



FOR SALE

**5510 La Palma Ave.
(SEC La Palma & Walker)
La Palma, CA 90623**

APPROX. 1900 SF FREESTANDING BLDG.

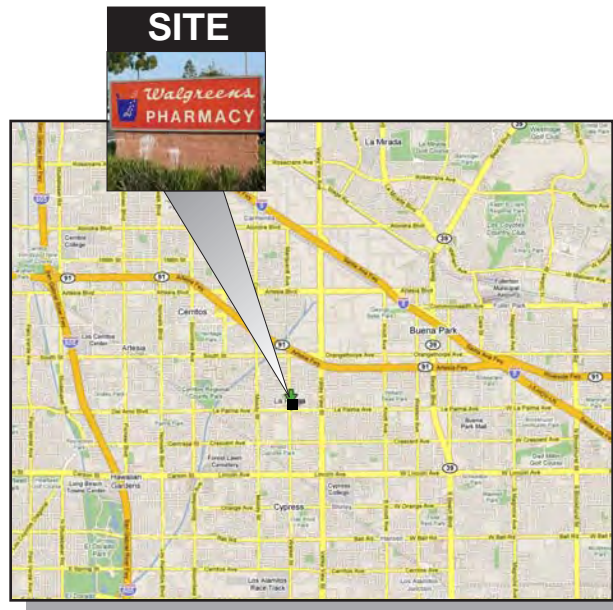


former:

AT A GLANCE:

- High Visibility Location.
- Available Drive-thru building.
- Excellent Signage.
- Approx. 1,900 sf available.
- Traffic Count: 41,000+ Cars/Day!
- Locate at Signalized Intersection

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Population	32,281	237,333	609,068
Average Income	\$82,160	\$76,228	\$73,603



**DAVID PECKENPAUGH
(714) 375-5777**



MARKETING BROKERS
16101 GOLDENWEST ST.
HUNTINGTON BEACH, CA 92647



Date: 11/06/08

Current Geography Selection: (3 Selected) 1,3,5 mile radii: 5510 LA PALMA AVE, LA PALMA, CA 90623

Lat: 33.846155 **Long:** -118.037042

City: La Palma **Pop:** 15,926

County: Orange County **Pop:** 3,040,998

Zip: 90623 **Pop:** 16,321

Demographic Detail Comparison Report

1 Miles: 3 Miles: 5 Miles:

2007 Demographics

Total Population	32,281	237,333	609,068
Total Households	9,929	69,727	181,202
Female Population	16,322	120,453	308,273
% Female	50.6%	50.8%	50.6%
Male Population	15,958	116,880	300,795
% Male	49.4%	49.3%	49.4%
Population Density (per Sq. Mi.)	10,275.2	8,393.9	7,754.9

Age:

Age 0 - 4	6.0%	6.8%	7.1%
Age 5 - 14	14.5%	15.5%	15.4%
Age 15 - 19	8.1%	7.9%	7.7%
Age 20 - 24	5.8%	6.4%	6.5%
Age 25 - 34	11.0%	11.9%	12.4%
Age 35 - 44	15.5%	15.0%	15.1%
Age 45 - 54	15.5%	14.5%	14.2%
Age 55 - 64	12.8%	11.3%	10.7%
Age 65 - 74	7.0%	6.3%	6.3%
Age 75 - 84	2.9%	3.2%	3.5%
Age 85 +	0.9%	1.3%	1.3%
Median Age	38.3	36.1	35.7

Housing Units

Total Housing Units	10,340	72,191	187,249
Owner Occupied Housing Units	66.2%	60.1%	62.1%
Renter Occupied Housing Units	29.8%	36.5%	34.6%
Vacant Housing Units	4.0%	3.4%	3.2%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.4%	0.4%	0.4%
Asian	38.0%	31.0%	23.4%

Black	3.3%	4.1%	3.5%
Hawaiian/Pacific Islander	0.4%	0.6%	0.5%
White	46.5%	46.8%	52.5%
Other	6.7%	12.5%	14.9%
Multi-Race	4.6%	4.7%	4.7%

Hispanic Ethnicity	20.6%	30.9%	35.7%
Not of Hispanic Ethnicity	79.4%	69.1%	64.3%

Marital Status:

Age 15 + Population	25,667	184,441	471,740
Divorced	8.5%	8.4%	8.4%
Never Married	27.2%	28.8%	28.6%
Now Married	55.5%	51.3%	51.2%
Separated	4.2%	6.1%	6.2%
Widowed	4.6%	5.4%	5.6%

Educational Attainment:

Total Population Age 25+	21,164	150,646	385,464
Grade K - 8	4.4%	8.2%	9.0%
Grade 9 - 12	6.9%	8.0%	8.6%
High School Graduate	24.8%	25.1%	25.3%
Associates Degree	8.7%	8.4%	8.2%
Bachelor's Degree	24.6%	20.9%	19.5%
Graduate Degree	10.5%	9.8%	8.9%
Some College, No Degree	20.1%	19.8%	20.6%

Household Income:

Income \$ 0 - \$9,999	4.4%	5.1%	4.9%
Income \$ 10,000 - \$14,999	1.9%	2.8%	2.9%
Income \$ 15,000 - \$24,999	5.5%	7.3%	7.7%
Income \$ 25,000 - \$34,999	7.0%	8.7%	8.8%
Income \$ 35,000 - \$49,999	12.5%	13.4%	13.4%
Income \$ 50,000 - \$74,999	19.1%	19.9%	20.4%
Income \$ 75,000 - \$99,999	17.2%	15.3%	15.9%
Income \$100,000 - \$124,999	12.0%	10.2%	10.1%
Income \$125,000 - \$149,999	7.3%	6.5%	6.2%
Income \$150,000 +	13.2%	10.9%	9.7%

Average Household Income	\$82,160	\$76,228	\$73,603
Median Household Income	\$74,554	\$65,552	\$64,539
Per Capita Income	\$25,918	\$23,128	\$22,433

Vehicles Available:

0 Vehicles Available	2.8%	4.3%	4.3%
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1 Vehicle Available	21.2%	25.2%	26.1%
2+ Vehicles Available	76.1%	70.6%	69.6%
Average Vehicles Per Household	2.20	2.10	2.10
Total Vehicles Available	21,891	146,998	377,103

Business and Employment:

Number of Employees	5,508	103,089	227,424
Number of Establishments	616	7,553	19,334

1 Miles: 3 Miles: 5 Miles:

2012 Demographics

Total Population	32,895	245,289	627,833
Total Households	9,981	70,916	183,714
Female Population	16,587	124,276	317,238
% Female	50.4%	50.7%	50.5%
Male Population	16,308	121,013	310,595
% Male	49.6%	49.3%	49.5%

Age:

Age 0 - 4	5.7%	6.5%	6.8%
Age 5 - 14	13.8%	14.7%	14.7%
Age 15 - 19	8.1%	7.8%	7.7%
Age 20 - 24	6.1%	6.6%	6.7%
Age 25 - 34	10.3%	11.3%	11.6%
Age 35 - 44	13.8%	13.6%	13.7%
Age 45 - 54	15.9%	14.9%	14.6%
Age 55 - 64	14.3%	12.7%	12.0%
Age 65 - 74	8.3%	7.5%	7.5%
Age 75 - 84	2.9%	3.3%	3.5%
Age 85 +	0.9%	1.3%	1.2%
Median Age	39.8	37.6	37.0

Housing Units Trend

Total Housing Units	10,489	73,990	191,258
Owner Occupied Housing Units	65.9%	60.3%	62.1%
Renter Occupied Housing Units	29.2%	35.6%	33.9%
Vacant Housing Units	4.8%	4.2%	3.9%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.2%	0.2%	0.3%
Asian	41.2%	33.5%	25.5%
Black	3.0%	3.7%	3.2%

Hawaiian/Pacific Islander	0.5%	0.6%	0.5%
White	45.8%	46.7%	52.5%
Other	5.6%	11.4%	14.0%
Multi-Race	3.7%	4.0%	4.1%

Hispanic Ethnicity	22.8%	33.0%	37.8%
Not of Hispanic Ethnicity	77.2%	67.0%	62.2%

Marital Status:

Age 15 + Population	26,473	193,335	493,211
Divorced	8.5%	8.4%	8.4%
Never Married	27.3%	28.8%	28.6%
Now Married	55.5%	51.3%	51.2%
Separated	4.2%	6.1%	6.2%
Widowed	4.6%	5.4%	5.7%

Educational Attainment:

Total Population Age 25+	21,796	157,938	402,893
Grade K - 9	4.2%	7.3%	8.1%
Grade 9 - 12	5.4%	6.3%	6.8%
High School Graduate	25.6%	26.5%	26.9%
Associates Degree	8.7%	8.5%	8.4%
Bachelor's Degree	26.1%	22.7%	21.3%
Graduate Degree	12.1%	11.1%	10.3%
Some College, No Degree	17.8%	17.6%	18.3%

Household Income:

Income \$ 0 - \$9,999	4.3%	4.8%	4.6%
Income \$ 10,000 - \$14,999	1.6%	2.4%	2.5%
Income \$ 15,000 - \$24,999	4.7%	6.5%	7.0%
Income \$ 25,000 - \$34,999	6.0%	7.1%	7.3%
Income \$ 35,000 - \$49,999	10.4%	12.1%	12.2%
Income \$ 50,000 - \$74,999	18.1%	18.8%	19.1%
Income \$ 75,000 - \$99,999	15.1%	14.5%	15.1%
Income \$100,000 - \$124,999	12.2%	10.3%	10.4%
Income \$125,000 - \$149,999	10.1%	8.8%	8.6%
Income \$150,000 +	17.4%	14.8%	13.2%

Average Household Income	\$91,133	\$84,973	\$81,768
Median Household Income	\$83,426	\$72,927	\$71,939
Per Capita Income	\$28,293	\$25,303	\$24,470

Vehicles Available

0 Vehicles Available	2.3%	3.4%	3.4%
1 Vehicle Available	19.5%	23.3%	24.1%

2+ Vehicles Available	78.2%	73.3%	72.5%
Average Vehicles Per Household	2.30	2.20	2.20
Total Vehicles Available	22,860	156,147	400,319

1 Miles: 3 Miles: 5 Miles:

2000 Census Demographics

Total Population	31,493	226,692	584,222
Total Households	9,905	68,425	178,760
Female Population	15,995	115,383	296,466
% Female	50.8%	50.9%	50.8%
Male Population	15,498	111,309	287,756
% Male	49.2%	49.1%	49.3%

Age:

Age 0 - 4	6.1%	7.1%	7.4%
Age 5 - 14	15.2%	16.5%	16.4%
Age 15 - 19	7.9%	7.6%	7.5%
Age 20 - 24	5.9%	6.6%	6.6%
Age 25 - 34	13.3%	14.2%	14.7%
Age 35 - 44	17.0%	16.0%	16.1%
Age 45 - 54	14.3%	13.1%	12.7%
Age 55 - 64	10.5%	9.0%	8.4%
Age 65 - 74	6.5%	5.8%	5.9%
Age 75 - 84	2.8%	3.1%	3.5%
Age 85 +	0.6%	0.9%	0.9%
Median Age	36.0	33.7	33.4

Housing Units Trend

Total Housing Units	10,149	70,038	182,616
Owner Occupied Housing Units	66.9%	60.0%	62.3%
Renter Occupied Housing Units	30.7%	37.7%	35.6%
Vacant Housing Units	2.4%	2.3%	2.1%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.6%	0.7%	0.8%
Asian, and Hawaiian or other Pacific Islander	34.5%	28.7%	21.3%
Black	4.0%	4.9%	3.9%
White	50.0%	48.0%	53.5%
Other	6.5%	13.1%	15.7%
Two or More Races	4.4%	4.7%	4.7%

Hispanic Ethnicity	17.4%	27.7%	32.5%
Not of Hispanic Ethnicity	82.6%	72.3%	67.5%

Marital Status:

Age 15 + Population	24,777	173,238	445,296
Divorced	8.5%	8.5%	8.5%
Never Married	27.2%	28.8%	28.5%
Now Married	55.4%	51.3%	51.3%
Separated	4.3%	6.1%	6.1%
Widowed	4.7%	5.4%	5.6%

Educational Attainment:

Total Population Age 25+	20,428	141,067	363,114
Grade K - 9	3.4%	7.0%	7.5%
Grade 9 - 11, No diploma	9.5%	11.0%	11.7%
High School Graduate	23.2%	22.6%	22.5%
Associates Degree	8.7%	8.1%	7.8%
Bachelor's Degree	22.2%	18.1%	16.6%
Graduate Degree	8.1%	7.9%	7.1%
Some College, No Degree	23.7%	23.1%	24.2%
No Schooling Completed	1.2%	2.3%	2.7%
Public School Enrollment	81.5%	86.9%	85.7%
Private School Enrollment	18.5%	13.1%	14.3%

Household Income:

Income \$ 0 - \$9,999	4.8%	5.8%	5.5%
Income \$ 10,000 - \$14,999	2.6%	4.0%	4.2%
Income \$ 15,000 - \$24,999	7.8%	9.3%	9.7%
Income \$ 25,000 - \$34,999	9.0%	11.2%	11.2%
Income \$ 35,000 - \$49,999	15.2%	15.7%	15.9%
Income \$ 50,000 - \$74,999	22.5%	21.9%	22.8%
Income \$ 75,000 - \$99,999	16.7%	14.1%	14.2%
Income \$100,000 - \$124,999	9.4%	8.3%	7.9%
Income \$125,000 - \$149,999	5.4%	4.1%	3.8%
Income \$150,000 - \$199,999	4.7%	3.7%	3.1%
Income \$200,000 or More	1.9%	1.9%	1.8%
Average Household Income	\$70,877	\$65,949	\$64,058
Median Household Income	\$61,643	\$54,189	\$53,636
Per Capita Income	\$22,292	\$19,906	\$19,600

Vehicles Available

0 Vehicles Available	3.7%	5.7%	5.8%
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1 Vehicle Available	23.3%	27.6%	28.9%
2 Vehicles Available	45.3%	41.7%	41.5%
3+ Vehicles Available	27.7%	25.1%	23.8%
Average Vehicles Per Household	2.00	1.90	1.90
Total Vehicles Available	20,659	135,702	347,594
Blue Collar Occupations	4,443	35,497	96,691
White Collar Occupations	10,427	65,345	162,009
% Blue Collar Workers	29.9%	35.2%	37.4%
% White Collar Workers	70.1%	64.8%	62.6%

1 Miles: 3 Miles: 5 Miles:

1990 Demographics

Total Population	30,319	207,397	533,977
Total Households	9,506	64,512	170,757
Female Population	15,139	104,274	268,192
% Female	49.9%	50.3%	50.2%
Male Population	15,180	103,123	265,785
% Male	50.1%	49.7%	49.8%

Age:

Total Population	30,319	207,397	533,977
Age 0 - 4	7.1%	7.7%	7.8%
Age 5 - 14	14.7%	14.8%	14.2%
Age 15 - 19	8.1%	7.8%	7.6%
Age 20 - 24	8.0%	8.6%	8.4%
Age 25 - 34	17.1%	18.1%	18.4%
Age 35 - 44	15.9%	15.3%	15.0%
Age 45 - 54	13.7%	12.0%	11.1%
Age 55 - 64	9.1%	8.2%	8.7%
Age 65 - 74	4.5%	4.8%	5.9%
Age 75 - 84	1.4%	2.0%	2.3%
Age 85 +	0.3%	0.6%	0.6%
Median Age	32.0	31.0	31.5

Housing Units

Total Housing Units	9,763	67,136	177,298
Owner Occupied Housing Units	67.7%	59.3%	61.5%
Renter Occupied Housing Units	29.7%	36.8%	34.8%
Vacant Housing Units	2.6%	3.9%	3.7%

Race and Ethnicity

Population Trend

1990	30,319	207,397	533,977
2000	31,493	226,692	584,222
Change 1990 to 2000	3.9%	9.3%	9.4%
2007	32,281	237,333	609,068
2012	32,895	245,289	627,833
Change 2007 to 2012	1.9%	3.4%	3.1%

Household Trend

1990	9,506	64,512	170,757
2000	9,905	68,425	178,760
Change 1990 to 2000	4.2%	6.1%	4.7%
2007	9,929	69,727	181,202
2012	9,981	70,916	183,714
Change 2007 to 2012	0.5%	1.7%	1.4%

Average Household Size Trend

1990	3.19	3.18	3.09
2000	3.14	3.27	3.23
2007	3.21	3.36	3.32
2012	3.26	3.41	3.38

Median Age Trend

1990	32	31	32
2000	36	34	33
Change 1990 to 2000	12.3%	8.5%	6.2%
2007	38	36	36
2012	40	38	37
Change 2007 to 2012	4.0%	4.0%	3.8%

Housing Units Trend**Total Housing Units**

Change 1990 to 2000	4.0%	4.3%	3.0%
Change 2007 to 2012	1.4%	2.5%	2.1%

Owner Occupied Housing Units

Change 1990 to 2000	2.8%	5.5%	4.4%
Change 2007 to 2012	1.0%	2.8%	2.1%

Renter Occupied Housing Units

Change 1990 to 2000	7.5%	7.1%	5.2%
Change 2007 to 2012	-0.6%	-0.1%	0.1%

Vacant Housing Units

Change 1990 to 2000	-4.8%	-38.5%	-41.0%
Change 2007 to 2012	23.6%	24.7%	24.7%

Race and Ethnicity Trend

American Indian, Eskimo, Aleut

Change 1990 to 2000	5.1%	21.4%	42.7%
Change 2007 to 2012	-28.8%	-31.5%	-32.5%

Asian or Pacific Islander

Change 1990 to 2000	51.6%	46.5%	45.7%
Change 2007 to 2012	10.6%	11.7%	12.1%

Black

Change 1990 to 2000	26.9%	26.1%	34.5%
Change 2007 to 2012	-8.8%	-6.6%	-5.8%

White

Change 1990 to 2000	-22.1%	-19.0%	-16.0%
Change 2007 to 2012	0.4%	3.1%	3.0%

Other

Change 1990 to 2000	16.7%	58.2%	63.5%
Change 2007 to 2012	-15.6%	-5.8%	-3.3%

Hispanic Ethnicity

Change 1990 to 2000	16.8%	36.7%	47.1%
Change 2007 to 2012	13.1%	10.4%	9.1%

Not of Hispanic Ethnicity

Change 1990 to 2000	1.5%	1.5%	-2.6%
Change 2007 to 2012	-1.0%	0.2%	-0.3%

Current year data is for the year **2007**, 5 year projected data is for the year **2012**. More About Our Data.
Demographic data © 2007 by Experian/Applied Geographic Solutions.

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