

**FOR
LEASE**

EXISTING AUTOMOTIVE

18201 COLIMA RD., ROWLAND HEIGHTS, CA 91748



THE OPPORTUNITY

Availability: ± 3,050 SF

Asking Rate: \$6,100/mo. + NNN

- Features:
- (7) service bays - (3) drive through, (4) hydraulic lifts
 - Excellent street frontage
 - Pylon signage and street exposure
 - Lobby and private office
 - (2) restrooms
 - Rare automotive use w/ drive through oil and lube wells

Traffic ± 33,959 Average CPD

Counts: C-1

Zoning:



CHANTEL AGUILAR
SENIOR VICE PRESIDENT
(562) 447-0665
CHANTEL@ASHWILLASSOCIATES.COM
CORP DRE#01291393/LIC.#01972085

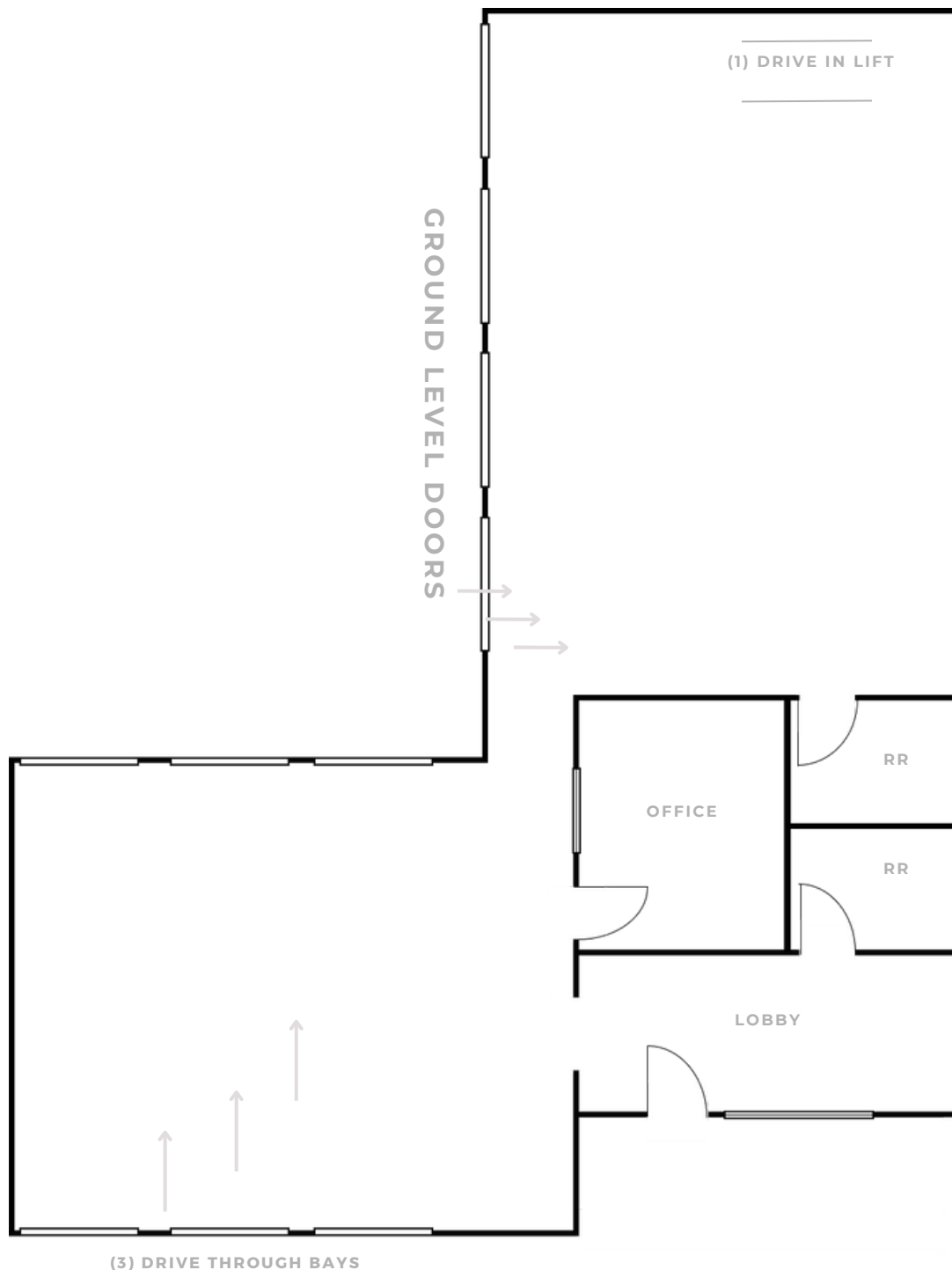
**Ashwill
Associates**
COMMERCIAL REAL ESTATE

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FLOOR PLAN NOT TO SCALE*



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PHOTOS

18201 COLIMA RD., ROWLAND HEIGHTS, CA 91748



DRIVE-THROUGH BAYS



DRIVE-THROUGH BAYS



DRIVE-THROUGH BAYS



INTERIOR



INTERIOR



BAYS



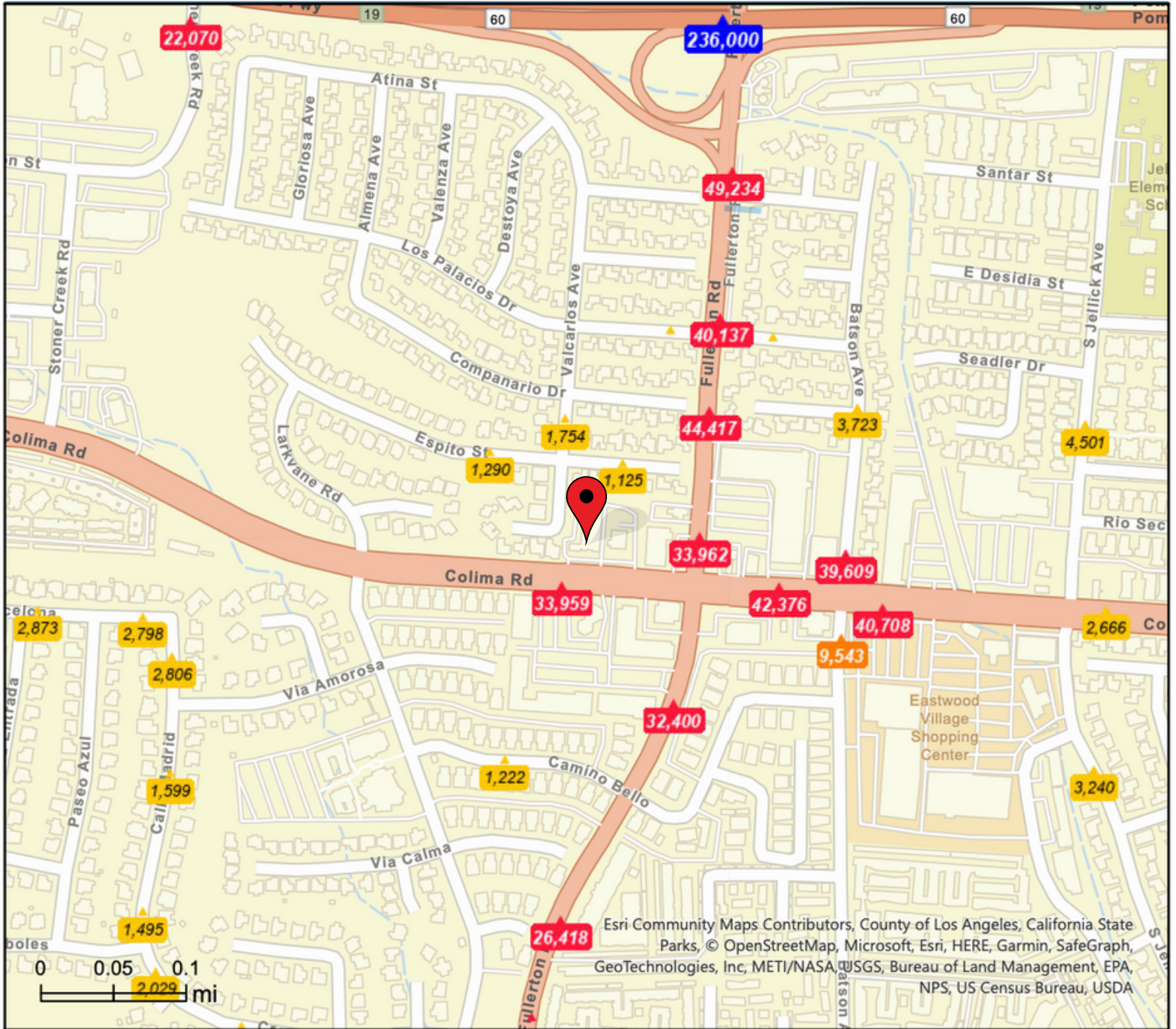
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TRAFFIC COUNTS

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FOR LEASE

DEMOGRAPHICS

18201 COLIMA RD., ROWLAND HEIGHTS, CA 91748

1-MILE

| Summary | Census 2010 | Census 2020 | 2022 | 2027 |
|-------------------------------|-------------|-------------|--------|--------|
| Population | 20,508 | 20,733 | 20,179 | 19,549 |
| Households | 6,172 | 6,534 | 6,481 | 6,303 |
| Families | 5,036 | - | 5,282 | 5,142 |
| Average Household Size | 3.31 | 3.17 | 3.11 | 3.09 |
| Owner Occupied Housing Units | 2,855 | - | 2,947 | 2,906 |
| Renter Occupied Housing Units | 3,317 | - | 3,534 | 3,396 |
| Median Age | 37.1 | - | 38.5 | 40.1 |

| Households by Income | 2022 | | 2027 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 518 | 8.0% | 358 | 5.7% |
| \$15,000 - \$24,999 | 581 | 9.0% | 321 | 5.1% |
| \$25,000 - \$34,999 | 479 | 7.4% | 295 | 4.7% |
| \$35,000 - \$49,999 | 739 | 11.4% | 738 | 11.7% |
| \$50,000 - \$74,999 | 1,170 | 18.1% | 1,245 | 19.8% |
| \$75,000 - \$99,999 | 1,109 | 17.1% | 1,008 | 16.0% |
| \$100,000 - \$149,999 | 1,013 | 15.6% | 1,115 | 17.7% |
| \$150,000 - \$199,999 | 442 | 6.8% | 620 | 9.8% |
| \$200,000+ | 429 | 6.6% | 603 | 9.6% |

| | | |
|--------------------------|----------|-----------|
| Median Household Income | \$68,037 | \$78,693 |
| Average Household Income | \$90,670 | \$110,745 |
| Per Capita Income | \$28,853 | \$35,358 |

3-MILE

| Summary | Census 2010 | Census 2020 | 2022 | 2027 |
|-------------------------------|-------------|-------------|---------|---------|
| Population | 129,537 | 127,048 | 124,947 | 120,812 |
| Households | 36,047 | 37,178 | 36,796 | 35,725 |
| Families | 30,608 | - | 31,204 | 30,320 |
| Average Household Size | 3.58 | 3.41 | 3.39 | 3.37 |
| Owner Occupied Housing Units | 25,098 | - | 24,479 | 23,906 |
| Renter Occupied Housing Units | 10,948 | - | 12,316 | 11,819 |
| Median Age | 37.2 | - | 38.9 | 40.6 |

| Households by Income | 2022 | | 2027 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 2,077 | 5.6% | 1,397 | 3.9% |
| \$15,000 - \$24,999 | 1,963 | 5.3% | 1,201 | 3.4% |
| \$25,000 - \$34,999 | 2,045 | 5.6% | 1,265 | 3.5% |
| \$35,000 - \$49,999 | 3,271 | 8.9% | 2,613 | 7.3% |
| \$50,000 - \$74,999 | 5,745 | 15.6% | 5,324 | 14.9% |
| \$75,000 - \$99,999 | 5,329 | 14.5% | 4,971 | 13.9% |
| \$100,000 - \$149,999 | 7,760 | 21.1% | 8,080 | 22.6% |
| \$150,000 - \$199,999 | 4,260 | 11.6% | 5,346 | 15.0% |
| \$200,000+ | 4,347 | 11.8% | 5,527 | 15.5% |

| | | |
|--------------------------|-----------|-----------|
| Median Household Income | \$88,744 | \$104,421 |
| Average Household Income | \$116,950 | \$139,342 |
| Per Capita Income | \$34,389 | \$41,141 |

5-MILE

| Summary | Census 2010 | Census 2020 | 2022 | 2027 |
|-------------------------------|-------------|-------------|---------|---------|
| Population | 337,863 | 338,437 | 335,442 | 327,629 |
| Households | 96,327 | 100,392 | 99,907 | 97,996 |
| Families | 80,191 | - | 83,034 | 81,403 |
| Average Household Size | 3.50 | 3.36 | 3.34 | 3.33 |
| Owner Occupied Housing Units | 68,863 | - | 68,834 | 67,580 |
| Renter Occupied Housing Units | 27,462 | - | 31,074 | 30,416 |
| Median Age | 36.9 | - | 38.6 | 40.1 |

| Households by Income | 2022 | | 2027 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 4,813 | 4.8% | 3,142 | 3.2% |
| \$15,000 - \$24,999 | 4,327 | 4.3% | 2,603 | 2.7% |
| \$25,000 - \$34,999 | 4,905 | 4.9% | 2,860 | 2.9% |
| \$35,000 - \$49,999 | 7,773 | 7.8% | 5,703 | 5.8% |
| \$50,000 - \$74,999 | 14,623 | 14.6% | 13,176 | 13.4% |
| \$75,000 - \$99,999 | 13,702 | 13.7% | 13,372 | 13.6% |
| \$100,000 - \$149,999 | 23,151 | 23.2% | 23,898 | 24.4% |
| \$150,000 - \$199,999 | 12,699 | 12.7% | 15,662 | 16.0% |
| \$200,000+ | 13,914 | 13.9% | 17,581 | 17.9% |

| | | |
|--------------------------|-----------|-----------|
| Median Household Income | \$99,551 | \$112,196 |
| Average Household Income | \$127,038 | \$150,626 |
| Per Capita Income | \$37,858 | \$45,076 |



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