



MONUMENT A

MONUMENT B

MONUMENT C



FEATURES

- Located on a Hard Corner Signalized Intersection visible to over 14,000 CPD
- Across the street from St. Bernardine Medical Center (24 Hr Operation) • Underserved trade area
- Surrounded by schools and residential communities

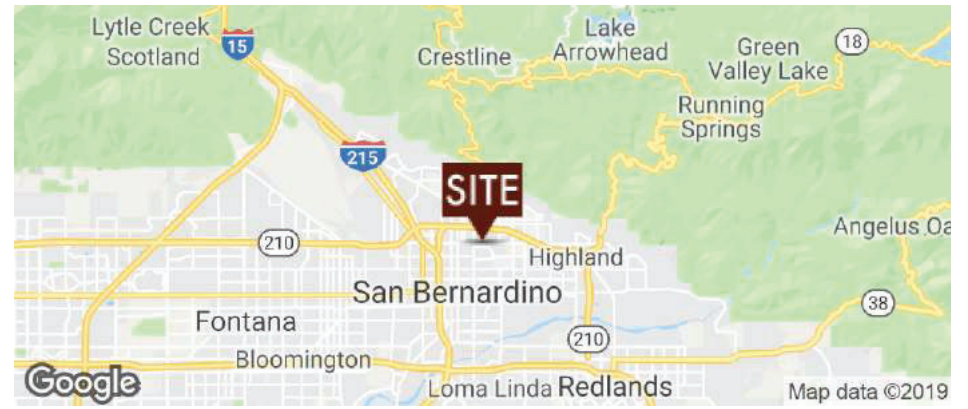
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	21,005	162,762	286,424
Average Income	\$46,702	\$45,758	\$48,631
Daytime Population	6,749	49,406	90,944

TRAFFIC COUNTS

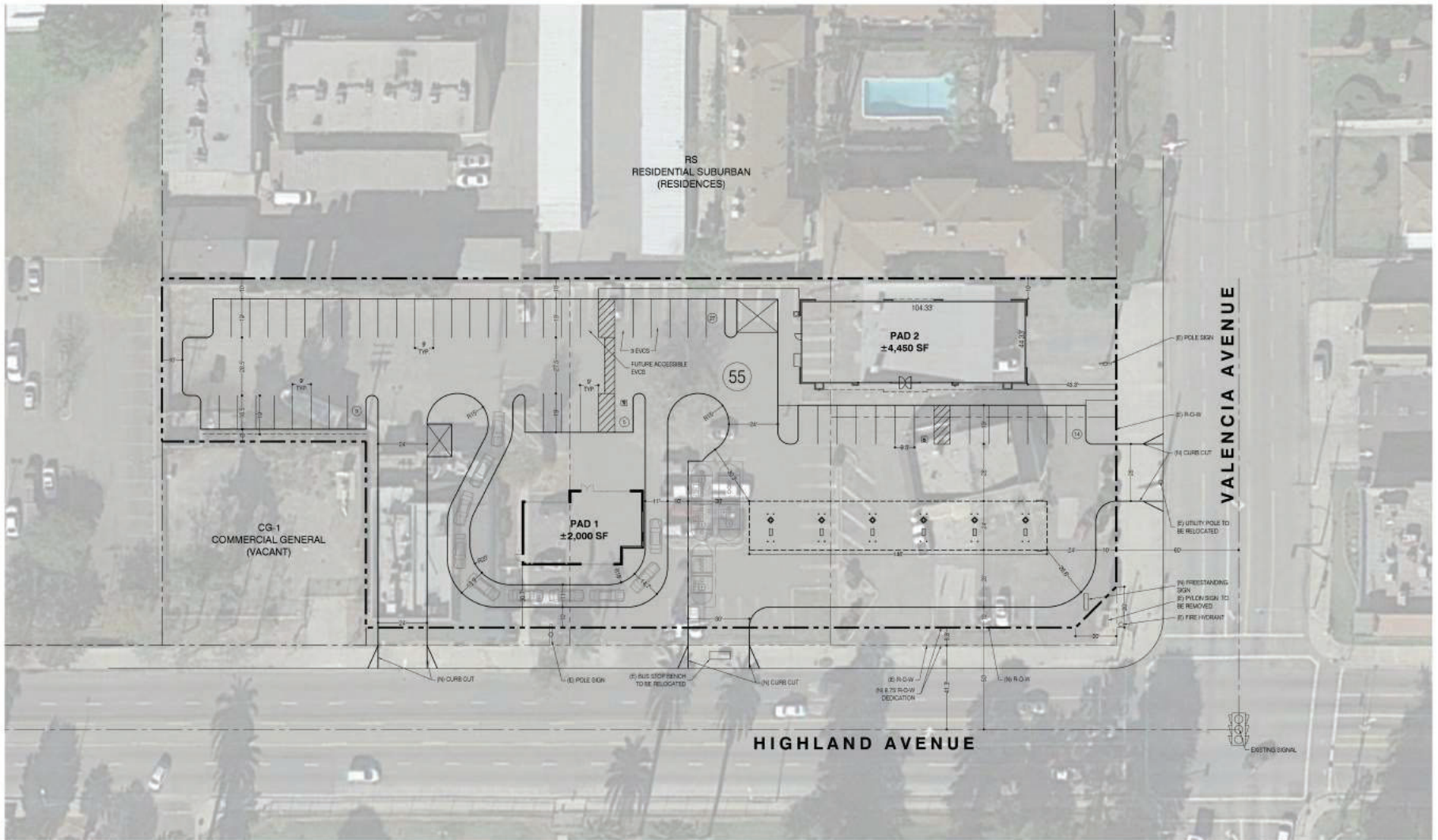
14,000 CP on Valencia Ave & Highland Ave.

** Derived from Sites to Do Business*

VISIT INTERACTIVE MAP



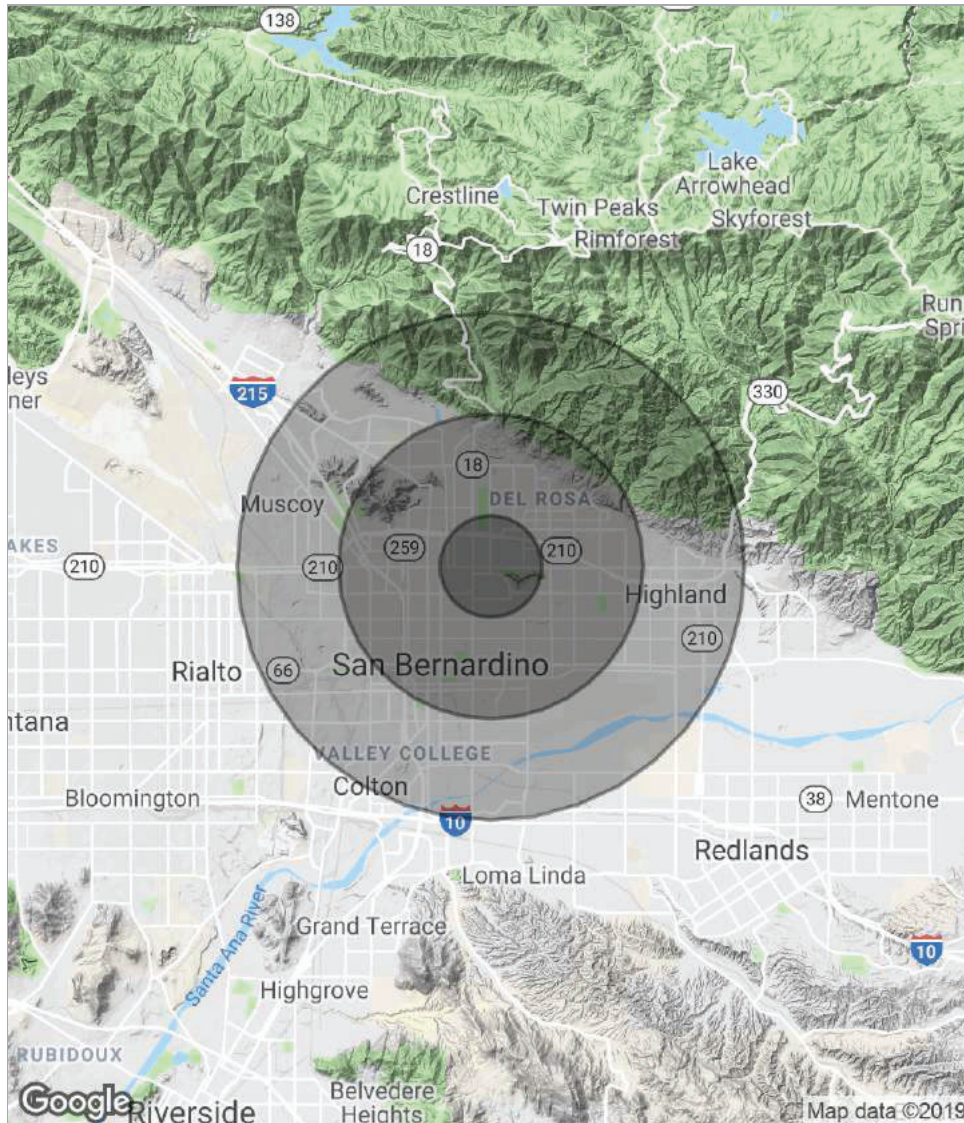
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RETAILER MAP |



DEMO MAP & DATA



POPULATION	1 MILE	3 MILES	5 MILES
Total population	21,005	162,762	286,424
Median age	26.5	27.6	28.5
Median age (Male)	24.4	26.5	27.1
Median age (Female)	31.0	29.1	30.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,947	46,896	81,672
# of persons per HH	3.5	3.5	3.5
Average HH income	\$46,702	\$45,758	\$48,631
Average house value	\$262,310	\$265,855	\$258,598
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	62.9%	62.1%	60.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	52.6%	49.3%	48.1%
Black	12.1%	13.3%	14.0%
Asian	1.6%	3.6%	4.2%
Hawaiian	0.1%	0.1%	0.3%
American Indian	0.7%	0.7%	0.8%
Other	29.3%	29.5%	29.2%

* Demographic data derived from 2010 US Census