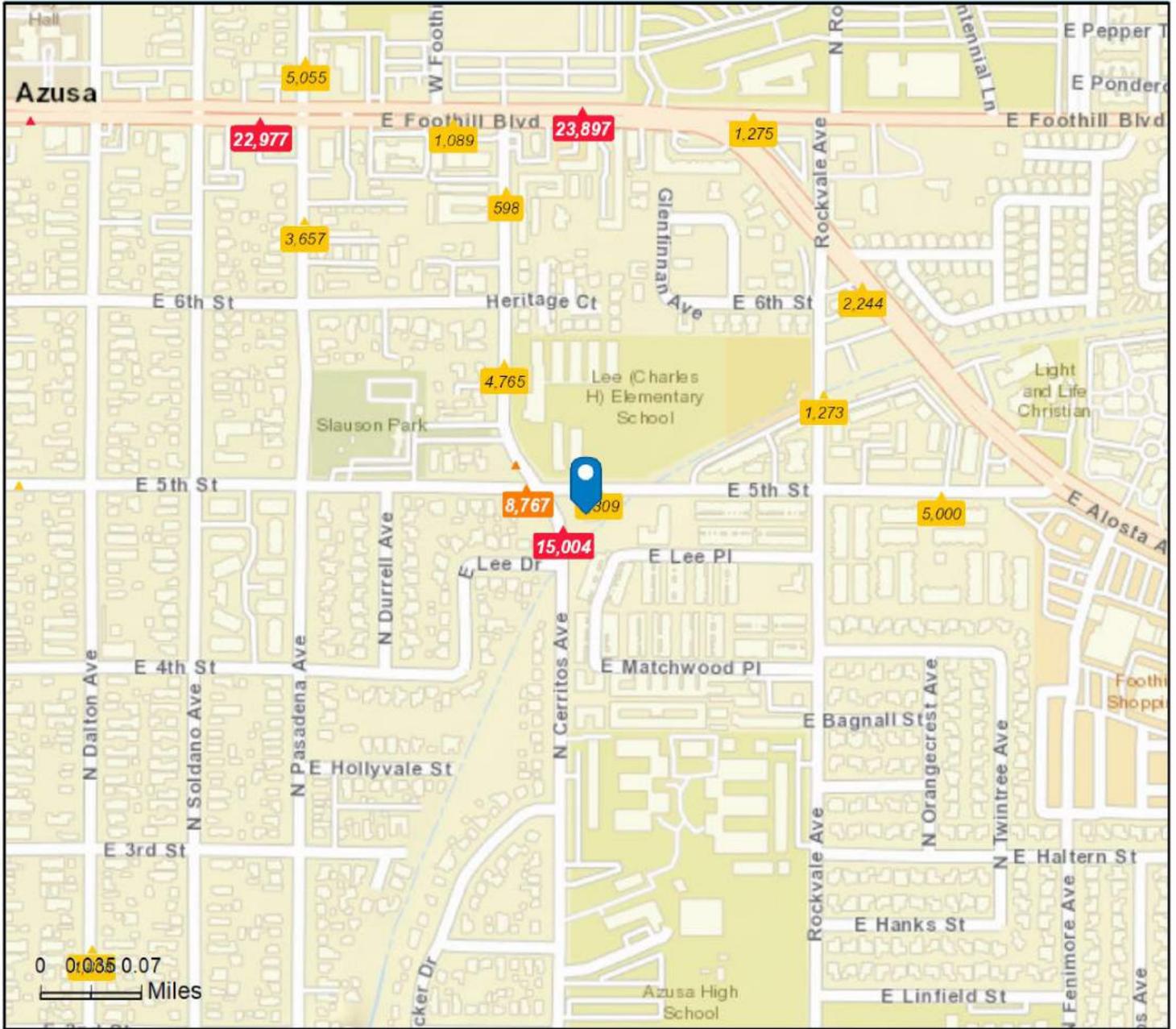
Additional Photos



Traffic Count Map - Close Up

600 E 5th
Foothill Dairy
Rings: 1, 3, 5 mile radii

Prepared by John Man Group
Latitude: 34.12953
Longitude: -117.89906



- 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 15, 2020

Traffic Count Profile

600 E 5th
Foothill Dairy
Rings: 1, 3, 5 mile radii

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.02	N Cerritos Ave	Lee Dr (0.02 miles S)	2018	15,004
0.02	E 5th St	N Cerritos Ave (0.04 miles W)	2018	6,309
0.04	E 5th St	N Cerritos Ave (0.01 miles E)	2018	8,767
0.06	N Cerritos Ave	E 5th St (0.02 miles SW)	2018	10,453
0.12	N Cerritos Ave	E 6th St (0.04 miles N)	1994	4,765
0.18	N Rockvale Ave	E 5th St (0.06 miles S)	2014	1,273
0.23	N Cerritos Ave	E Foothill Blvd (0.05 miles N)	2018	598
0.24	E 5th St	E Alosta Ave (0.06 miles E)	1999	5,000
0.25	E Alosta Ave	N Rockvale Ave (0.04 miles NW)	2018	2,244
0.28	E Foothill Blvd	N Cerritos Ave (0.05 miles W)	2010	23,897
0.28	N Pasadena Ave	E 6th St (0.06 miles S)	2010	3,657
0.28	E Foothill Blvd	Stein Way (0.01 miles NW)	2018	1,089
0.30	E Foothill Blvd	E Alosta Ave (0.04 miles W)	2018	1,275
0.35	E Foothill Blvd	N Pasadena Ave (0.03 miles E)	2010	22,977
0.36	N Cerritos Ave	E 2nd St (0.01 miles N)	1994	7,528
0.37	N Pasadena Ave	E Foothill Blvd (0.03 miles S)	2010	5,055
0.39	E Fifth St	(0.0 miles)	2007	3,590
0.41	N Alameda Ave	E 4th St (0.05 miles S)	2007	2,110
0.42	N Alameda Ave	E 5th St (0.05 miles S)	2007	2,290
0.43	E Alosta Ave	N Citrus Ave (0.09 miles E)	2010	24,074
0.43	E 5th St	N Alameda Ave (0.02 miles E)	2010	2,865
0.45	Not Available	(0.0 miles)	2018	5,730
0.45	N Alameda Ave	E 6th St (0.04 miles S)	2010	2,596
0.45	N Dalton Ave	E 2nd St (0.06 miles S)	1999	1,808
0.47	E Foothill Blvd	N Alameda Ave (0.03 miles W)	2010	21,847
0.49	N Azusa Ave	W 4th St (0.06 miles S)	2010	11,626
0.49	N Pasadena Ave	E Duell St (0.01 miles S)	2014	2,929
0.49	N Azusa Ave	W 5th St (0.06 miles S)	2007	8,190
0.50	N Pasadena Ave	E 8th St (0.06 miles S)	2007	5,360
0.51	N Citrus Ave	Ronald Ct (0.01 miles N)	2018	7,945

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 2019 to 1963. 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).

600 E 5th
Foothill Dairy
Rings: 1, 3, 5 mile radii

Prepared by John Man Group
Latitude: 34.12953
Longitude: -117.89906

	1 mile	3 miles	5 miles
Population			
2000 Population	29,896	133,490	297,136
2010 Population	30,011	137,667	303,200
2019 Population	33,281	147,684	320,321
2024 Population	34,571	151,592	327,116
2000-2010 Annual Rate	0.04%	0.31%	0.20%
2010-2016 Annual Rate	1.12%	0.76%	0.60%
2016-2021 Annual Rate	0.76%	0.52%	0.42%
2019 Male Population	48.6%	49.0%	48.7%
2019 Female Population	51.4%	51.0%	51.3%
2019 Median Age	30.2	34.6	36.3

In the identified area, the current year population is 33,281. In 2010, the Census count in the area was 30,011. The rate of change since 2010 was 1.12% annually. The five-year projection for the population in the area is 34,571 representing a change of 0.76% annually from 2016 to 2021. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 30.2, compared to U.S. median age of 38.0.

Race and Ethnicity

2019 White Alone	58.5%	58.8%	56.7%
2019 Black Alone	2.3%	2.9%	3.0%
2019 American Indian/Alaska Native Alone	1.3%	1.0%	1.0%
2019 Asian Alone	6.9%	10.1%	12.4%
2019 Pacific Islander Alone	0.2%	0.2%	0.2%
2019 Other Race	26.1%	22.0%	21.9%
2019 Two or More Races	4.8%	5.1%	4.9%
2019 Hispanic Origin (Any Race)	71.1%	59.1%	57.5%

Persons of Hispanic origin represent 71.1% 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 79.6 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	7,637	40,374	90,255
2010 Households	7,322	40,825	91,602
2019 Total Households	8,254	43,514	95,976
2024 Total Households	8,604	44,517	97,604
2000-2010 Annual Rate	-0.42%	0.11%	0.15%
2010-2016 Annual Rate	1.30%	0.69%	0.51%
2016-2021 Annual Rate	0.83%	0.46%	0.34%
2019 Average Household Size	3.74	3.31	3.28

The household count in this area has changed from 7,322 in 2010 to 8,254 in the current year, a change of 1.30% annually. The five-year projection of households is 8,604, a change of 0.83% annually from the current year total. Average household size is currently 3.74, compared to 3.78 in the year 2010. The number of families in the current year is 6,405 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.

600 E 5th
Foothill Dairy
Rings: 1, 3, 5 mile radii

Prepared by John Man Group
Latitude: 34.12953
Longitude: -117.89906

	1 mile	3 miles	5 miles
Median Household Income			
2019 Median Household Income	\$59,950	\$73,398	\$76,038
2024 Median Household Income	\$72,222	\$85,594	\$88,941
2016-2021 Annual Rate	3.79%	3.12%	3.18%
Average Household Income			
2019 Average Household Income	\$78,509	\$89,635	\$95,206
2024 Average Household Income	\$94,072	\$106,907	\$113,087
2016-2021 Annual Rate	3.68%	3.59%	3.50%
Per Capita Income			
2019 Per Capita Income	\$19,847	\$26,421	\$28,528
2024 Per Capita Income	\$23,888	\$31,401	\$33,742
2016-2021 Annual Rate	3.78%	3.51%	3.41%

Households by Income

Current median household income is \$59,950 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$72,222 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$78,509 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$94,072 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$19,847 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$23,888 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	7,869	41,471	92,489
2000 Owner Occupied Housing Units	4,037	25,504	59,468
2000 Renter Occupied Housing Units	3,600	14,870	30,787
2000 Vacant Housing Units	232	1,097	2,234
2010 Total Housing Units	7,644	42,561	95,279
2010 Owner Occupied Housing Units	4,066	25,977	59,769
2010 Renter Occupied Housing Units	3,256	14,848	31,833
2010 Vacant Housing Units	322	1,736	3,677
2019 Total Housing Units	8,610	45,308	99,772
2019 Owner Occupied Housing Units	4,831	27,314	61,076
2019 Renter Occupied Housing Units	3,423	16,200	34,900
2019 Vacant Housing Units	356	1,794	3,796
2024 Total Housing Units	8,962	46,317	101,461
2024 Owner Occupied Housing Units	5,171	28,290	62,708
2024 Renter Occupied Housing Units	3,432	16,227	34,896
2024 Vacant Housing Units	358	1,800	3,857

Currently, 56.1% of the 8,610 housing units in the area are owner occupied; 39.8%, renter occupied; and 4.1% 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 7,644 housing units in the area - 53.2% owner occupied, 42.6% renter occupied, and 4.2% vacant. The annual rate of change in housing units since 2010 is 5.43%. Median home value in the area is \$484,505, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.53% annually to \$549,079.

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.

MIG - Demographic and Income Profile

600 E 5th
Foothill Dairy
Ring: 1 mile radius

Prepared by John Man Group

Latitude: 34.12953

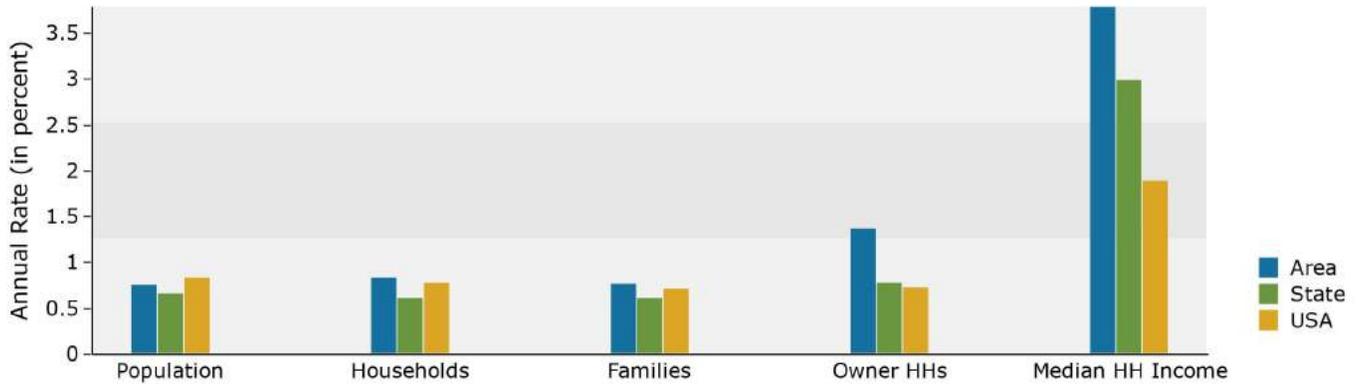
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Summary	Census 2010	2019	2024	
Population	30,011	33,281	34,571	
Households	7,322	8,254	8,604	
Families	5,758	6,405	6,657	
Average Household Size	3.78	3.74	3.74	
Owner Occupied Housing Units	4,066	4,831	5,171	
Renter Occupied Housing Units	3,256	3,423	3,432	
Median Age	27.8	30.2	32.3	
Trends: 2019 - 2024 Annual Rate	Area	State	National	
Population	0.76%	0.67%	0.84%	
Households	0.83%	0.62%	0.79%	
Families	0.77%	0.62%	0.72%	
Owner HHs	1.37%	0.79%	0.73%	
Median Household Income	3.79%	2.99%	1.89%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	687	8.3%	559	6.5%
\$15,000 - \$24,999	780	9.4%	622	7.2%
\$25,000 - \$34,999	751	9.1%	639	7.4%
\$35,000 - \$49,999	1,136	13.8%	1,030	12.0%
\$50,000 - \$74,999	1,561	18.9%	1,578	18.3%
\$75,000 - \$99,999	1,124	13.6%	1,284	14.9%
\$100,000 - \$149,999	1,311	15.9%	1,569	18.2%
\$150,000 - \$199,999	560	6.8%	792	9.2%
\$200,000+	344	4.2%	530	6.2%
Median Household Income	\$59,950	\$72,222		
Average Household Income	\$78,509	\$94,072		
Per Capita Income	\$19,847	\$23,888		
Population by Age	Census 2010	2019	2024	
	Number	Percent	Number	Percent
0 - 4	2,214	7.4%	2,298	6.9%
5 - 9	2,169	7.2%	2,284	6.9%
10 - 14	2,274	7.6%	2,231	6.7%
15 - 19	3,497	11.7%	3,290	9.9%
20 - 24	3,644	12.1%	3,617	10.9%
25 - 34	4,074	13.6%	5,376	16.2%
35 - 44	3,895	13.0%	3,969	11.9%
45 - 54	3,428	11.4%	3,569	10.7%
55 - 64	2,416	8.1%	3,150	9.5%
65 - 74	1,330	4.4%	2,126	6.4%
75 - 84	811	2.7%	1,004	3.0%
85+	260	0.9%	366	1.1%
Race and Ethnicity	Census 2010	2019	2024	
	Number	Percent	Number	Percent
White Alone	17,863	59.5%	19,455	58.5%
Black Alone	722	2.4%	759	2.3%
American Indian Alone	409	1.4%	424	1.3%
Asian Alone	1,751	5.8%	2,289	6.9%
Pacific Islander Alone	45	0.1%	51	0.2%
Some Other Race Alone	7,836	26.1%	8,690	26.1%
Two or More Races	1,385	4.6%	1,613	4.8%
Hispanic Origin (Any Race)	21,396	71.3%	23,648	71.1%

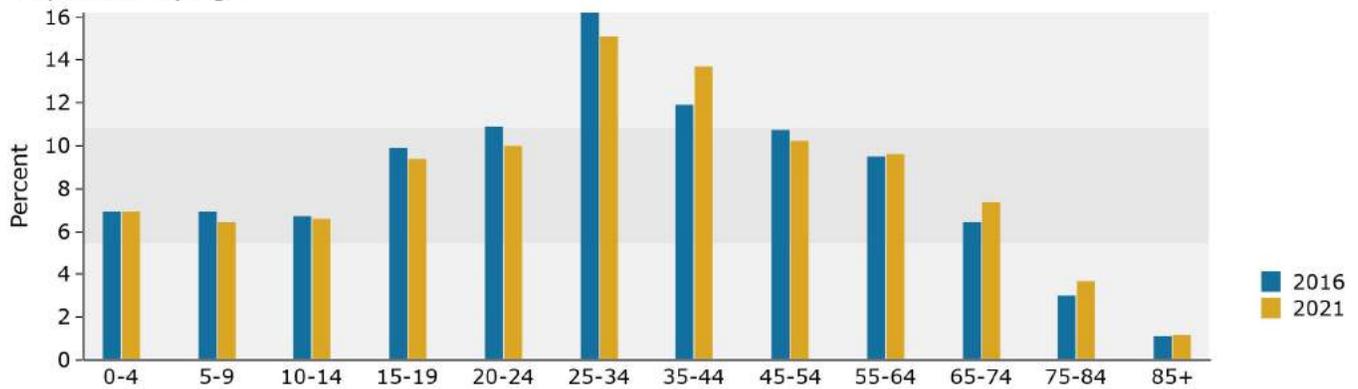
Data Note: Income is expressed in current dollars.

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

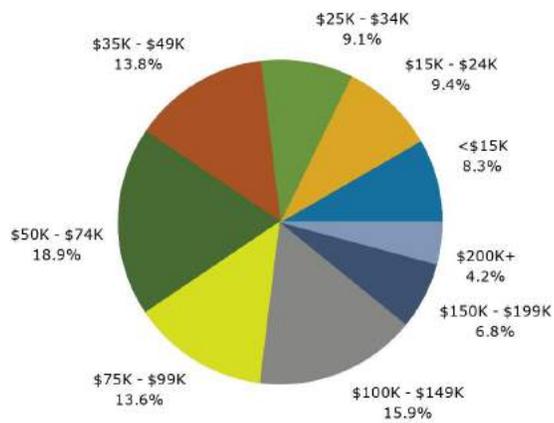
Trends 2016-2021



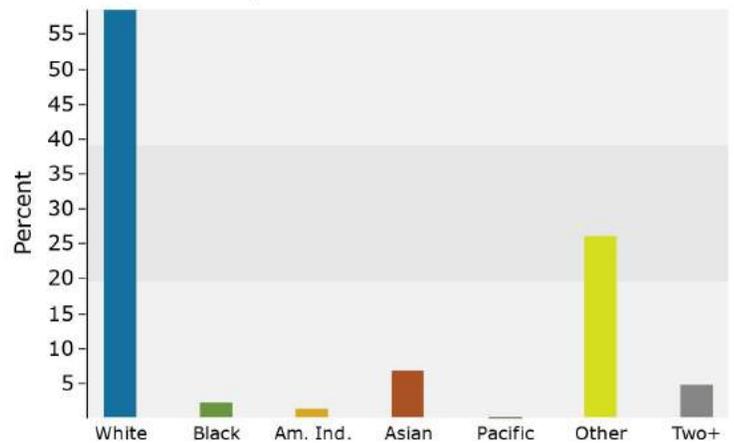
Population by Age



2016 Household Income



2016 Population by Race



2019 Percent Hispanic Origin: 71.1%

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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Foothill Dairy
Ring: 3 mile radius

Prepared by John Man Group

Latitude: 34.12953

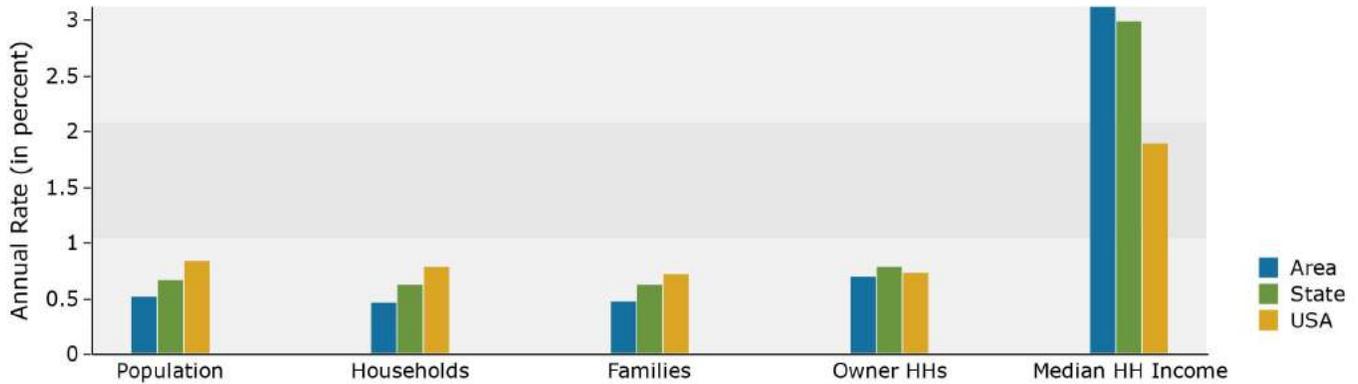
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Summary	Census 2010	2019	2024	
Population	137,667	147,684	151,592	
Households	40,825	43,514	44,517	
Families	31,194	33,202	33,998	
Average Household Size	3.28	3.31	3.32	
Owner Occupied Housing Units	25,977	27,314	28,290	
Renter Occupied Housing Units	14,848	16,200	16,227	
Median Age	33.3	34.6	36.2	
Trends: 2019 - 2024 Annual Rate	Area	State	National	
Population	0.52%	0.67%	0.84%	
Households	0.46%	0.62%	0.79%	
Families	0.47%	0.62%	0.72%	
Owner HHs	0.70%	0.79%	0.73%	
Median Household Income	3.12%	2.99%	1.89%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	2,785	6.4%	2,186	4.9%
\$15,000 - \$24,999	3,112	7.2%	2,379	5.3%
\$25,000 - \$34,999	3,036	7.0%	2,465	5.5%
\$35,000 - \$49,999	5,032	11.6%	4,236	9.5%
\$50,000 - \$74,999	8,163	18.8%	7,577	17.0%
\$75,000 - \$99,999	6,643	15.3%	6,859	15.4%
\$100,000 - \$149,999	8,504	19.5%	9,810	22.0%
\$150,000 - \$199,999	3,980	9.1%	5,731	12.9%
\$200,000+	2,258	5.2%	3,274	7.4%
Median Household Income	\$73,398		\$85,594	
Average Household Income	\$89,635		\$106,907	
Per Capita Income	\$26,421		\$31,401	
Population by Age	Census 2010	2019	2024	
	Number	Percent	Number	Percent
0 - 4	9,216	6.7%	9,320	6.3%
5 - 9	9,385	6.8%	9,545	6.5%
10 - 14	10,311	7.5%	9,771	6.6%
15 - 19	12,392	9.0%	10,953	7.4%
20 - 24	11,808	8.6%	11,612	7.9%
25 - 34	18,856	13.7%	23,528	15.9%
35 - 44	19,105	13.9%	18,904	12.8%
45 - 54	18,957	13.8%	18,390	12.5%
55 - 64	13,822	10.0%	16,793	11.4%
65 - 74	7,582	5.5%	11,347	7.7%
75 - 84	4,606	3.3%	5,389	3.6%
85+	1,628	1.2%	2,132	1.4%
Race and Ethnicity	Census 2010	2019	2024	
	Number	Percent	Number	Percent
White Alone	83,352	60.5%	86,781	58.8%
Black Alone	4,248	3.1%	4,263	2.9%
American Indian Alone	1,498	1.1%	1,538	1.0%
Asian Alone	12,445	9.0%	14,847	10.1%
Pacific Islander Alone	218	0.2%	229	0.2%
Some Other Race Alone	29,402	21.4%	32,533	22.0%
Two or More Races	6,505	4.7%	7,493	5.1%
Hispanic Origin (Any Race)	78,999	57.4%	87,228	59.1%

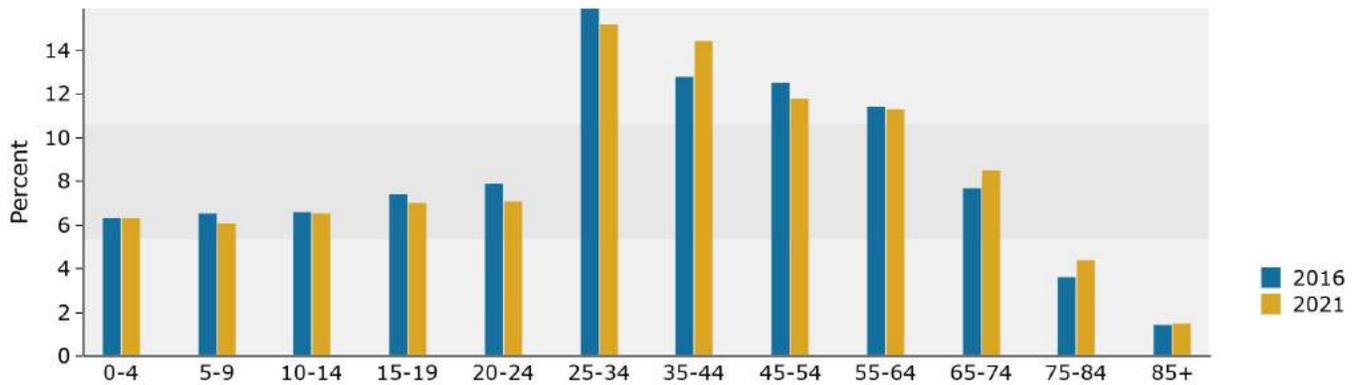
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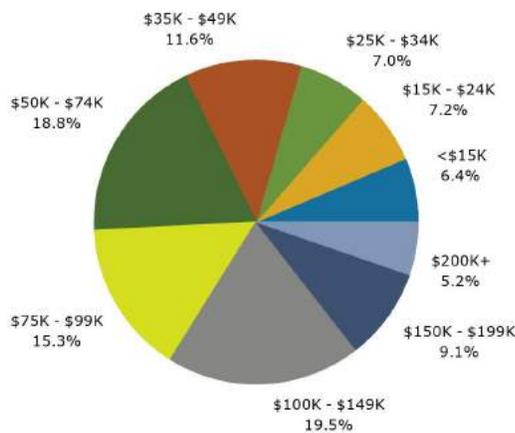
Trends 2016-2021



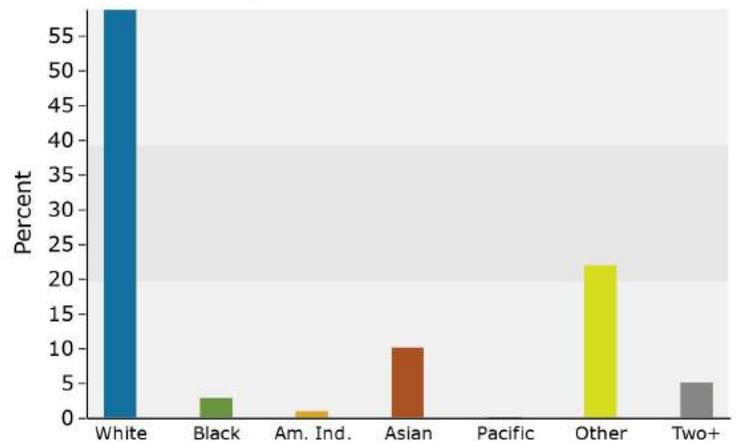
Population by Age



2016 Household Income



2016 Population by Race



2019 Percent Hispanic Origin: 59.1%

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

MIG - Demographic and Income Profile

600 E 5th
Foothill Dairy
Ring: 5 mile radius

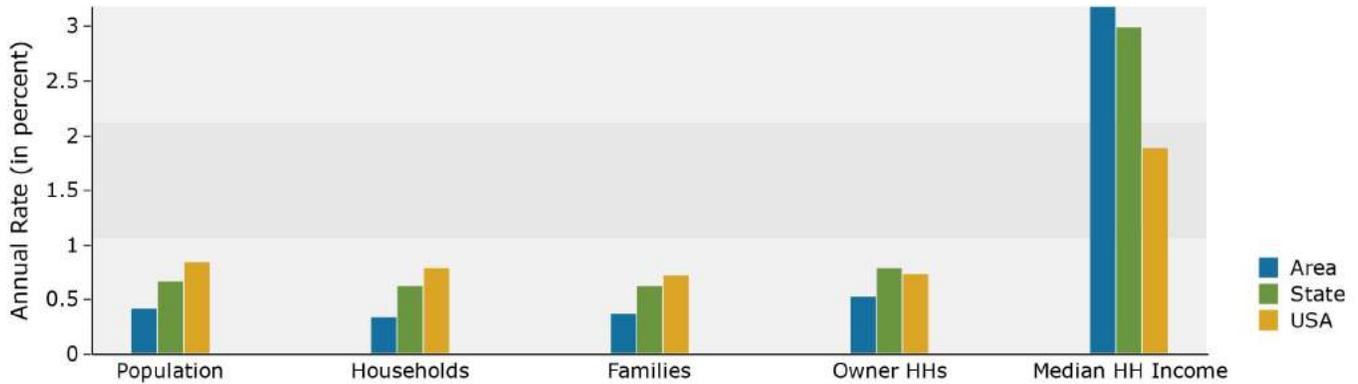
Prepared by John Man Group
Latitude: 34.12953
Longitude: -117.89906

Summary	Census 2010		2019		2024	
Population	303,200		320,321		327,116	
Households	91,602		95,976		97,604	
Families	70,227		73,668		75,045	
Average Household Size	3.25		3.28		3.29	
Owner Occupied Housing Units	59,769		61,076		62,708	
Renter Occupied Housing Units	31,833		34,900		34,896	
Median Age	35.2		36.3		37.8	
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	0.53%		0.79%		0.73%	
Median Household Income	3.18%		2.99%		1.89%	
Households by Income			2019		2024	
			Number	Percent	Number	Percent
<\$15,000			6,274	6.5%	4,930	5.1%
\$15,000 - \$24,999			6,714	7.0%	5,114	5.2%
\$25,000 - \$34,999			6,490	6.8%	5,306	5.4%
\$35,000 - \$49,999			10,635	11.1%	8,942	9.2%
\$50,000 - \$74,999			17,109	17.8%	15,739	16.1%
\$75,000 - \$99,999			13,756	14.3%	14,012	14.4%
\$100,000 - \$149,999			19,347	20.2%	21,884	22.4%
\$150,000 - \$199,999			8,962	9.3%	12,433	12.7%
\$200,000+			6,689	7.0%	9,243	9.5%
Median Household Income			\$76,038		\$88,941	
Average Household Income			\$95,206		\$113,087	
Per Capita Income			\$28,528		\$33,742	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	19,045	6.3%	19,015	5.9%	19,323	5.9%
5 - 9	20,070	6.6%	19,724	6.2%	18,915	5.8%
10 - 14	22,828	7.5%	20,674	6.5%	20,410	6.2%
15 - 19	26,027	8.6%	22,383	7.0%	21,076	6.4%
20 - 24	23,816	7.9%	23,363	7.3%	21,382	6.5%
25 - 34	39,102	12.9%	49,541	15.5%	48,658	14.9%
35 - 44	41,252	13.6%	40,102	12.5%	46,610	14.2%
45 - 54	43,127	14.2%	40,111	12.5%	38,662	11.8%
55 - 64	32,521	10.7%	38,658	12.1%	38,556	11.8%
65 - 74	18,636	6.1%	26,844	8.4%	30,355	9.3%
75 - 84	11,805	3.9%	13,764	4.3%	16,605	5.1%
85+	4,973	1.6%	6,142	1.9%	6,564	2.0%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	177,727	58.6%	181,726	56.7%	183,815	56.2%
Black Alone	9,615	3.2%	9,492	3.0%	9,269	2.8%
American Indian Alone	3,037	1.0%	3,098	1.0%	3,100	0.9%
Asian Alone	33,955	11.2%	39,601	12.4%	42,434	13.0%
Pacific Islander Alone	470	0.2%	485	0.2%	489	0.1%
Some Other Race Alone	64,605	21.3%	70,307	21.9%	71,834	22.0%
Two or More Races	13,791	4.5%	15,611	4.9%	16,174	4.9%
Hispanic Origin (Any Race)	169,096	55.8%	184,037	57.5%	191,531	58.6%

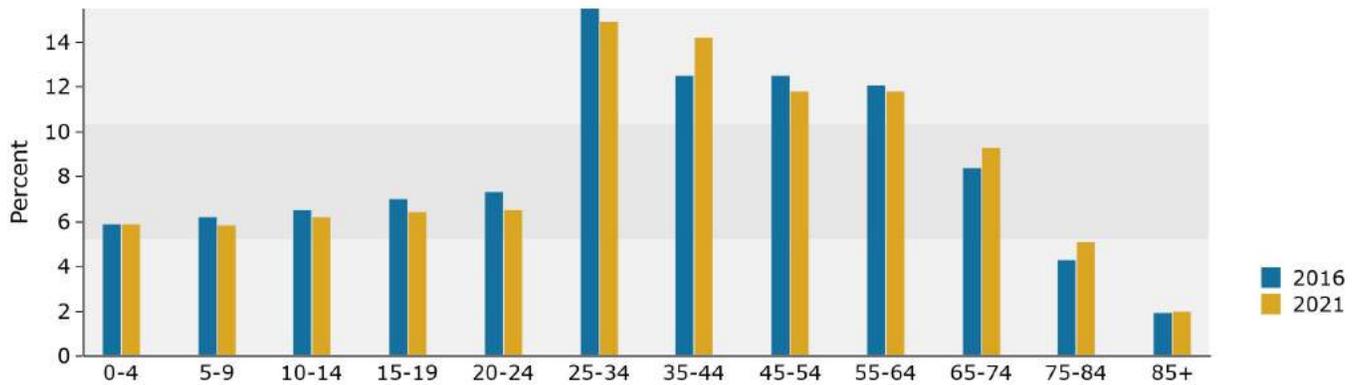
Data Note: Income is expressed in current dollars.

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

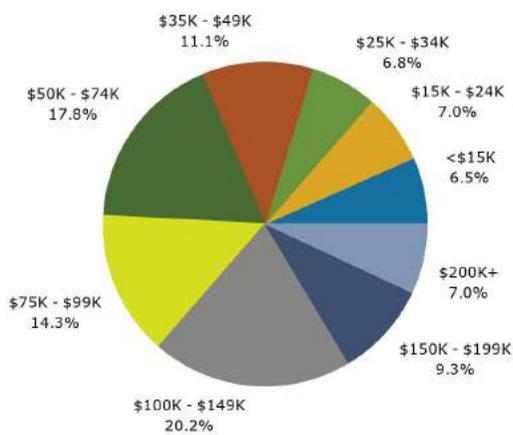
Trends 2016-2021



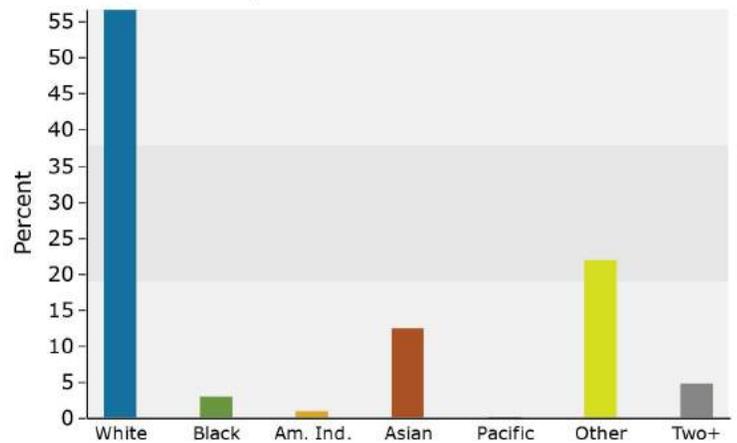
Population by Age



2016 Household Income



2016 Population by Race



2019 Percent Hispanic Origin: 57.5%

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