

GROUND LEASE

Puente Hills East

17601 EAST CASTLETON ST. | CITY OF INDUSTRY, CA 91748



PROPERTY INFO

- + Building Size: 6,848 SF
- + Land Area: 66,953 SF
- + 101 Parking Stalls
- + Located in a densely populated, high income trade area
- + Adjacent to the 60 Freeway, which carries 224,000 CPD
- + Located just east of Puente Hills Mall, a major regional shopping destination in the San Gabriel Valley
- + Highway 60 pylon sign panel available
- + Property can be delivered by July 2020

Demographics

2018 Estimated	3 Miles	5 Miles	7 Miles
Population	152,485	372,455	727,932
Average HH Income	\$89,963	\$95,593	\$96,709
Daytime Population	54,379	128,536	281,704



*pylon position TBD

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NORTH ELEVATION



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AERIAL



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