

**OUTSTANDING  
BUSINESS  
LOCATION**

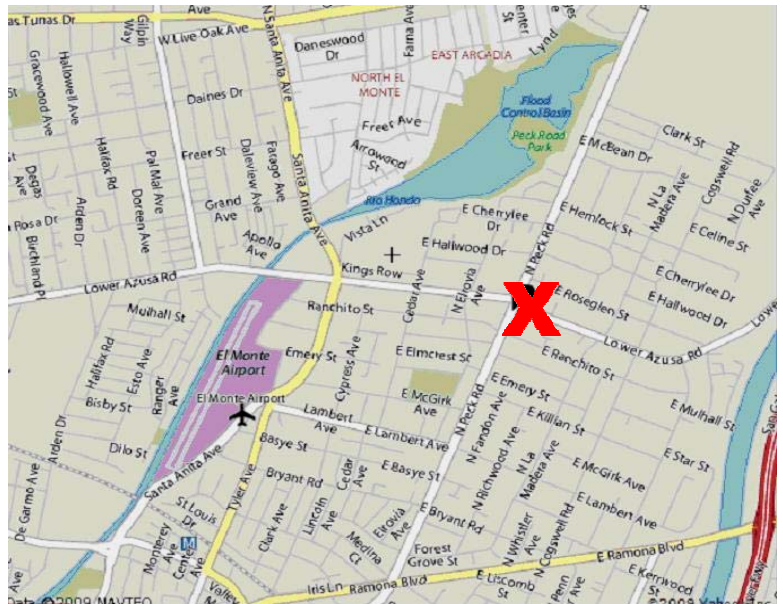
**Peck Hacienda Plaza**

**Corner of Lower Azusa Rd. & Peck Rd.  
4766 Peck Rd.  
El Monte, CA 91732**

*Now Leasing End Cap*

**AT A GLANCE**

- End Cap Available
- 6,500 SF Available
- 1,740 SF Available
- 1,058 SF Available
- 11,558~SF Total Contiguous
- High Traffic Intersection:  
Approx 49,500 cars per day
- Two Pylon Signs Available
- Busy Shopping Center



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Population	30,623	248,083	568,176
Average Income	\$62,365	\$65,920	\$68,817

**TIPTON WRIGHT  
&  
BOB PFAFF  
(714) 375-5777**

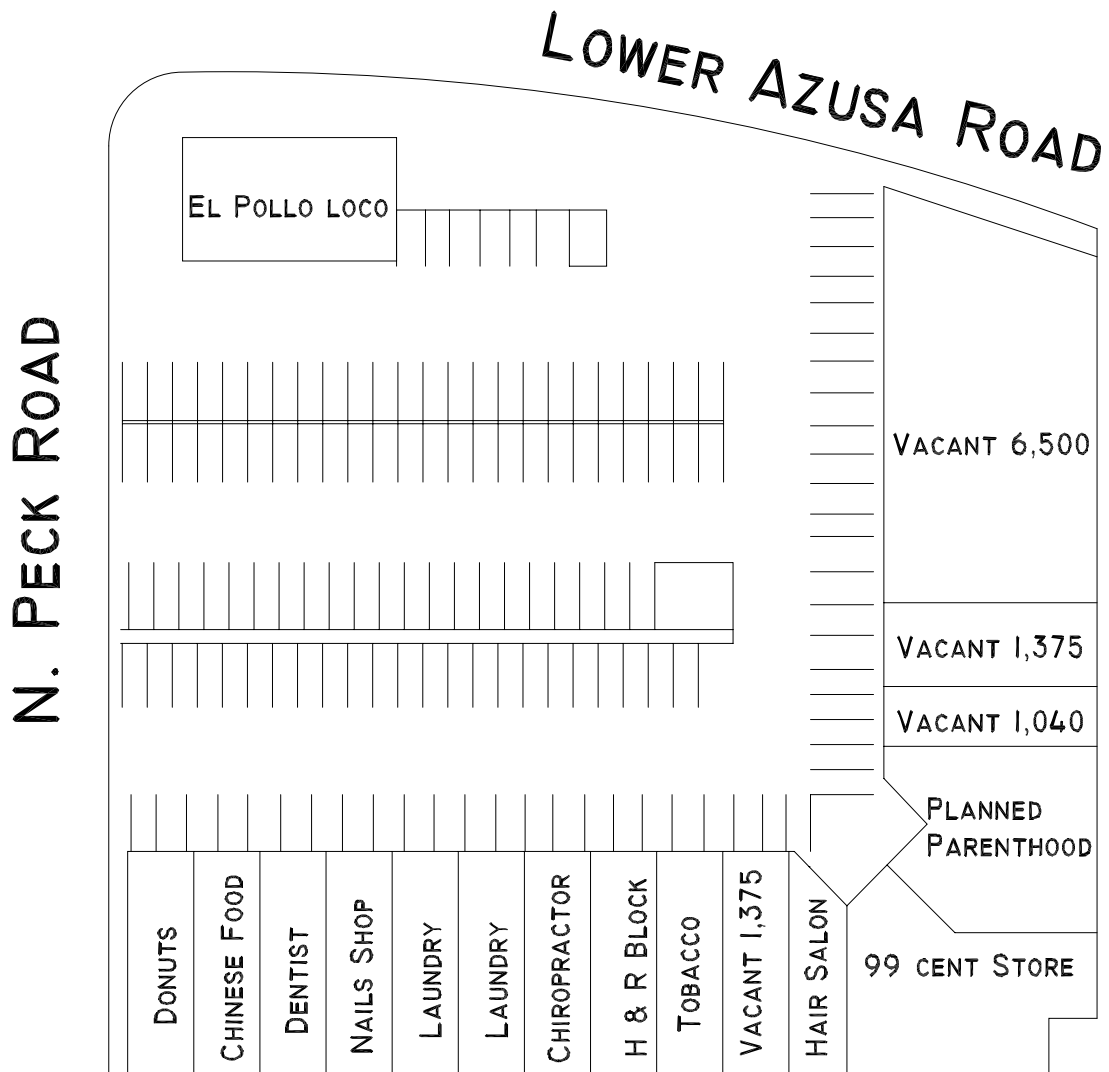


**Marketing Brokers  
16101 Goldenwest St.  
Huntington Beach, CA 92647**

**OUTSTANDING  
BUSINESS  
LOCATION**

# **Peck Hacienda Plaza**

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**OUTSTANDING  
RETAIL  
LOCATION**

# **Peck Hacienda Plaza**

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Date: 03/18/09

Current Geography Selection: (3 Selected) 1,3,5 mile radii: 4766 PECK RD, CITY INDUSTRY, CA 91732

Lat: 34.090286 Long: -118.014587

City: El Monte Pop: 121,564

County: Los Angeles County Pop: 10,092,923

Zip: 91732 Pop: 66,337

## Demographic Detail Comparison Report

1 Miles: 3 Miles: 5 Miles:

### 2008 Demographics

	1 Miles:	3 Miles:	5 Miles:
Total Population	30,612	248,083	568,176
Total Households	7,537	60,799	150,655
Female Population	15,356	124,324	288,183
% Female	50.2%	50.1%	50.7%
Male Population	15,256	123,759	279,993
% Male	49.8%	49.9%	49.3%
Population Density (per Sq. Mi.)	9,744.1	8,774.1	7,234.2

### Age:

Age 0 - 4	7.4%	7.6%	7.2%
Age 5 - 14	15.2%	16.1%	15.3%
Age 15 - 19	8.5%	8.3%	8.0%
Age 20 - 24	7.5%	7.7%	7.3%
Age 25 - 34	13.6%	13.6%	13.5%
Age 35 - 44	14.2%	14.3%	14.6%
Age 45 - 54	13.3%	13.3%	13.7%
Age 55 - 64	9.9%	9.3%	9.8%
Age 65 - 74	5.7%	5.2%	5.7%
Age 75 - 84	3.4%	3.1%	3.5%
Age 85 +	1.5%	1.3%	1.6%
Median Age	33.4	32.5	34.1

### Housing Units

Total Housing Units	7,910	63,652	157,824
Owner Occupied Housing Units	53.8%	54.7%	55.3%
Renter Occupied Housing Units	41.5%	40.8%	40.1%
Vacant Housing Units	4.7%	4.5%	4.5%

### Race and Ethnicity

American Indian, Eskimo, Aleut	0.5%	0.6%	0.5%
Asian	25.4%	22.3%	23.9%

Black	1.3%	1.8%	2.5%
Hawaiian/Pacific Islander	0.1%	0.2%	0.2%
White	37.2%	37.2%	39.4%
Other	31.4%	33.4%	28.9%
Multi-Race	4.1%	4.6%	4.7%

Hispanic Ethnicity	60.9%	63.6%	58.1%
Not of Hispanic Ethnicity	39.1%	36.4%	41.9%

**Marital Status:**

Age 15 + Population	23,698	189,215	440,406
Divorced	7.1%	6.0%	7.0%
Never Married	33.3%	33.4%	32.3%
Now Married	44.0%	45.6%	46.3%
Separated	10.3%	9.7%	8.7%
Widowed	5.3%	5.2%	5.7%

**Educational Attainment:**

Total Population Age 25+	18,791	149,501	353,572
Grade K - 8	18.5%	19.5%	17.0%
Grade 9 - 12	12.6%	12.3%	11.4%
High School Graduate	29.5%	26.4%	26.4%
Associates Degree	6.8%	6.4%	6.9%
Bachelor's Degree	11.5%	14.2%	15.6%
Graduate Degree	5.2%	6.3%	7.0%
Some College, No Degree	16.0%	15.1%	15.8%

**Household Income:**

Income \$ 0 - \$9,999	6.5%	7.0%	6.6%
Income \$ 10,000 - \$14,999	4.3%	4.1%	3.9%
Income \$ 15,000 - \$24,999	12.5%	11.5%	10.4%
Income \$ 25,000 - \$34,999	11.3%	11.5%	11.0%
Income \$ 35,000 - \$49,999	17.0%	15.9%	15.5%
Income \$ 50,000 - \$74,999	20.7%	19.8%	19.9%
Income \$ 75,000 - \$99,999	11.2%	12.0%	12.8%
Income \$100,000 - \$124,999	6.7%	7.4%	7.9%
Income \$125,000 - \$149,999	3.9%	4.1%	4.6%
Income \$150,000 +	5.9%	6.8%	7.3%

Average Household Income	\$62,365	\$65,920	\$68,817
Median Household Income	\$48,337	\$50,066	\$52,312
Per Capita Income	\$16,158	\$16,633	\$18,818

**Vehicles Available:**

0 Vehicles Available	6.8%	6.8%	6.3%
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1 Vehicle Available	29.2%	28.8%	29.3%
2+ Vehicles Available	64.0%	64.3%	64.4%
Average Vehicles Per Household	2.10	2.10	2.10
Total Vehicles Available	16,014	127,425	315,594

**Business and Employment:**

Number of Employees	6,674	69,933	221,992
Number of Establishments	705	6,474	19,503

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1 Miles:                      3 Miles:                      5 Miles:

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**2013 Demographics**

Total Population	31,647	256,802	584,072
Total Households	7,628	61,492	151,357
Female Population	15,855	128,500	295,804
% Female	50.1%	50.0%	50.7%
Male Population	15,791	128,302	288,268
% Male	49.9%	50.0%	49.4%

**Age:**

Age 0 - 4	7.1%	7.4%	6.9%
Age 5 - 14	14.1%	14.9%	14.2%
Age 15 - 19	8.0%	7.8%	7.5%
Age 20 - 24	7.5%	7.7%	7.3%
Age 25 - 34	13.3%	13.4%	13.2%
Age 35 - 44	13.2%	13.3%	13.6%
Age 45 - 54	13.7%	13.8%	14.1%
Age 55 - 64	11.5%	10.9%	11.4%
Age 65 - 74	6.8%	6.3%	6.8%
Age 75 - 84	3.5%	3.2%	3.5%
Age 85 +	1.4%	1.3%	1.5%
Median Age	35.1	34.1	35.6

**Housing Units Trend**

Total Housing Units	8,086	65,028	160,178
Owner Occupied Housing Units	54.1%	54.7%	55.5%
Renter Occupied Housing Units	40.2%	39.9%	39.0%
Vacant Housing Units	5.7%	5.4%	5.5%

**Race and Ethnicity**

American Indian, Eskimo, Aleut	0.3%	0.3%	0.3%
Asian	24.5%	21.5%	23.1%
Black	2.0%	2.4%	3.0%

Hawaiian/Pacific Islander	0.2%	0.2%	0.2%
White	36.1%	36.1%	38.3%
Other	32.7%	34.6%	30.1%
Multi-Race	4.2%	4.8%	4.9%

Hispanic Ethnicity	62.6%	65.4%	60.1%
Not of Hispanic Ethnicity	37.4%	34.6%	39.9%

**Marital Status:**

Age 15 + Population	24,956	199,639	460,514
Divorced	7.1%	6.0%	7.0%
Never Married	33.3%	33.5%	32.4%
Now Married	44.0%	45.5%	46.3%
Separated	10.3%	9.8%	8.7%
Widowed	5.3%	5.2%	5.6%

**Educational Attainment:**

Total Population Age 25+	20,049	159,842	373,883
Grade K - 9	16.0%	16.9%	14.9%
Grade 9 - 12	9.8%	9.6%	8.9%
High School Graduate	32.8%	29.8%	29.7%
Associates Degree	7.2%	6.7%	7.2%
Bachelor's Degree	13.6%	16.2%	17.4%
Graduate Degree	6.1%	7.1%	7.7%
Some College, No Degree	14.4%	13.7%	14.2%

**Household Income:**

Income \$ 0 - \$9,999	5.9%	6.3%	6.0%
Income \$ 10,000 - \$14,999	3.8%	3.7%	3.5%
Income \$ 15,000 - \$24,999	10.3%	9.4%	8.7%
Income \$ 25,000 - \$34,999	10.1%	10.9%	10.2%
Income \$ 35,000 - \$49,999	16.7%	15.0%	14.5%
Income \$ 50,000 - \$74,999	20.7%	19.8%	19.7%
Income \$ 75,000 - \$99,999	12.1%	12.3%	13.1%
Income \$100,000 - \$124,999	7.2%	8.3%	8.7%
Income \$125,000 - \$149,999	4.9%	5.2%	5.7%
Income \$150,000 +	8.2%	9.1%	9.9%

Average Household Income	\$71,905	\$75,765	\$79,294
Median Household Income	\$53,471	\$55,140	\$57,466
Per Capita Income	\$18,181	\$18,630	\$21,132

**Vehicles Available**

0 Vehicles Available	5.3%	5.4%	5.0%
1 Vehicle Available	27.7%	27.5%	27.9%

2+ Vehicles Available	67.0%	67.1%	67.2%
Average Vehicles Per Household	2.30	2.30	2.20
Total Vehicles Available	17,182	137,071	337,403

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1 Miles:                      3 Miles:                      5 Miles:

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### 2000 Census Demographics

Total Population	29,394	236,536	543,698
Total Households	7,510	60,210	150,037
Female Population	14,773	118,800	276,513
% Female	50.3%	50.2%	50.9%
Male Population	14,621	117,736	267,186
% Male	49.7%	49.8%	49.1%

#### Age:

Age 0 - 4	8.5%	8.8%	8.1%
Age 5 - 14	17.0%	18.2%	17.0%
Age 15 - 19	8.3%	8.2%	7.7%
Age 20 - 24	7.7%	7.8%	7.4%
Age 25 - 34	15.8%	15.9%	15.7%
Age 35 - 44	14.5%	14.6%	15.1%
Age 45 - 54	11.3%	11.4%	11.8%
Age 55 - 64	7.4%	6.8%	7.3%
Age 65 - 74	5.2%	4.7%	5.3%
Age 75 - 84	3.2%	2.9%	3.4%
Age 85 +	1.1%	0.9%	1.2%
Median Age	30.4	29.4	31.3

#### Housing Units Trend

Total Housing Units	7,745	61,944	154,474
Owner Occupied Housing Units	53.4%	54.2%	55.0%
Renter Occupied Housing Units	43.5%	43.0%	42.2%
Vacant Housing Units	3.0%	2.8%	2.9%

#### Race and Ethnicity

American Indian, Eskimo, Aleut	1.1%	1.2%	1.0%
Asian, and Hawaiian or other Pacific Islander	24.4%	21.4%	22.9%
Black	0.9%	1.5%	2.3%
White	39.8%	39.7%	42.2%
Other	30.0%	32.0%	27.3%
Two or More Races	3.8%	4.2%	4.2%

Hispanic Ethnicity	58.3%	60.9%	54.9%
Not of Hispanic Ethnicity	41.7%	39.1%	45.1%

**Marital Status:**

Age 15 + Population	21,910	172,822	406,794
Divorced	7.0%	6.1%	7.1%
Never Married	33.4%	33.4%	32.2%
Now Married	44.0%	45.6%	46.3%
Separated	10.4%	9.8%	8.7%
Widowed	5.3%	5.2%	5.7%

**Educational Attainment:**

Total Population Age 25+	17,205	135,027	324,916
Grade K - 9	17.1%	17.6%	14.9%
Grade 9 - 11, No diploma	19.0%	18.2%	16.7%
High School Graduate	23.5%	20.2%	20.5%
Associates Degree	6.0%	5.5%	6.2%
Bachelor's Degree	7.0%	10.2%	12.0%
Graduate Degree	3.3%	4.6%	5.6%
Some College, No Degree	18.0%	16.7%	18.0%
No Schooling Completed	6.2%	7.1%	6.1%
Public School Enrollment	87.6%	89.9%	88.2%
Private School Enrollment	12.5%	10.1%	11.8%

**Household Income:**

Income \$ 0 - \$9,999	7.8%	8.6%	8.1%
Income \$ 10,000 - \$14,999	6.7%	6.5%	6.1%
Income \$ 15,000 - \$24,999	13.9%	14.0%	13.1%
Income \$ 25,000 - \$34,999	16.1%	14.0%	13.4%
Income \$ 35,000 - \$49,999	17.6%	17.0%	16.8%
Income \$ 50,000 - \$74,999	19.5%	19.2%	20.2%
Income \$ 75,000 - \$99,999	9.0%	10.2%	10.7%
Income \$100,000 - \$124,999	4.5%	4.7%	5.4%
Income \$125,000 - \$149,999	2.4%	2.6%	2.6%
Income \$150,000 - \$199,999	1.6%	1.7%	1.9%
Income \$200,000 or More	0.9%	1.5%	1.7%
Average Household Income	\$51,772	\$53,270	\$55,498
Median Household Income	\$39,735	\$40,802	\$42,908
Per Capita Income	\$13,227	\$13,560	\$15,315

**Vehicles Available**

0 Vehicles Available	10.1%	10.2%	9.1%
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1 Vehicle Available	31.8%	30.5%	31.5%
2 Vehicles Available	32.4%	35.8%	36.7%
3+ Vehicles Available	25.8%	23.5%	22.7%
Average Vehicles Per Household	1.90	1.80	1.80
Total Vehicles Available	14,363	111,388	276,304
Blue Collar Occupations	6,013	44,762	97,627
White Collar Occupations	5,528	43,886	114,941
% Blue Collar Workers	52.1%	50.5%	45.9%
% White Collar Workers	47.9%	49.5%	54.1%

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1 Miles:                      3 Miles:                      5 Miles:

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### 1990 Demographics

Total Population	25,987	218,552	501,902
Total Households	7,199	58,463	145,664
Female Population	12,954	108,505	252,836
% Female	49.9%	49.7%	50.4%
Male Population	13,032	110,047	249,066
% Male	50.2%	50.4%	49.6%

#### Age:

Total Population	25,987	218,552	501,902
Age 0 - 4	9.4%	9.7%	9.0%
Age 5 - 14	16.1%	17.0%	15.9%
Age 15 - 19	8.1%	8.7%	8.2%
Age 20 - 24	9.2%	9.6%	9.0%
Age 25 - 34	18.9%	18.4%	18.2%
Age 35 - 44	13.4%	13.7%	14.0%
Age 45 - 54	9.0%	8.6%	9.2%
Age 55 - 64	6.6%	6.3%	7.1%
Age 65 - 74	5.4%	4.8%	5.5%
Age 75 - 84	3.1%	2.5%	3.0%
Age 85 +	0.9%	0.8%	0.9%
Median Age	28.6	27.5	29.2

#### Housing Units

Total Housing Units	7,468	60,798	151,721
Owner Occupied Housing Units	53.2%	53.1%	54.2%
Renter Occupied Housing Units	43.2%	43.0%	41.8%
Vacant Housing Units	3.6%	3.8%	4.0%

#### Race and Ethnicity



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**Population Trend**

1990	25,987	218,552	501,902
2000	29,394	236,536	543,698
Change 1990 to 2000	13.1%	8.2%	8.3%
2008	30,612	248,083	568,176
2013	31,647	256,802	584,072
Change 2008 to 2013	3.4%	3.5%	2.8%

**Household Trend**

1990	7,199	58,463	145,664
2000	7,510	60,210	150,037
Change 1990 to 2000	4.3%	3.0%	3.0%
2008	7,537	60,799	150,655
2013	7,628	61,492	151,357
Change 2008 to 2013	1.2%	1.1%	0.5%

**Average Household Size Trend**

1990	3.55	3.69	3.40
2000	3.86	3.89	3.59
2008	4.01	4.04	3.74
2013	4.09	4.14	3.82

**Median Age Trend**

1990	29	28	29
2000	30	29	31
Change 1990 to 2000	6.2%	6.9%	6.9%
2008	33	33	34
2013	35	34	36
Change 2008 to 2013	5.0%	4.9%	4.5%

**Housing Units Trend****Total Housing Units**

Change 1990 to 2000	3.7%	1.9%	1.8%
Change 2008 to 2013	2.2%	2.2%	1.5%

**Owner Occupied Housing Units**

Change 1990 to 2000	4.1%	4.0%	3.3%
Change 2008 to 2013	2.9%	2.2%	1.8%

**Renter Occupied Housing Units**

Change 1990 to 2000	4.6%	1.8%	2.6%
Change 2008 to 2013	-1.0%	-0.3%	-1.3%

**Vacant Housing Units**

Change 1990 to 2000	-12.6%	-25.7%	-26.7%
Change 2008 to 2013	22.7%	24.0%	23.1%

## Race and Ethnicity Trend

### American Indian, Eskimo, Aleut

Change 1990 to 2000	98.8%	129.6%	105.4%
Change 2008 to 2013	-39.1%	-38.5%	-37.6%

### Asian or Pacific Islander

Change 1990 to 2000	92.8%	65.8%	64.5%
Change 2008 to 2013	-0.4%	-0.0%	-0.6%

### Black

Change 1990 to 2000	25.2%	-18.9%	-13.5%
Change 2008 to 2013	59.7%	36.1%	24.5%

### White

Change 1990 to 2000	-29.6%	-31.2%	-25.0%
Change 2008 to 2013	0.3%	0.3%	-0.1%

### Other

Change 1990 to 2000	67.1%	64.9%	44.5%
Change 2008 to 2013	7.7%	7.4%	7.1%

### Hispanic Ethnicity

Change 1990 to 2000	19.4%	13.4%	15.6%
Change 2008 to 2013	6.1%	6.5%	6.4%

### Not of Hispanic Ethnicity

Change 1990 to 2000	5.4%	1.1%	0.6%
Change 2008 to 2013	-0.9%	-1.7%	-2.1%

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Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data.  
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