



**1213 Willow Avenue, La Puente, CA 91746**  
**(corner of Fairgrove Avenue)**

**Currently used as a swim & tennis club,  
 With badminton court, clubhouse with kitchen & restrooms/showers**

**2,720 square feet of building  
 on 32,400 square feet of R-1-6000 zoned land**

**Highest & Best Use as residential (SFR) development**

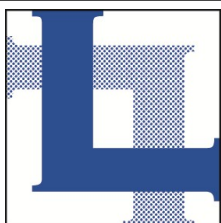
**Clean neighborhood close to multiple schools, shopping,  
 freeways (10 & 605), etc.**

**Property has La Puente mailing address, but is located within  
 an unincorporated area of Los Angeles County**

**\$1,050,000**

**Exclusively represented by PAUL P. LOCKER, CCIM, SIOR, PMC (DRE 01220314)**  
**(Buyer to independently investigate all information contained herein)**

**FOR  
 SALE**



**LOCKER  
 REALTY CORP.**

**818.956.8800**

**www.LockerRealtyCorp.com**

**PROVIDING SERVICE WITH EXPERTISE**

**601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736**



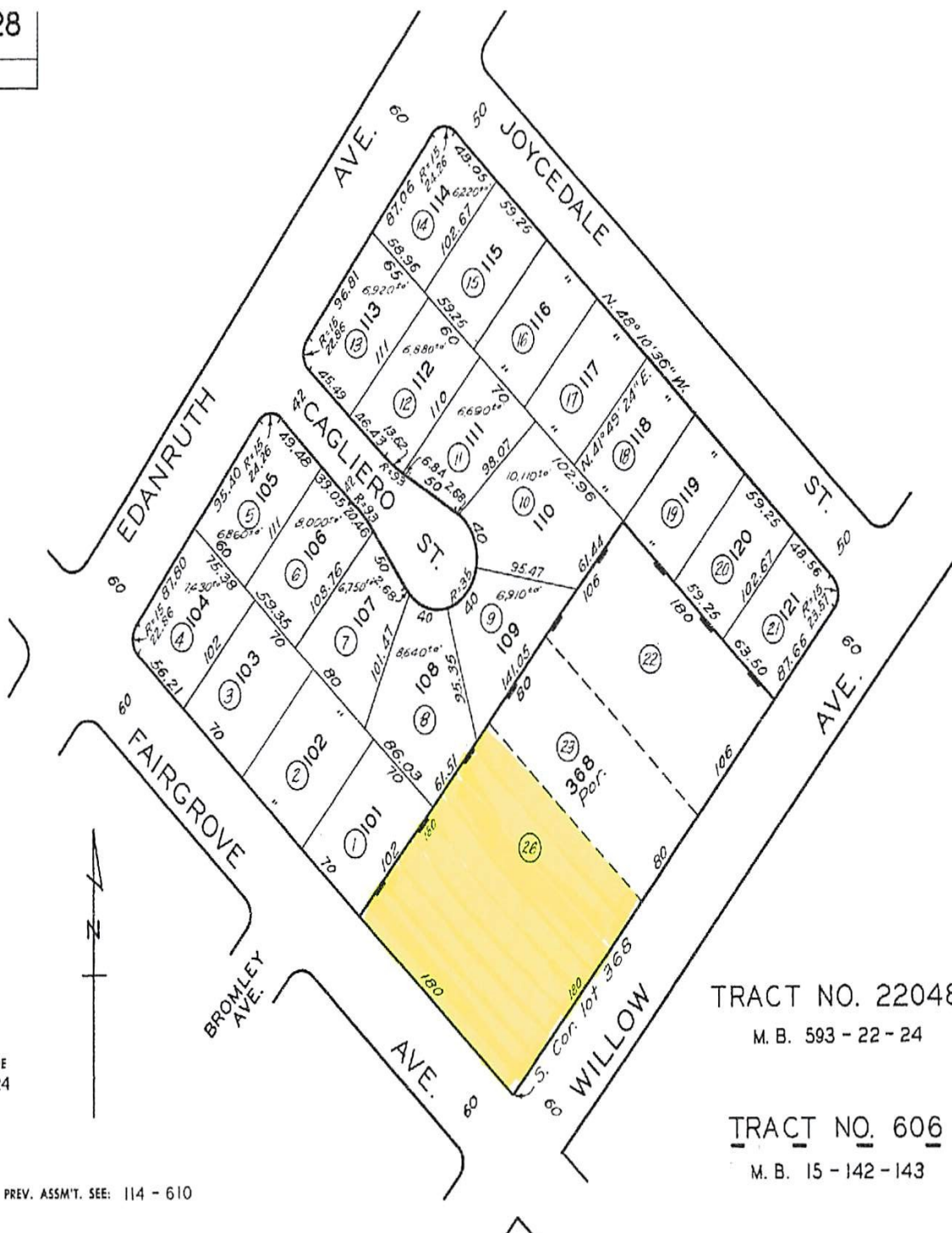
Individual  
 Member



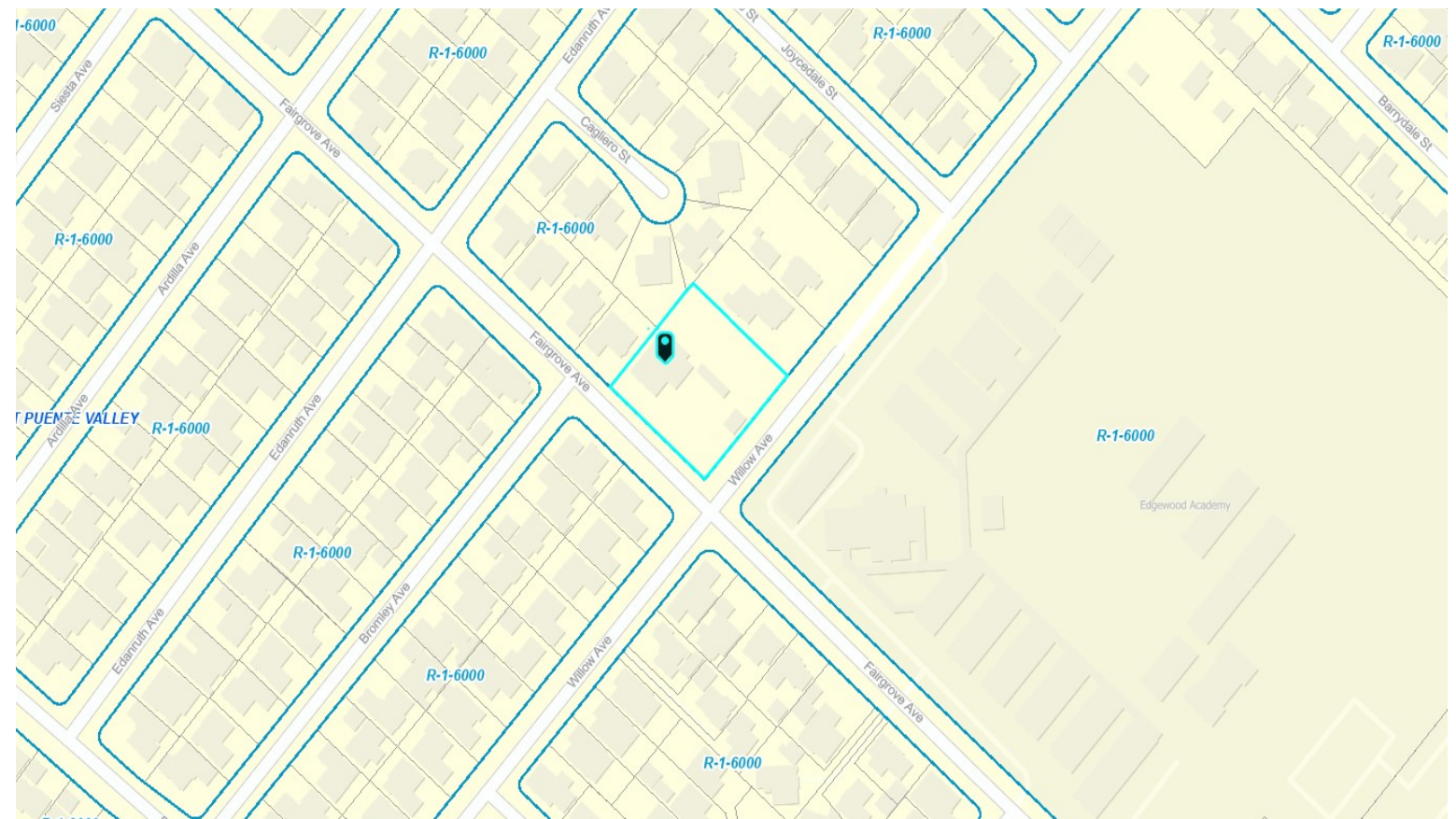
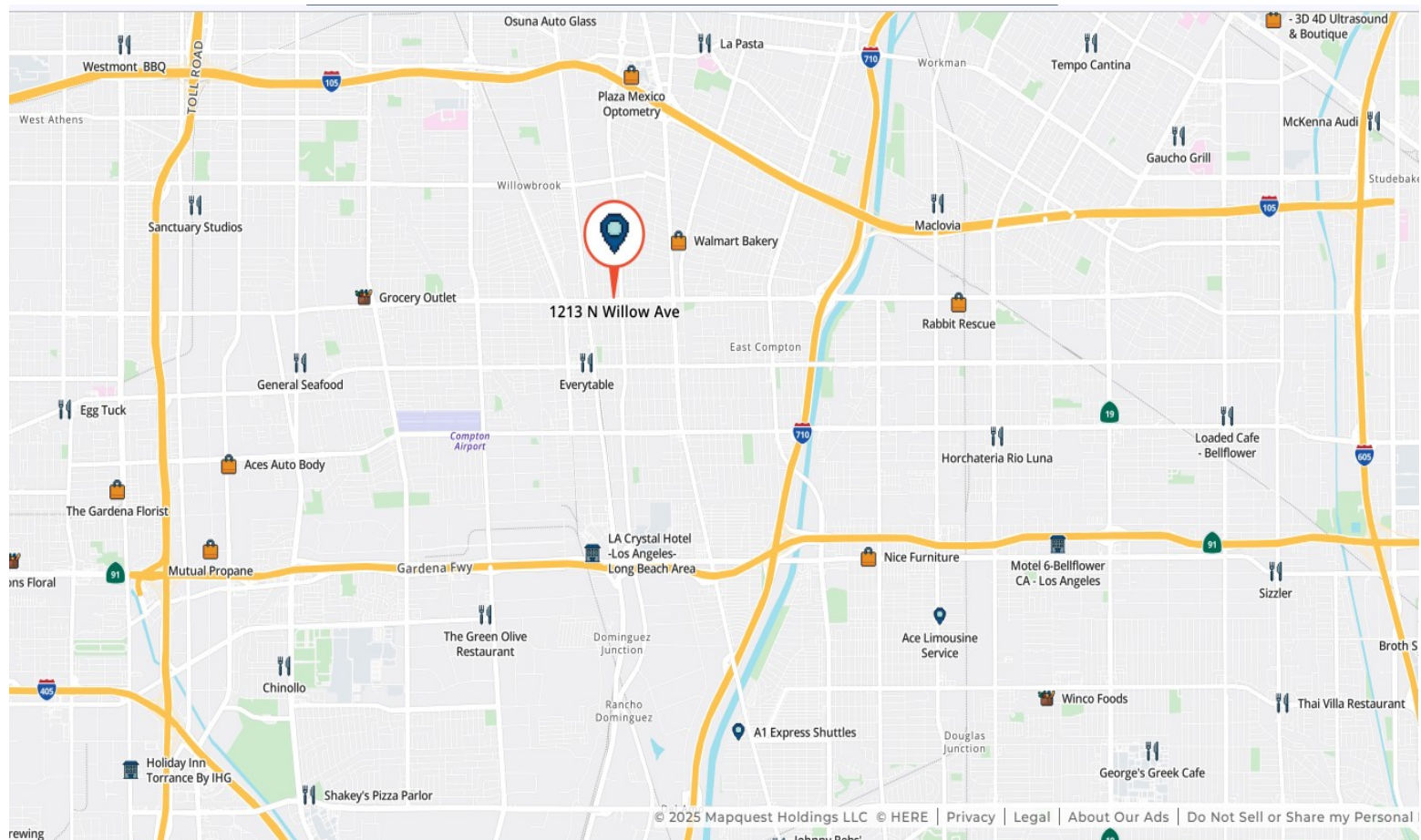
**SIOR**



PROPERTY MANAGEMENT CERTIFICATION







# Demographic and Income Profile

1213 Willow Ave, La Puente, California, 91746



Ring: 1 mile radius

Summary	Census 2010	Census 2020	2025	2030
Total Population	33,512	32,856	31,505	30,649
Total Households	7,893	8,200	8,133	8,108
Family Population	29,701	-	27,765	27,002
Average Household Size	4.23	3.98	3.84	3.75
Owner Occupied Housing Units	24,651	-	5,665	5,717
Renter Occupied Housing Units	8,737	-	2,468	2,391
Median Age	33.1	-	38.3	39.6

Trends 2025 - 2030	Area	State	National
Population	-0.5%	0.1%	0.25%
Households	-0.1%	0.3%	0.31%
Family Population	0.0%	0.3%	0.28%
Owner Occupied Housing Units	0.2%	0.5%	0.53%
Median Household Income	3.2%	2.3%	3.12%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
Less than \$15,000	524	6.4%	463	5.7%
\$15,000-\$24,999	383	4.7%	307	3.8%
\$25,000-\$34,999	451	5.5%	361	4.5%
\$35,000-\$49,999	789	9.7%	660	8.1%
\$50,000-\$74,999	1,020	12.5%	872	10.8%
\$75,000-\$99,999	1,119	13.8%	1,027	12.7%
\$100,000-\$149,999	1,670	20.5%	1,662	20.5%
\$150,000-\$199,999	1,011	12.4%	1,184	14.6%
\$200,000 or greater	1,166	14.3%	1,572	19.4%
Median Household Income	\$93,939	-	\$110,139	-
Average Household Income	\$115,304	-	\$130,965	-
Per Capita Income	\$29,838	-	\$34,715	-

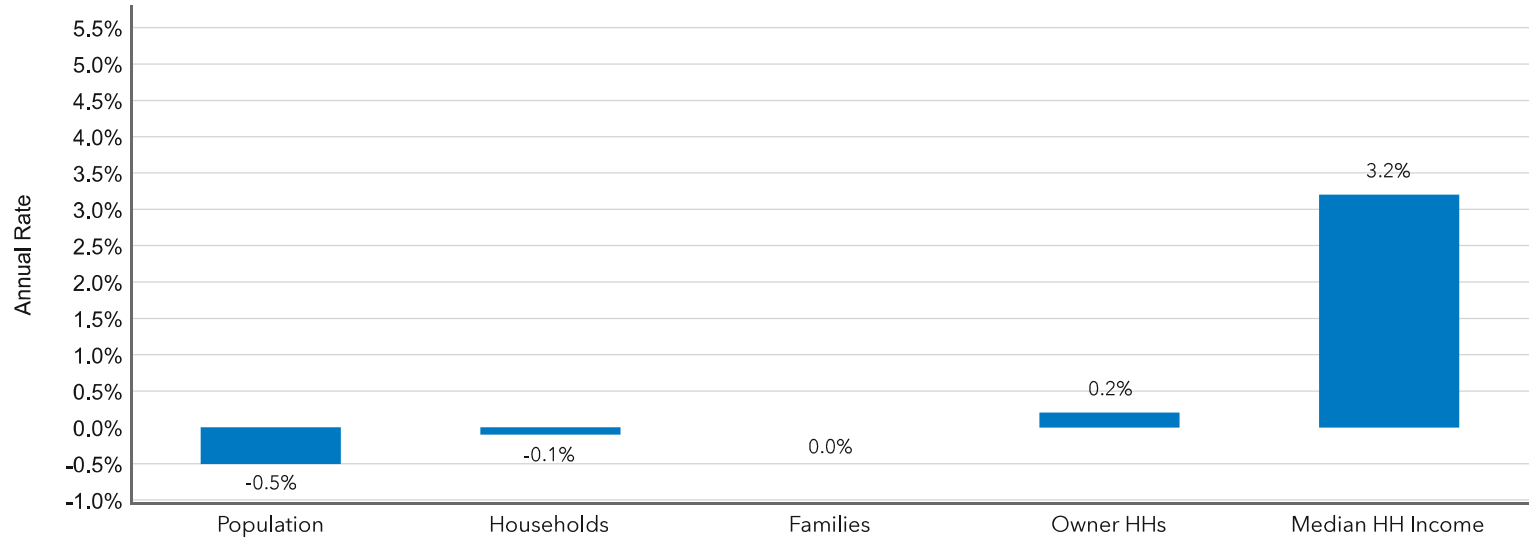
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	2,350	7.0%	1,622	5.2%	1,591	5.2%
5-9	2,525	7.5%	1,765	5.6%	1,595	5.2%
10-14	2,700	8.1%	1,807	5.7%	1,776	5.8%
15-19	2,895	8.6%	1,946	6.2%	1,686	5.5%
20-24	2,574	7.7%	1,990	6.3%	1,699	5.5%
25-29	2,352	7.0%	2,506	8.0%	2,082	6.8%
30-34	2,218	6.6%	2,631	8.3%	2,515	8.2%
35-39	2,367	7.1%	2,276	7.2%	2,594	8.5%
40-44	2,361	7.0%	1,873	6.0%	2,214	7.2%
45-49	2,216	6.6%	1,901	6.0%	1,800	5.9%
50-54	2,139	6.4%	2,034	6.5%	1,774	5.8%
55-59	1,733	5.2%	1,949	6.2%	1,820	5.9%
60-64	1,406	4.2%	1,855	5.9%	1,763	5.8%
65-69	1,107	3.3%	1,747	5.5%	1,668	5.4%
70-74	846	2.5%	1,382	4.4%	1,527	5.0%
75-79	772	2.3%	973	3.1%	1,154	3.8%
80-84	583	1.7%	637	2.0%	732	2.4%
Age 85+	368	1.1%	612	1.9%	659	2.1%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	16,056	47.9%	5,537	16.9%	5,055	16.1%	4,722	15.4%
Black Alone	673	2.0%	568	1.7%	526	1.7%	490	1.6%
American Indian	408	1.2%	709	2.2%	687	2.2%	650	2.1%
Asian Alone	3,786	11.3%	5,758	17.5%	5,505	17.5%	5,403	17.6%
Pacific Islander	56	0.2%	63	0.2%	62	0.2%	61	0.2%
Some Other Race	11,248	33.6%	13,498	41.1%	13,208	41.9%	13,044	42.6%
Two or More Races	1,284	3.8%	6,723	20.5%	6,462	20.5%	6,280	20.5%
Hispanic (Any Race)	26,827	80.0%	24,740	75.3%	23,918	75.9%	23,422	76.4%

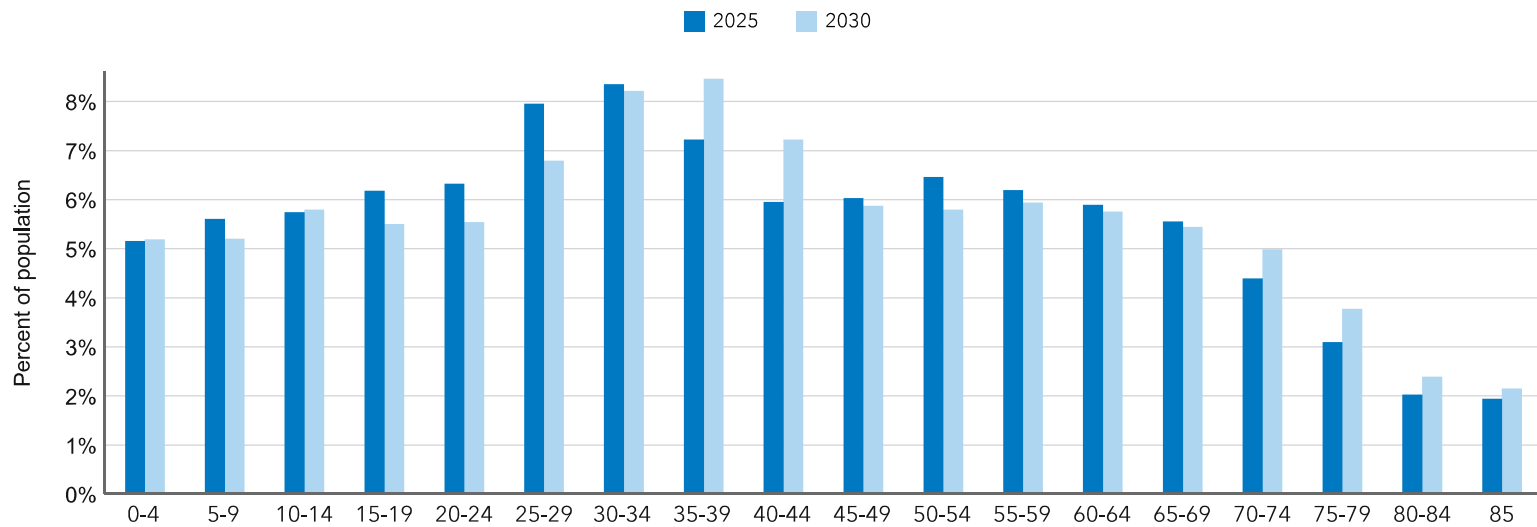
## Key Indicators for 2025



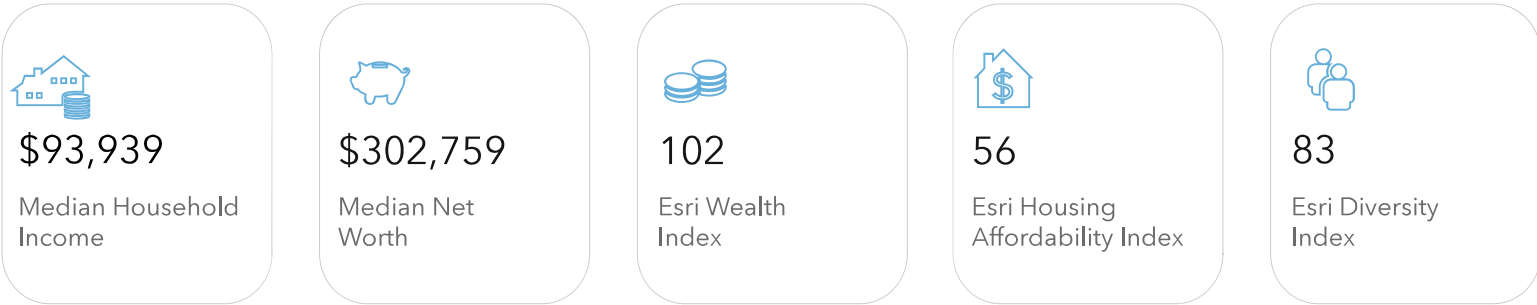
## Trends: 2025 - 2030 Annual Rate



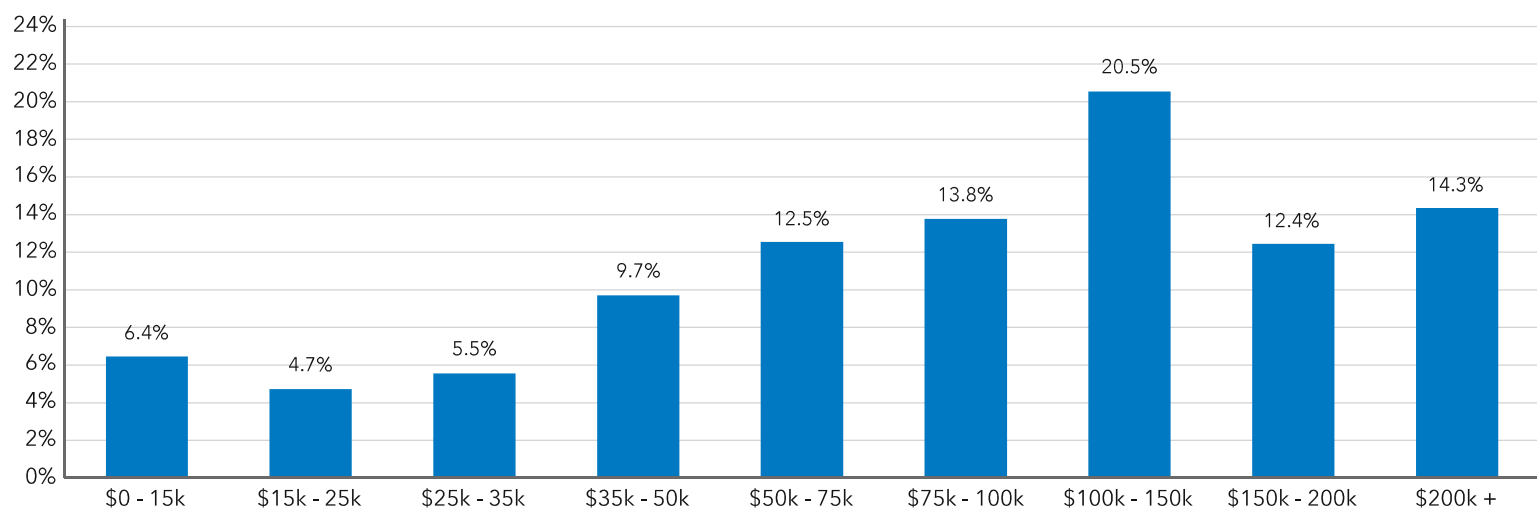
## Population by Age



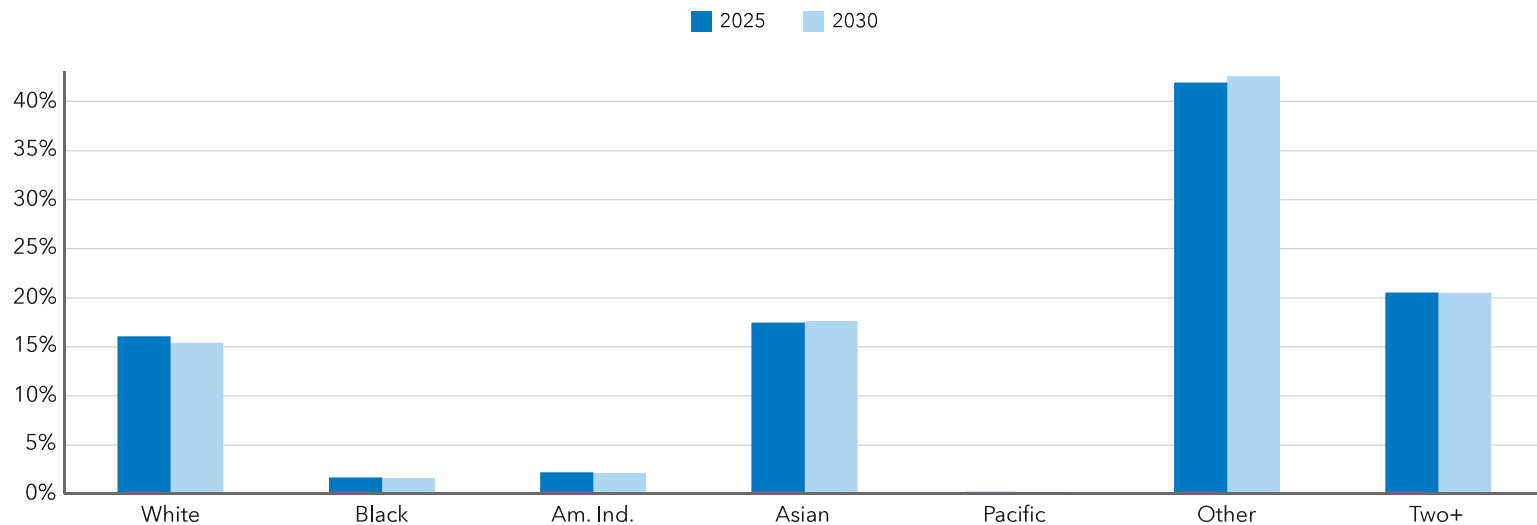
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race



**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2010 and 2020 Census data converted by Esri into 2020 geography.



# Demographic and Income Profile

1213 Willow Ave, La Puente, California, 91746



Ring: 3 mile radius

Summary	Census 2010	Census 2020	2025	2030
Total Population	234,104	229,453	219,915	214,640
Total Households	56,458	59,176	59,301	59,330
Family Population	207,682	-	191,933	187,197
Average Household Size	4.12	3.84	3.67	3.58
Owner Occupied Housing Units	149,363	-	36,000	36,554
Renter Occupied Housing Units	83,299	-	23,301	22,776
Median Age	32.1	-	37.4	38.8

Trends 2025 - 2030	Area	State	National
Population	-0.5%	0.1%	0.25%
Households	0.0%	0.3%	0.31%
Family Population	0.0%	0.3%	0.28%
Owner Occupied Housing Units	0.3%	0.5%	0.53%
Median Household Income	3.1%	2.3%	3.12%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
Less than \$15,000	3,570	6.0%	3,056	5.2%
\$15,000-\$24,999	2,966	5.0%	2,280	3.8%
\$25,000-\$34,999	3,532	6.0%	2,821	4.8%
\$35,000-\$49,999	4,978	8.4%	4,174	7.0%
\$50,000-\$74,999	9,132	15.4%	8,014	13.5%
\$75,000-\$99,999	8,397	14.2%	7,948	13.4%
\$100,000-\$149,999	11,657	19.7%	11,792	19.9%
\$150,000-\$199,999	6,668	11.2%	7,825	13.2%
\$200,000 or greater	8,402	14.2%	11,419	19.3%
Median Household Income	\$89,643	-	\$104,530	-
Average Household Income	\$114,267	-	\$130,426	-
Per Capita Income	\$30,891	-	\$36,136	-



**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2010 and 2020 Census data converted by Esri into 2020 geography.



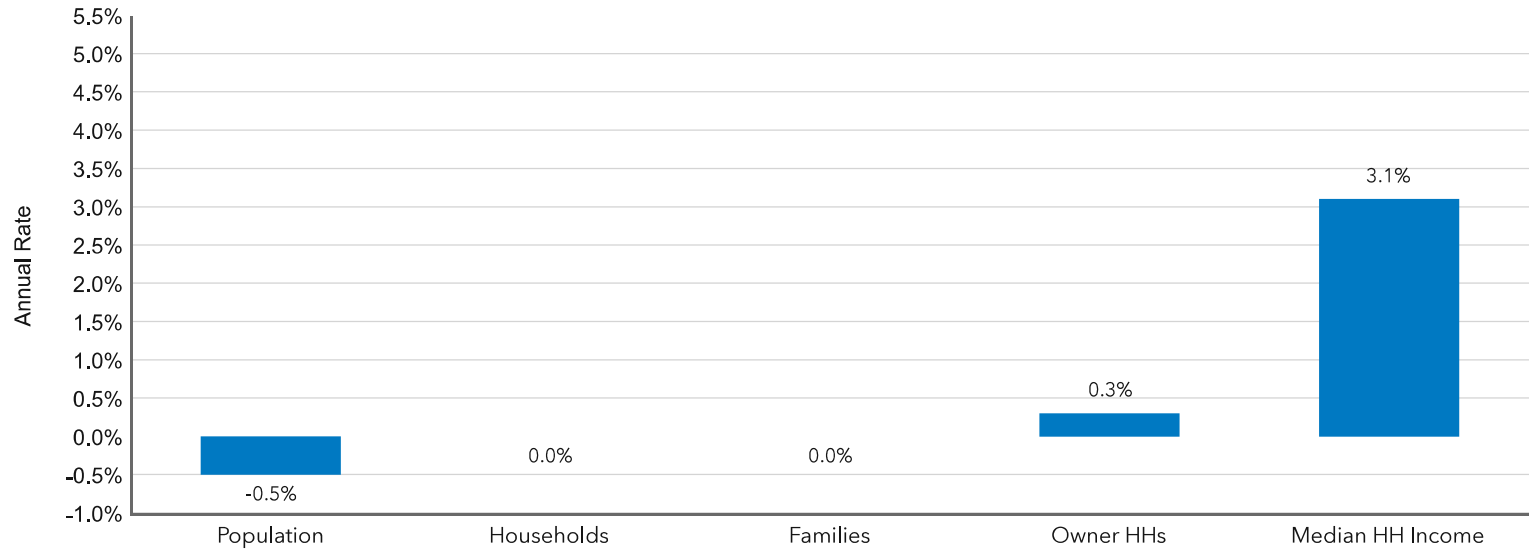
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	17,132	7.3%	11,364	5.2%	11,035	5.1%
5-9	17,582	7.5%	12,050	5.5%	11,154	5.2%
10-14	19,445	8.3%	12,813	5.8%	12,091	5.6%
15-19	20,471	8.7%	14,663	6.7%	12,333	5.8%
20-24	18,425	7.9%	14,715	6.7%	13,605	6.3%
25-29	17,176	7.3%	18,077	8.2%	15,490	7.2%
30-34	15,985	6.8%	18,680	8.5%	17,960	8.4%
35-39	16,588	7.1%	15,639	7.1%	18,075	8.4%
40-44	16,381	7.0%	13,808	6.3%	15,237	7.1%
45-49	15,839	6.8%	13,206	6.0%	13,119	6.1%
50-54	14,523	6.2%	14,062	6.4%	12,281	5.7%
55-59	12,517	5.3%	13,529	6.2%	12,611	5.9%
60-64	9,811	4.2%	12,980	5.9%	12,154	5.7%
65-69	6,857	2.9%	11,286	5.1%	11,363	5.3%
70-74	5,342	2.3%	9,334	4.2%	9,771	4.5%
75-79	4,258	1.8%	6,400	2.9%	7,739	3.6%
80-84	3,232	1.4%	3,677	1.7%	4,729	2.2%
Age 85+	2,541	1.1%	3,631	1.6%	3,893	1.8%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	108,158	46.2%	38,179	16.6%	34,750	15.8%	32,403	15.1%
Black Alone	4,374	1.9%	3,673	1.6%	3,430	1.6%	3,206	1.5%
American Indian	2,252	1.0%	4,737	2.1%	4,577	2.1%	4,374	2.0%
Asian Alone	34,697	14.8%	46,746	20.4%	44,629	20.3%	43,898	20.4%
Pacific Islander	311	0.1%	313	0.1%	306	0.1%	303	0.1%
Some Other Race	75,321	32.2%	90,623	39.5%	88,652	40.3%	87,920	41.0%
Two or More Races	8,991	3.8%	45,182	19.7%	43,571	19.8%	42,536	19.8%
Hispanic (Any Race)	177,476	75.8%	164,904	71.9%	159,576	72.6%	156,960	73.1%

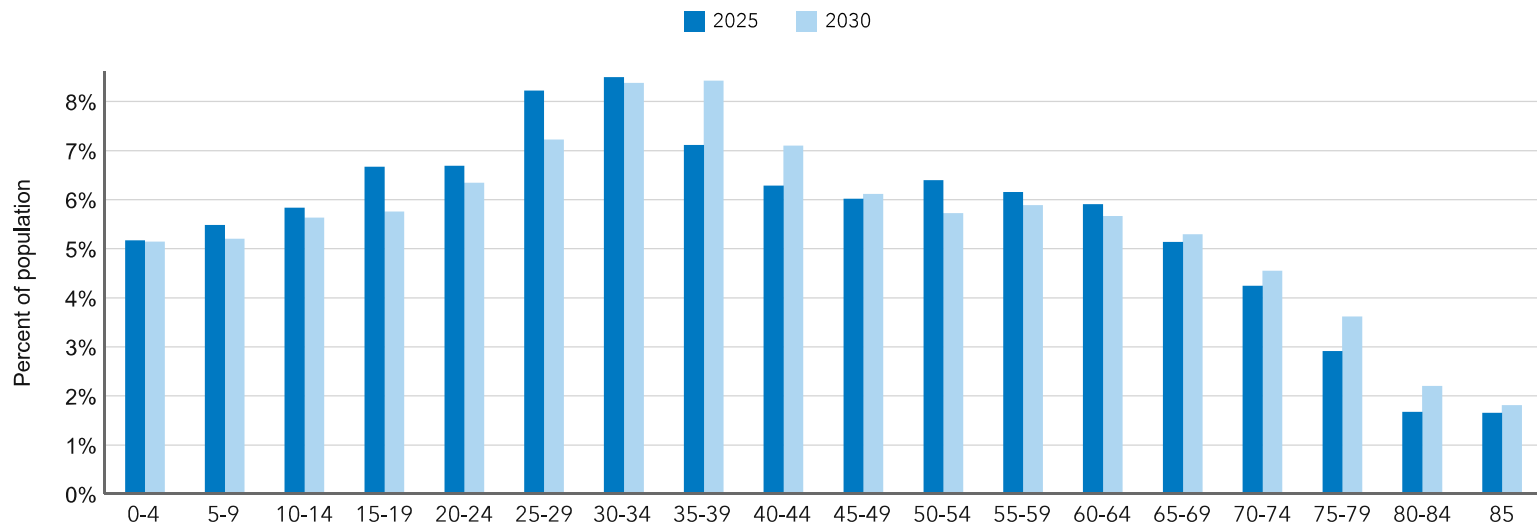
## Key Indicators for 2025



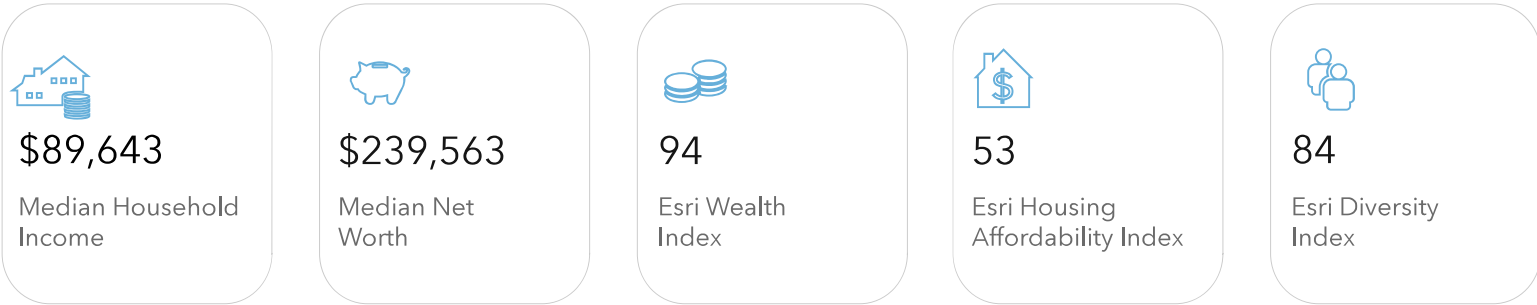
## Trends: 2025 - 2030 Annual Rate



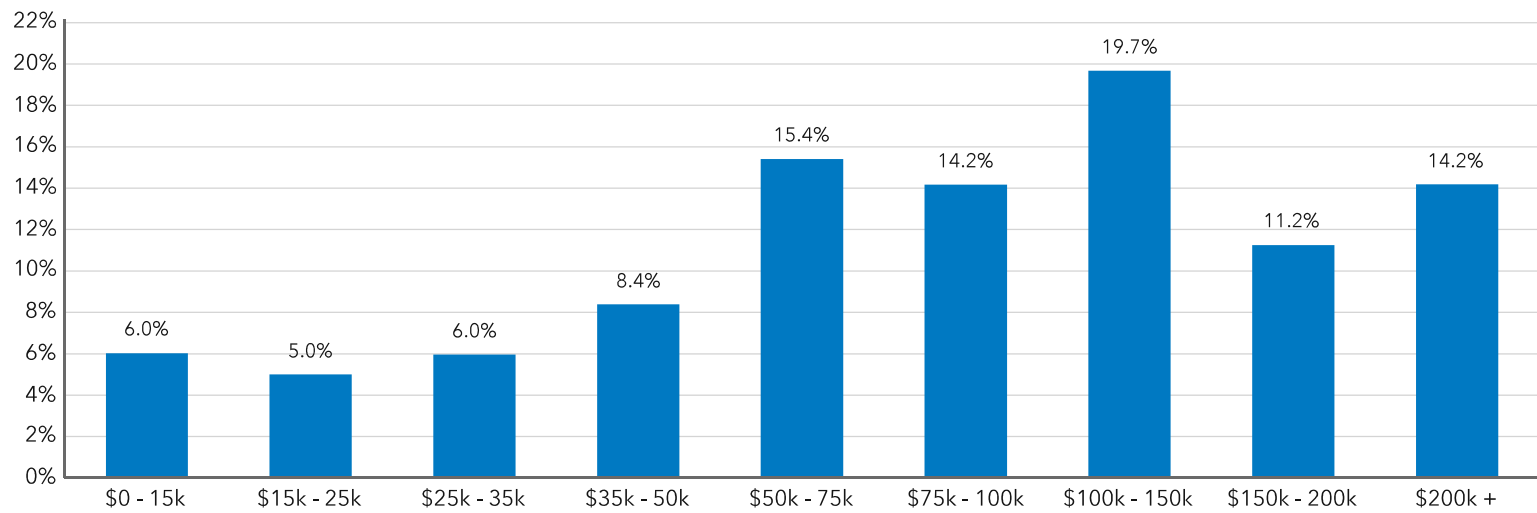
## Population by Age



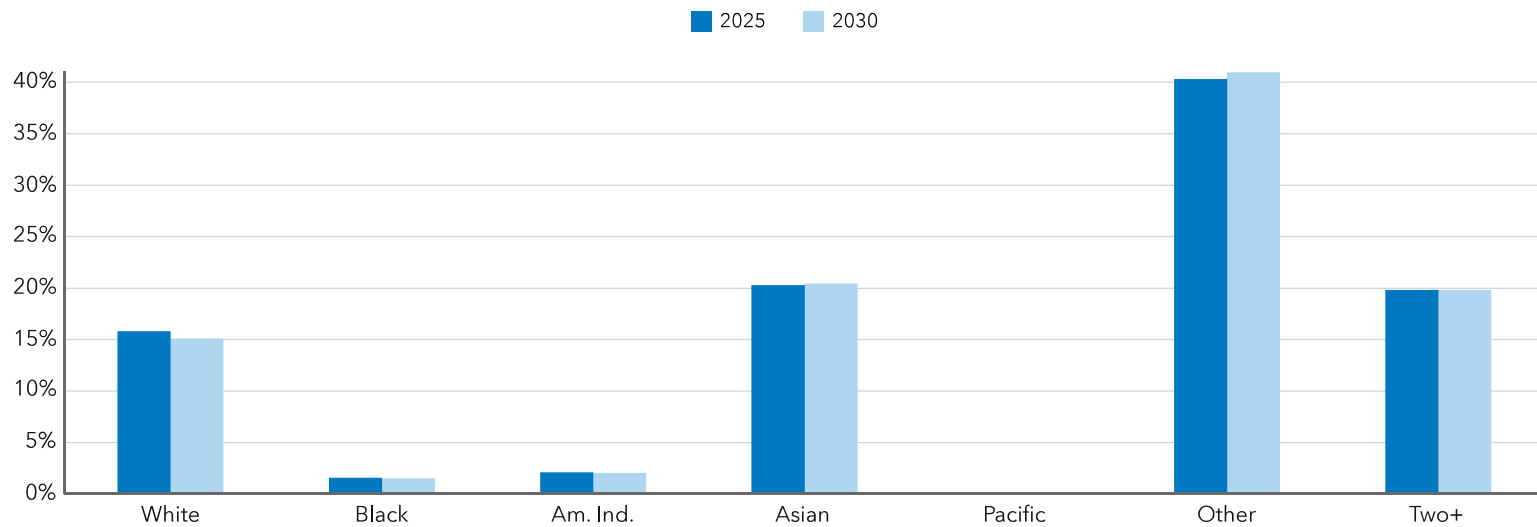
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2010 and 2020 Census data converted by Esri into 2020 geography.

# Demographic and Income Profile

1213 Willow Ave, La Puente, California, 91746



Ring: 5 mile radius

Summary	Census 2010	Census 2020	2025	2030
Total Population	508,750	501,714	481,748	470,864
Total Households	130,448	136,389	136,830	137,039
Family Population	448,380	-	417,623	407,949
Average Household Size	3.88	3.65	3.49	3.41
Owner Occupied Housing Units	318,111	-	81,840	83,102
Renter Occupied Housing Units	187,744	-	54,990	53,937
Median Age	33.3	-	38.3	39.5

Trends 2025 - 2030	Area	State	National
Population	-0.5%	0.1%	0.25%
Households	0.0%	0.3%	0.31%
Family Population	0.0%	0.3%	0.28%
Owner Occupied Housing Units	0.3%	0.5%	0.53%
Median Household Income	3.0%	2.3%	3.12%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
Less than \$15,000	8,696	6.4%	7,582	5.5%
\$15,000-\$24,999	7,060	5.2%	5,520	4.0%
\$25,000-\$34,999	7,928	5.8%	6,464	4.7%
\$35,000-\$49,999	11,899	8.7%	10,075	7.3%
\$50,000-\$74,999	20,151	14.7%	17,876	13.0%
\$75,000-\$99,999	18,778	13.7%	17,723	12.9%
\$100,000-\$149,999	26,834	19.6%	27,101	19.8%
\$150,000-\$199,999	16,070	11.7%	18,613	13.6%
\$200,000 or greater	19,415	14.2%	26,086	19.0%
Median Household Income	\$90,308	-	\$104,543	-
Average Household Income	\$116,155	-	\$132,033	-
Per Capita Income	\$33,047	-	\$38,485	-



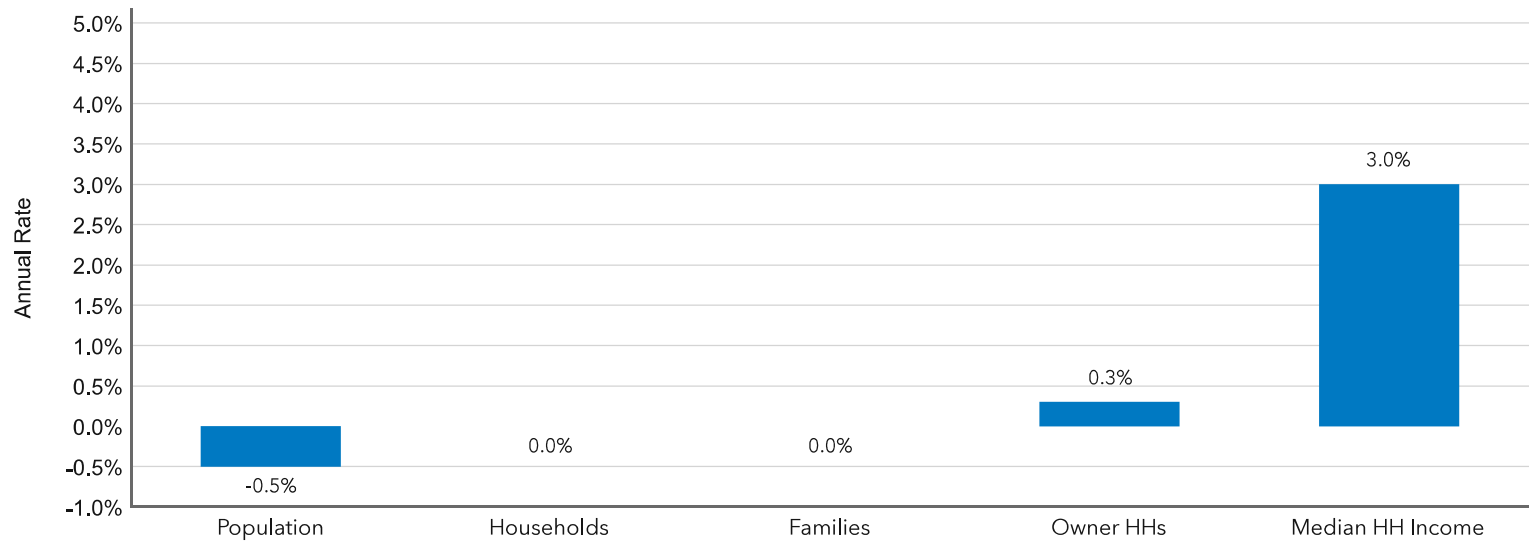
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	35,841	7.0%	24,375	5.1%	23,696	5.0%
5-9	36,491	7.2%	26,177	5.4%	24,092	5.1%
10-14	40,268	7.9%	27,701	5.8%	26,307	5.6%
15-19	42,978	8.4%	31,088	6.5%	26,709	5.7%
20-24	39,255	7.7%	31,004	6.4%	28,947	6.2%
25-29	36,755	7.2%	38,266	7.9%	32,581	6.9%
30-34	34,776	6.8%	39,787	8.3%	38,158	8.1%
35-39	35,712	7.0%	33,557	7.0%	38,878	8.3%
40-44	35,429	7.0%	30,659	6.4%	32,755	7.0%
45-49	34,923	6.9%	29,252	6.1%	29,343	6.2%
50-54	32,763	6.4%	31,112	6.5%	27,485	5.8%
55-59	28,418	5.6%	29,832	6.2%	28,051	6.0%
60-64	22,459	4.4%	28,860	6.0%	26,924	5.7%
65-69	16,396	3.2%	25,930	5.4%	25,512	5.4%
70-74	12,644	2.5%	21,205	4.4%	22,628	4.8%
75-79	9,892	1.9%	15,113	3.1%	17,750	3.8%
80-84	7,585	1.5%	9,243	1.9%	11,453	2.4%
Age 85+	6,166	1.2%	8,586	1.8%	9,597	2.0%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	229,820	45.2%	86,412	17.2%	78,707	16.3%	73,029	15.5%
Black Alone	10,157	2.0%	8,616	1.7%	8,028	1.7%	7,489	1.6%
American Indian	4,877	1.0%	10,114	2.0%	9,817	2.0%	9,425	2.0%
Asian Alone	96,021	18.9%	122,652	24.4%	117,871	24.5%	116,491	24.7%
Pacific Islander	711	0.1%	615	0.1%	605	0.1%	600	0.1%
Some Other Race	148,125	29.1%	179,595	35.8%	175,998	36.5%	174,966	37.2%
Two or More Races	19,039	3.7%	93,711	18.7%	90,723	18.8%	88,865	18.9%
Hispanic (Any Race)	351,041	69.0%	330,705	65.9%	320,951	66.6%	316,611	67.2%

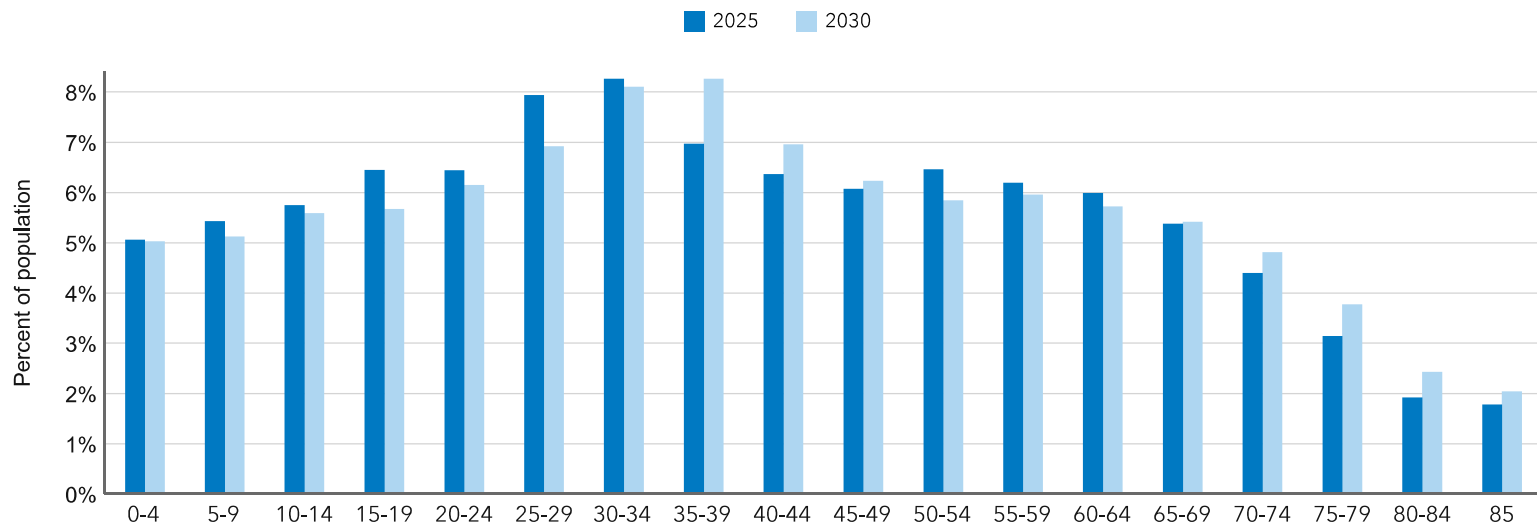
## Key Indicators for 2025



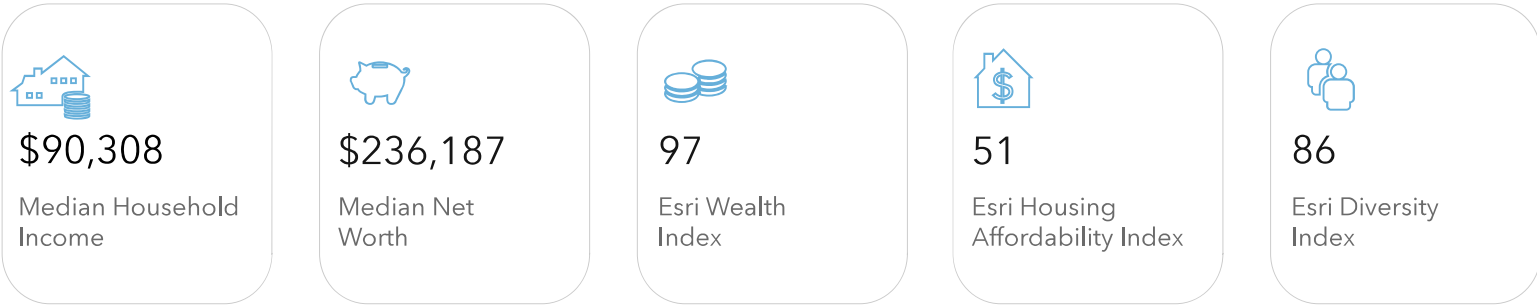
## Trends: 2025 - 2030 Annual Rate



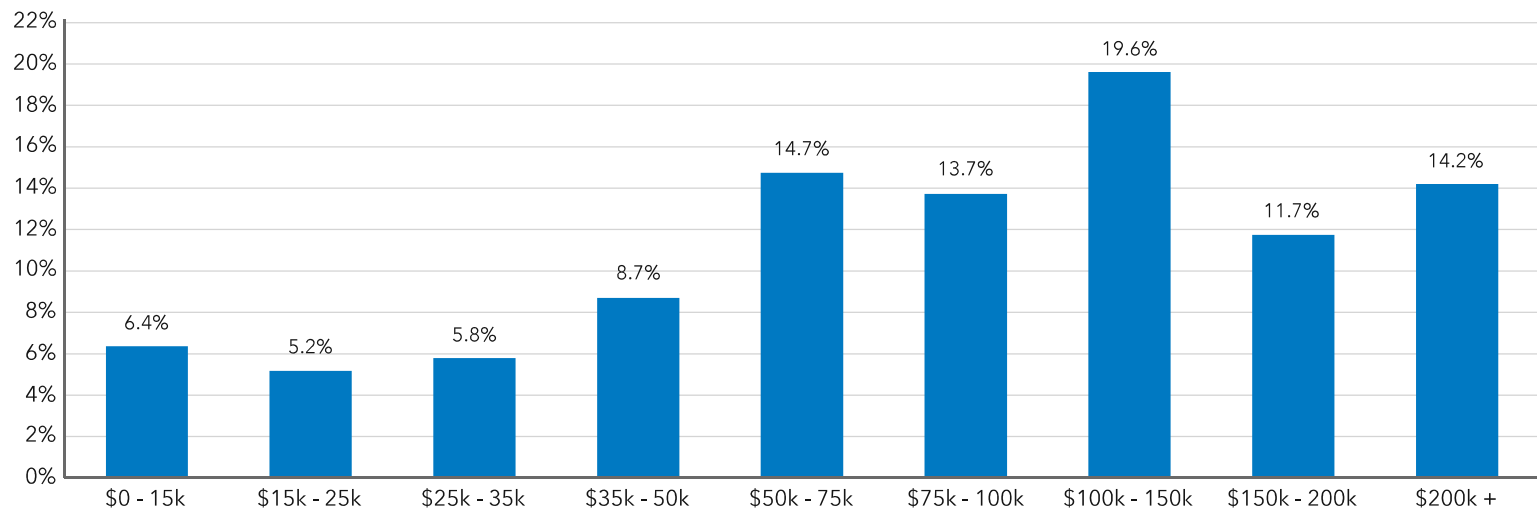
## Population by Age



## Key Indicators for 2025



## Households by Income for 2025



## Population by Race

