

DRAFT

**URBAN DECAY STUDY
FOR
EI MONTE WALMART**

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Prepared for:

Applied Planning

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I. INTRODUCTION

This report evaluates the potential economic impacts of the proposed Walmart store in the City of El Monte. In particular, the study evaluates the extent to which the proposed project would have competitive impacts on existing retail facilities in the trade area and consequently have the potential to result in urban decay. In addition to addressing the potential impacts of the proposed project itself, the study also considers cumulative impacts, taking into account the impacts from other planned and proposed retail projects in the trade area.

The project site totals approximately 16.28 acres and is located at the intersection of Arden Drive and Rose Avenue (4000 Arden Drive). For purposes of this analysis, the project is assumed to include a 187,298 square foot Walmart store, including 45,442 square feet devoted to grocery sales and support space. No outparcel development is proposed.

Based on the latest project information, the analysis assumes that the project would open in 2016. The economic impact analysis addresses three key issues:

1. The potential for the proposed project's general merchandise space to negatively impact existing "GAFO"¹ stores in the trade area;
2. The potential for the proposed project's grocery component to negatively impact the existing supermarkets in the trade area; and
3. The cumulative impacts associated with the proposed project when its impacts are considered together with economic impacts of all major retail projects currently planned for development in the trade area.

The economic analysis is used to determine, in accordance with the California Environmental Quality Act (CEQA), the proposed project's potential to create urban decay. CEQA does not trigger an automatic presumption that urban decay will occur as a result of other businesses being closed. However, store closures can lead to conditions of urban decay. For the purpose of this analysis, urban decay is defined as physical deterioration due to store closures and long-term vacancies in existing shopping centers that is so prevalent and substantial that it impairs the health, safety, and welfare of the surrounding community. Physical deterioration includes, but is not limited to, abandoned buildings and commercial sites in disrepair, boarded doors and windows, long-term unauthorized use of properties and parking lots, extensive gang or offensive graffiti painted on buildings, dumping of refuse or overturned dumpsters on properties, dead trees or shrubbery, extensive litter, uncontrolled weed growth, and homeless encampments.

Overview of Methodology

For purposes of estimating impacts in the relevant retail categories, this analysis considers a primary trade area that includes portions of the cities of Alhambra, Arcadia, El Monte, Rosemead, San Gabriel, and Temple City, in addition to two small adjacent unincorporated areas in Los Angeles County. The analysis projects total resident purchasing power within the primary and regional trade areas, and uses this projection of total demand as the basis for

¹ "GAFO" is a retail industry acronym for the General Merchandise, Apparel, Furniture, and Other/Specialty sales categories. These categories correspond to the typical merchandise mix of a general merchandise department store such as the proposed project. The GAFO retail categories are also referred to as "shopper" or "comparison" goods.

determining the extent to which the proposed project could be supported in the market area without negatively impacting existing businesses.

The study methodology includes the following major steps:

1. Estimate the current potential demand for retail sales in the primary and regional trade areas, based on existing demographics;
2. Estimate the portion of primary and regional trade area demand that could realistically be “captured” by retail facilities in the primary trade area, based on an evaluation of the amounts and locations of competitive retail facilities outside of the evaluated primary trade area;
3. Forecast future (13-year) growth in the amount of supportable retail sales, based on projected increases in the trade area’s resident population;
4. Forecast future growth in retail sales by individual retail category;
5. Estimate supermarket demand by determining the portion of total food store sales captured by supermarkets (versus other types of food stores such as convenience markets);
6. Estimate net supermarket demand after accounting for the capture of available demand by the proposed grocery component of the Walmart store; and
7. Evaluate the impact of the project on average sales per square foot levels at the existing supermarkets in the trade area.

For the non-grocery retail categories, the potential impacts are expressed in terms of the square feet of existing businesses that could potentially be displaced by the proposed project. For the grocery category, in addition to evaluating the potential square footage displacement, the report evaluates direct potential sales impacts (in terms of dollars per square foot) to existing supermarkets in the trade area. This additional level of analysis for supermarkets is possible because the universe of supermarkets in the primary trade area is relatively small (there are 17 supermarkets in the trade area). Thus, it is possible to estimate the existing aggregate and average sales of these supermarkets, based on data from the California State Board of Equalization (SBOE) and Trade Dimensions International, Inc., a market research firm of The Nielsen Company (see Section II-D).

Description of Trade Area

According to the International Council of Shopping Centers (ICSC) – the premier trade association of the shopping center industry – a community center similar in scale and scope to the proposed project would typically have a trade area of 3 to 6 miles. Although the proposed project would be freestanding and would not include any outparcel tenants, it would still function as a similar full-scale project community retail center. The proposed Walmart store, given its general merchandise and grocery components, would be functionally equivalent to two anchor tenants (a discount general merchandise store and a supermarket) in a typical community center setting². To be analytically conservative, this analysis evaluates a smaller primary trade

² In addition, the size of the proposed Walmart, at 187,219 square feet, is within the range of a typical community center (100,000 to 350,000 square feet), according to the ICSC.

area for potential market support for the proposed project³. Starting with a base three-mile radius as initial reference point, The Natelson Dale Group, Inc. (TNDG) designed a customized polygon as the primary trade area. This polygon takes into account natural traffic barriers (such as major highways and roads) and the locations of existing competitive shopping centers. The primary retail trade area boundaries are defined as follows:

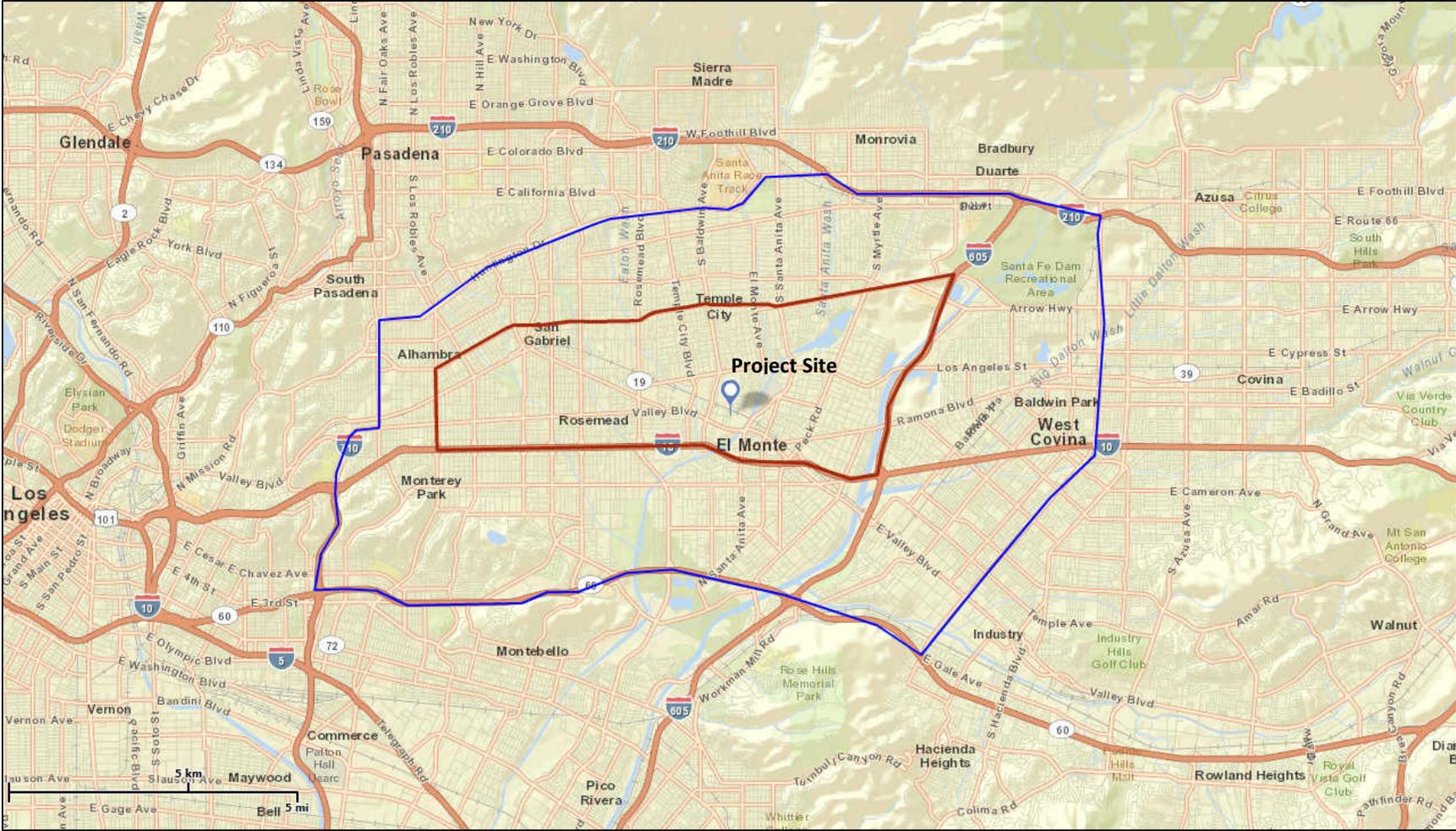
- *Eastern Boundary* – The eastern boundary is represented by Interstate-605 (I-605), which is approximately 2.75 miles from the proposed project site.
- *Western Boundary* – The western boundary is represented by South Atlantic Boulevard, which is approximately 5.0 miles from the proposed project site.
- *Southern Boundary* – The southern boundary is represented by the I-10, which is approximately 0.70 miles from the proposed project site.
- *Northern Boundary* – The northern boundary is represented by Las Tunas Drive and East Live Oak Avenue, which is approximately 2.0 miles from the proposed project site.

Similar to the primary trade area, TNDG designed a customized polygon for the regional trade area, taking into account natural traffic barriers (such as major highways and roads) and the location of existing competitive shopping centers. The regional trade area boundaries are defined as follows: 7th Avenue/Sunset Avenue/Irwindale Avenue to the east, Interstate-710 (I-710)/Fremont Avenue to the west, State Route-60 (SR-60) to the south, and Huntington Drive/Interstate-210 (I-210) to the north. As discussed further in Section III-E, the regional trade area is projected to generate only a small amount of market support (in terms of the percentage of total retail expenditures of the area’s residents) for the proposed project. In addition, as discussed further in Section III-E on page 25, the proposed project is not expected to increase the potential market support from the regional trade area. That is, the limited amount of market support that existing retailers in the primary trade area currently draw from the regional trade area is not expected to increase after the development of the proposed project. Given that the proposed project is not projected to increase the primary trade area’s existing capture rates of retail demand from the regional trade area, this analysis evaluates potential impacts to existing retailers in the primary trade area, where any potential competitive impacts would be concentrated.

A map of the trade area boundaries is provided as Figure I-1 on the following page.

³ A smaller trade area than that recommended by the ICSC provides a conservative approach for estimating retail demand in that it potentially excludes demand from some residents that may patronize the proposed project. That is, by only including the demand from residents that live closer to the project than the standard 3 to 6 mile radius (as recommended by the ICSC), the analysis provides a “conservative” estimate of the trade area’s potential retail demand.

**Figure I-1:
El Monte Retail Trade Area Boundaries**



- = Primary Trade Area
- = Regional Trade Area

What this Study Provides

Since this study is being completed as part of the Environmental Impact Report (EIR) process for the proposed project, it focuses strictly on the types of economic impacts that are defined as significant by the California Environmental Quality Act (CEQA). Specifically, per Section 15131(b) of the CEQA Guidelines, a project's economic impacts on a community are considered significant only if they can be tied to direct physical changes in the market area (i.e., physical deterioration of existing retail centers/facilities). For purposes of this analysis, TNDG has established the following criteria to determine if the project's market impacts would be significant enough to create a lasting physical change in the market area:

- Any diversion of sales from existing retail facilities would have to be severe enough to result in business closings; and
- The business closures would have to be significant enough in scale (i.e., in terms of the total square footage affected and/or the loss of key "anchor" tenants) to affect the long-term viability of existing shopping centers or districts, subsequently resulting in urban decay. Urban decay may be described as a downward spiral of store closures and long-term vacancies. While the phenomenon of urban decay is not defined under CEQA, it is assumed to be indicated by significant deterioration of structures and/or their surroundings. Such deterioration occurs when property owners reduce property maintenance activities below that required to keep their properties in good condition. A store closure, in and of itself, does not constitute urban decay. While the closure of a business is clearly a severe impact to the owners and employees of the firm, within the context of CEQA it is only significant if it results in sustained vacancies and related deterioration of the physical condition of the vacant building(s).

Within the above context, the analysis includes a description of the "baseline" condition of existing retail facilities in the trade area. In particular, TNDG completed a detailed inventory of existing tenants and vacancies in the trade area.

II. EXECUTIVE SUMMARY

II-A. SUMMARY CONCLUSIONS REGARDING POTENTIAL FOR URBAN DECAY

Based on the data and analysis presented in this report, TNDG concludes that the proposed project would not result in urban decay in the evaluated primary trade area. This conclusion applies both when the project is considered by itself and when it is considered in combination with the cumulative projects included in this study.

It is TNDG's conclusion that the project as proposed would not have significant economic impacts on existing retailers. The analysis supporting this conclusion is summarized in Sections II-B through II-F, with the study methodology documented in Section III.

II-B. OVERVIEW OF EXISTING RETAIL MARKET IN TRADE AREA

As part of the analysis, TNDG completed a comprehensive inventory of all existing retail tenants and vacancies in the primary trade area. The detailed inventory is provided in Appendix B of the report.

The total inventory of retail space in the primary trade area is estimated at approximately 4.95 million square feet, while the overall retail vacancy rate is estimated at 8.6%. This overall vacancy rate is within the range (5% to 10%) generally considered to be reflective of a healthy retail market⁴. The retail development in the primary trade area is generally characterized by a number of neighborhood and community-scale shopping centers near key intersections, along with a significant base of free-standing retail buildings located throughout the trade area. In addition, a significant portion of the retail inventory in the trade area is targeted toward specific market niches – primarily Asian- and Latino-focused retail markets. The specific target markets of these retail spaces suggests that they are less likely to be vulnerable to competitive impacts from the proposed project, which will target the general population, as opposed to a specific market niche.

It should be noted that TNDG identified two shopping centers with relatively high vacancy rates⁵. These existing centers are highlighted below:

- The *Alhambra Place Shopping Center* (≈ 148,800 sq. ft.), located at the East Main Street/South Garfield Avenue intersection in Alhambra, has an estimated 94% vacancy rate. However, the existing center will be redeveloped as a mixed-use center that will include 140,000 square feet of retail space and 114 for-sale residential units (see Table II-4 in Section II-E).
- An unnamed neighborhood center (≈ 73,500 sq. ft.), located on the south side of East Live Oak Avenue between Santa Anita and Tyler Avenues in Arcadia, has a 52% vacancy rate, due to the recent closing of the Ralph's supermarket anchor. However,

⁴ "Real Estate Principles: A Value Approach, 3rd Ed., 2010, Ling and Archer". According to the standard real estate textbook used in real estate courses at both undergraduate and graduate levels, the natural vacancy rate, for purposes of estimating potential gross income, for apartment, office, and retail properties is 5% to 15%. The textbook indicates that this is the typical vacancy rate when the market is in equilibrium.

⁵ Problematic shopping centers include those with a minimum gross leasable area (GLA) of 50,000 square feet and a 20% or higher vacancy rate.

according to one published report, Ralph's will continue to own the property and will attempt to lease it to a thrift store, so as to blend in with the other existing thrift stores along that particular stretch of Live Oak Avenue⁶.

Regarding the significant vacancies identified above, the most important and relevant finding for purposes of this study is that none of the buildings is currently exhibiting urban decay conditions (this finding is documented in the photographs provided in Appendix C). That is, at the time of TNDG's photo survey (June 2013) none of the buildings exhibited visible signs of significant deterioration of structures and/or their surroundings; none had significant indications of deferred maintenance; none had graffiti; none had boarded-up windows; and there were no indications of landscape neglect (weeds, brown grass, etc.).

The breakdown of the existing retail inventory by category is summarized on Table II-1 below.

**Table II-1:
Inventory of Existing Retail Development
Primary Trade Area**

Retail Category	Square Feet
Clothing and Clothing Accessories	167,763
General Merchandise	866,299
Home Furnishings and Appliances	211,408
Specialty/Other	447,240
Food and Beverage	654,598
Food Service and Drinking	949,849
Bldg. Matrl. & Garden Equip. & Supplies	165,993
Auto Parts	102,423
Gasoline Stations	N/A
Services Space	960,951
Vacant Space	426,536
Total	4,953,060

Source: TNDG (see Appendix B).

⁶ See <http://arcadiacachamber.org/food-changes-coming/>, accessed on 8/14/2013.

II-C. IMPACT OF PROPOSED PROJECT'S "GAFO" SALES

It is TNDG's conclusion that the proposed project's GAFO⁷ (General Merchandise, Apparel, Furniture/Appliances and Other/Specialty) sales will not have significant impacts on existing retailers in the trade area. The analysis supporting this conclusion is summarized below.

Project Description: The proposed project would include 141,856 square feet of space devoted to tenants in the GAFO retail categories. This includes the non-grocery portion (141,856 square feet) of the proposed Walmart store.

Comparison of Existing Supply and Demand: TNDG's demand analysis indicates existing (year 2013) market support for approximately \$519.8 million in GAFO retail sales in the primary trade area. The \$519.8 million in market demand translates into approximately 2.08 million square feet of GAFO retail space that could be currently supported in the primary trade area. Based on estimates from the field survey completed by TNDG, there is approximately 1.69 million square feet of existing GAFO space in the primary trade area. Thus, TNDG estimates that the trade area could currently support approximately 386,388 square feet of additional GAFO space over and above the existing inventory.

Projected Growth in Demand: Within the primary trade area, potential demand for new retail space in the GAFO retail categories is projected to grow to approximately 438,888 square feet by 2018 (the proposed project's assumed opening date), 483,564 by 2022, and 530,964 by 2026. See Table II-2, below, for TNDG's projection of supportable square feet within GAFO retail categories from 2013 to 2026.

Table II-2:
Potential Demand for NEW GAFO Retail Space
El Monte Retail Trade Area
in Square Feet (all numbers are cumulative)

Retail Category	2013	2016	2018	2020	2022	2024	2026
GAFO 1/	386,388	417,730	438,888	460,257	483,564	507,132	530,964

Source: TNDG.

1/ GAFO = General Merchandise, Apparel, Furniture/Appliances, and Other/Specialty.

Conclusion Regarding Significance of Impact: The proposed project will result in a net increase of 141,849 square feet of GAFO retail space. Given that this space is within the level of residual market support for GAFO space in the primary trade area, TNDG does not believe the GAFO component of the project will have significant competitive impacts on existing stores in the primary trade area.

⁷ "GAFO" is a retail industry acronym for the General Merchandise, Apparel, Furniture and Other/Specialty retail categories. The GAFO categories generally correspond to the merchandise mix of a discount department store such as Walmart.

II-D. IMPACT OF PROPOSED PROJECT'S GROCERY COMPONENT

It is TNDG's conclusion that the proposed project's grocery sales will not have significant economic impacts on existing supermarkets in the primary trade area. The analysis supporting this conclusion is summarized below.

Project Description: For purposes of this analysis, it is assumed that the grocery component of the proposed general merchandise store would total a maximum of 45,442 square feet (30,384 square feet of grocery sales area plus 2,246 square feet of grocery front canopy area and 12,812 square feet of grocery support space). TNDG projects that the Walmart grocery space would generate sales levels equivalent to the national average for grocery sales in Walmart stores of approximately \$436 per square foot (gross area), or total grocery sales of approximately \$19.8 million⁸.

Comparison of Existing Supply and Demand: The primary trade area currently has 17 supermarkets totaling approximately 505,233 square feet⁹. Appendix B, Figure B-1, provides a list of the supermarket centers that includes the stores' square feet and distance to the proposed project. TNDG's demand analysis indicates that there is base year (year 2013) sufficient demand to support average supermarket sales volumes in the primary trade area of \$449 per square foot at all 17 existing supermarkets. In comparison, the industry median for supermarkets is approximately \$473 per square foot nationally and \$418 in the Western United States. Thus, TNDG estimates that, on average, supermarkets in the trade area currently have the potential to generate sales volumes which are above the Western regional median and about 95% of the national median.

Projected Growth in Grocery Demand: Total demand for supermarket sales in the primary trade area is projected to increase from approximately \$226.9 million in 2013 to approximately \$230.3 million in 2016, the assumed opening date of the proposed project. By 2026, total demand for supermarket sales in the primary trade area is projected to reach approximately \$242.1 million (all projections are given in 2013 constant dollars)¹⁰. Table II-3, on the following page, evaluates the impact of the proposed project's grocery sales in terms of the potential reduction in the sales per square foot volume at the existing supermarkets in the primary trade area.

⁸ Based on data from Progressive Grocer's 2012 *Super 50* publication, the national average sales volumes for Walmart grocery space is approximately \$607.33 per square foot of sales area. Based on the floor area configuration for the grocery component of the proposed Supercenter, the estimated grocery sales area is equal to approximately 71.8% of the grocery component's gross building space (assuming the canopy area and sales area function as the overall sales area). Thus, the sales volume for the gross building area of the store's grocery component is estimated at \$436 per square foot ($\$607.33 \times 71.8\%$).

⁹ Grocery stores with a minimum of 10,000 square feet of building space are considered supermarkets for purposes of this analysis. Regarding the project's potential to adversely impact non-traditional markets, such as convenience stores, ethnic or specialty markets, and smaller neighborhood grocery stores (which are often below this 10,000 square foot threshold), in the experience of TNDG, these outlets do not tend to compete with traditional supermarkets, and therefore are unlikely to experience lost sales to the project.

¹⁰ See Tables III-1 to III-9 and III-14 in Section III for the derivation of this estimate of market support for supermarket sales, along with the projections of growth in demand for supermarket sales.

**Table II-3:
Potential Sales Impacts to Existing Supermarkets
Grocery Component of Proposed Project
El Monte Retail Trade Area
in thousands of constant dollars**

Description	2013	2016	2018	2020	2022	2024	2026
Total Food Sales Demand	\$294,693	\$299,136	\$302,135	\$305,164	\$308,223	\$311,313	\$314,434
Estimated Supermarket Share	77%	77%	77%	77%	77%	77%	77%
Total Potential Sales	\$226,914	\$230,335	\$232,644	\$234,976	\$237,332	\$239,711	\$242,114
--Walmart store 1/	\$0	(\$19,813)	(\$19,813)	(\$19,813)	(\$19,813)	(\$19,813)	(\$19,813)
Net Demand Available to Support Existing Supermarkets	\$226,914	\$210,522	\$212,831	\$215,163	\$217,519	\$219,898	\$222,301
Existing Supermarket Sq. Ft.	505,233	505,233	505,233	505,233	505,233	505,233	505,233
Potential Sales per Square Foot Existing Supermarkets	\$449	\$417	\$421	\$426	\$431	\$435	\$440

Source: TNDG; Progressive Grocer, The Super 50, April 2012.

1/ Sales per square foot (gross area) assumptions: \$436. Typically, new retail stores operate below average sales volumes in the first few years after opening, and then reach stabilized sales volume levels after being open for a few years. However, in order to remain analytically conservative (i.e., to depict the maximum potential impact), we have assumed that store would reach its full sales potential (based on the chain-wide average) in year 1.

Conclusion Regarding Significance of Impact. The above analysis suggests that the development of the proposed project would initially cause potential average sales volumes at the 17 existing supermarkets to decrease from the current level of \$449 per square foot to approximately \$417 per square foot. Although this represents a reduction in the potential sales volume per square foot for existing stores, it is TNDG’s conclusion that the potential average sales level of \$417 per square foot in year 2016 is unlikely to be low enough to cause the closure of any of the primary trade area’s existing supermarkets. At \$417 per square foot, potential sales volumes would still essentially be at the previously cited Western regional median (\$418) and about 88% of the national median (\$473). In addition, the following bullet points highlight additional reasons why it would be unlikely for existing supermarkets to close as a result of the proposed project:

- Although we have classified all grocery stores over 10,000 square feet as supermarkets, so as not to potentially underestimate competitive impacts, in the following two respects many of the trade area supermarkets will serve different market segments than the grocery component of the proposed Walmart. This suggests that these specific markets would potentially be less vulnerable to competitive impacts.
 1. Of the trade area’s 17 supermarkets, 13 of them target Hispanic or Asian ethnic groups, suggesting that these stores would be less vulnerable to competitive impacts given their focused market niches. In addition to carrying conventional grocery products, these grocery stores offer large selections of specialty items not available at traditional supermarkets.

2. Some of the trade area grocers classified as supermarkets are not direct competitors with full-scale supermarkets given the specific market segments they serve (e.g., convenience and prepared foods in the case of a Fresh & Easy store, and bulk goods in the case of a warehouse grocer such as Smart & Final).
- Although the primary trade area is not projected to experience rapid population growth over the study period evaluated in this analysis (see Section III-B), continued growth in the market would offset a portion of the projected sales impacts. For example, in 2020, four years after the proposed Walmart's opening, potential sales volumes would reach \$426 per square foot, which is above the regional benchmark figure.

II-E. CUMULATIVE IMPACTS OF PROJECTS PLANNED IN THE TRADE AREA

Whereas the above sections examine potential impacts strictly related to the proposed project, this section evaluates the cumulative impacts to the market based on all known planned and pending retail development/reuse projects in the primary trade area. At the time of this writing, there are nine known planned and/or pending commercial retail projects (in addition to the proposed project evaluated in this analysis) in the primary trade area, as summarized in Table II-4 on the following page. As shown on the table, there is 447,320 square feet of retail space planned for development within the primary trade area¹¹.

It should be noted that the planned and pending projects identified on Table II-4, on the following page, are in part from a cumulative list developed for purposes of evaluating cumulative traffic impacts. Along with this cumulative list, TNDG contacted primary trade area cities (those which were not included in the traffic cumulative list) to obtain additional planned and/or pending projects, given that the primary trade area boundaries in this analysis do not identically match the traffic impact area boundaries. For the reasons described on page 3 and in Section III-A, the appropriate area for evaluating cumulative impacts in this analysis is the primary trade area.

¹¹ It should be noted that the planned and pending non-grocery retail space is limited to the GAFO categories, as the proposed project includes only GAFO and grocery retail space. Thus, the retail demand analysis only considers relevant demand potentials in the GAFO and grocery retail categories. When known, we have excluded the planned/pending projects' proposed restaurant space, since this retail category is not evaluated in this analysis.

**Table II-4:
Planned and Pending Commercial Retail Projects
Primary Trade Area**

Project	Retail Square Feet			Status
	Non-Grocery	Grocery	Total	
EL MONTE WALMART 4000 Arden Dr El Monte 91731	141,856	45,442	187,298	Under Review
UNNAMED 168 W Las Tunas Dr Arcadia 91007	9,148		9,148	Approved
ALHAMBRA PACIFIC PLAZA SWC W Main St / 3rd St Alhambra 91801	8,000	10,000	18,000	Under Construction
MAIN STREET COLLECTION* 410 W Main St Alhambra 91801	3,200		3,200	Under Construction
ALHAMBRA PLACE (Renovation) E Main St / S Garfield Ave Alhambra 91801	140,000		140,000	Approved
SKYCOURTS* 402 S San Gabriel Blvd San Gabriel 91776	4,500		4,500	Under Construction
HING WA LEE JEWELERS 1635 S. Del Mar Ave San Gabriel 91776	11,000		11,000	Recently Constructed
TWO HOTELS/RETAIL* 101-111 W Valley Blvd San Gabriel 91803	51,040		51,040	Under Review
MIXED USE (UNNAMED)* 416 E Las Tunas Dr San Gabriel 91776	3,100		3,100	Approved
BOWLING ALLEY REUSE* 201-217 S San Gabriel Blvd San Gabriel 91776	20,034		20,034	Under Review
TOTAL	391,878	55,442	447,320	

*Does not include proposed restaurant square feet.

Source: Primary Trade Area cities; El Monte Traffic Impact Analysis.

Cumulative Impacts – GAFO (non-grocery) Categories

Demand for new GAFO retail space (non-grocery) in the primary trade area is projected to reach approximately 417,730 square feet in 2016 and 530,964 square feet by 2026. See Table II-5, below, for a breakdown of supportable square feet by retail category from 2013 to 2026.

**Table II-5:
Demand for NEW Retail Space**

Retail Category	2013	2016	2018	2020	2022	2024	2026
GAFO 1/	386,388	417,730	438,888	460,257	483,564	507,132	530,964
Square Feet Absorbed by Planned and Pending Projects 2/		(391,878)					
Net Demand	386,388	25,852	47,010	68,379	91,686	115,254	139,086

Source: TNDG, Table III-1 through III-10.

1/ GAFO = General Merchandise, Apparel, Furniture/Appliances, and Other/Specialty.

2/ Non-grocery space (see Table II-4).

Based on the potential demand for new non-grocery retail space (as shown on Table II-5 above), the total square feet of planned and pending projects would absorb approximately 94% of the residual demand through 2016. Even after accounting for all of the planned and pending retail space, there would still be residual demand to support 25,852 square feet of new retail space in 2016. In addition, due to continued growth in the market, the primary trade area would be able to support an additional 139,806 square feet of non-grocery space by 2026. Thus, TNDG believes that the planned and pending projects will not have significant cumulative impacts on primary retailers in the non-grocery categories.

It should also be noted that the net demand numbers in Table II-5 should be considered relatively conservative, for the following five reasons.

1. The demand projections only include the demand for GAFO retail space, and while most of the retail in the planned and/or pending projects will likely be in the GAFO categories, it is possible that some space could be in other retail categories (e.g., restaurant, building materials, and auto parts). Thus, it is possible that Table II-5 overstates the potential supply of planned and/or pending GAFO retail space¹², which would lead to potentially understating the actual net demand projections.

¹² As noted above on Table II-4, when proposed restaurant square footage was known, it was not included the project total. However, for some projects (e.g., Alhambra Place), the potential square feet of restaurant space is unknown. In such cases, we made no attempt to reduce the total project square footage to account for potential restaurant space. In addition, we also did not attempt to reduce the planned and/or pending projects' square feet to account for potential building materials or auto parts retailers.

2. Several of the planned and/or pending projects identified on Table II-4 are mixed use projects¹³. As such, the retail portions of these projects will be positioned to primarily serve the residents of these projects.
3. The hotel project in the city of San Gabriel will include retail space that will, at a minimum, be partially supported by visitors of the hotel, as opposed to trade area residents.
4. The Alhambra Place project involves the renovation of an existing center, which includes a limited amount of existing occupied retail space. As such, the square feet of this pending project does not represent a 100% net increase in new retail space.
5. Evaluating the aggregate square feet proposed in the primary trade area implicitly assumes that the planned and pending projects' market areas are identical to the market area for the El Monte Walmart project. However, the planned and pending projects in Table II-4 will have their own distinct market areas, which only partially overlap with the trade area evaluated in this analysis¹⁴. As such, these projects would not be limited to the same "pool" of demand projected in TNDG's analysis.

Cumulative Impacts – Supermarket Category

In addition to the proposed project evaluated in this analysis, there is one additional pending grocery store in the primary trade area. A relatively smaller "boutique-style" grocer (at 10,000 square feet) is proposed as part of the mixed-use Alhambra Pacific Plaza development (currently under construction, see Table II-4). It should be noted that a case could be made that this pending grocer should not be classified as a supermarket store, based on its size and market orientation ("boutique style" grocer¹⁵). However, we have included the pending store in the cumulative analysis to provide a "worst-case" impact analysis, thus erring on the side of overstating rather than understating potential cumulative impacts in the supermarket category. Table II-6, on the following page, provides a summary of the cumulative impacts – based on the opening of the proposed project and the pending new grocery store – to the supermarket category.

¹³ These include the Alhambra Pacific Plaza, Main Street Collection, Skycourts, and the unnamed development on 416 Las Tunas Drive in San Gabriel. In addition, the pending Alhambra Place project will also be a mixed-use development, but the amount of proposed retail square feet (140,000) indicates that it will be supported by more than just the project's internal residents.

¹⁴ For example, several of the planned and pending projects are located on the primary trade area's northern boundary along Las Tunas Drive/Main Street. These projects would draw a significant amount of market support beyond the primary trade area boundaries evaluated in this analysis.

¹⁵ As described by Paul Lam, Planning Department, City of Alhambra.

**Table II-6:
Potential Sales Impacts to Existing Supermarkets
Cumulative Analysis
Primary Trade Area
in thousands of constant dollars**

Description	2013	2016	2018	2020	2022	2024	2026
Total Food Sales Demand	\$294,693	\$299,136	\$302,135	\$305,164	\$308,223	\$311,313	\$314,434
Estimated Supermarket Share	77.0%	77.0%	77.0%	77.0%	77.0%	77.0%	77.0%
Total Potential Sales	\$226,914	\$230,335	\$232,644	\$234,976	\$237,332	\$239,711	\$242,114
--Walmart store 1/	\$0	(\$19,813)	(\$19,813)	(\$19,813)	(\$19,813)	(\$19,813)	(\$19,813)
Net Demand Available to Support Existing Supermarkets	\$226,914	\$210,522	\$212,831	\$215,163	\$217,519	\$219,898	\$222,301
Existing Supermarket Sq. Ft.	505,233	505,233	505,233	505,233	505,233	505,233	505,233
Planned Supermarkets Sq. Ft.							
--Alhambra Pacific Plaza		10,000					
Existing + Planned Sq. Ft.	505,233	515,233	515,233	515,233	515,233	515,233	515,233
Potential Sales per Square Foot Existing Supermarkets	\$449	\$409	\$413	\$418	\$422	\$427	\$431

Source: TNDG; Progressive Grocer, The Super 50, April 2012.

1/ Sales per square foot (gross area) assumptions: \$436. Typically, new retail stores operate below average sales volumes in the first few years after opening, and then reach stabilized sales volume levels after being open for a few years. However, in order to remain analytically conservative (i.e., to depict the maximum potential impact), we have assumed that store would reach its full sales potential (based on the chain-wide average) in year 1.

As shown on the table, the combined sales impacts of the proposed and pending projects would potentially result in average supermarket sales volumes of \$409 per square foot in 2016. Although this would be slightly below the benchmark Western regional median figure of \$418 per square foot, TNDG does not believe these impacts would be severe enough to result in store closures, for the following reasons.

1. Benchmark Sales Volumes. It should be noted that the previously cited national and western median regional sales per square foot figures of \$473 and \$418, respectively, do not necessarily reflect break-even thresholds for all supermarkets. Since the \$473 and \$418 per square foot factors reflect median sales figures, by definition half of all supermarkets are operating below these levels. Some supermarkets operate at substantially lower sales levels than the median.

To further evaluate the “typical” sales volumes of California supermarkets, TNDG utilized a proprietary database of chain-specific supermarket sales estimates provided by Trade Dimensions International, Inc., a market research firm of The Nielsen Company. The database, based on May 2011 data from more than 3,200 individual stores, includes sales estimates for 51 supermarket chains operating in California along with aggregate sales estimates for independent supermarkets. According to this database, average sales per square foot by chain range from \$220 to \$809 per square foot. For all chains combined, the

median and average sales per square foot measures are \$385 and \$407, respectively, with a standard deviation of \$128 per square foot. As indicated in the sales per square foot estimates above, there is significant variability in sales volumes at individual supermarkets, and evidence indicating that a number of stores (and entire chains) are operating at well below the \$418 Western region threshold previously identified in this analysis. In fact, of the 51 grocery chains represented in the database (including the aggregated independent category), 29, or 57% of the total, generate average sales volumes below \$418 per square foot. Further, more than half (55%) of the chains operate at sales volumes below \$400 per square foot, while 41% operate below \$350 per square foot.

It should be noted that the data provided by Trade Dimensions are sales estimates and not the supermarkets' actual sales volumes. However, TNDG has also evaluated similar sales estimates from Trade Dimensions in the form of their Retail Performance Reports, which provide store-level sales estimates for individual trade areas. For trade areas which TNDG has evaluated, the sales estimates in these reports are generally consistent with actual sales data available from the California State Board of Equalization (BOE), suggesting that the Trade Dimensions' sales estimates are reasonably accurate.

- 2. Market Area Distinction.** Evaluating the aggregate square feet of supermarket space proposed in the primary trade area implicitly assumes that the pending grocer at the Alhambra Pacific Plaza development is identical to the market area of the proposed project. However, the pending grocer will have its own distinct market area, given its location on the periphery of the primary trade area boundary, on the northwest portion. By virtue of its location, this store will draw a significant amount of market support north of Main Street and west of Atlantic Boulevard, market areas that are outside of the primary trade area boundaries. In addition, being part of a mixed-use development project – which includes 120 for-sale residential units – the pending grocer will be positioned to serve the internal demand of the project's residents. As such, this pending grocer would not be limited to the same "pool" of demand projected in TNDG's analysis. Thus, by accounting for the full sales impact of this pending store, we have likely overestimated potential cumulative sales impacts in the supermarket category.

II-F. POTENTIAL FOR URBAN DECAY

As discussed in Sections II-C, II-D, and II-E, no store closures are projected under the project-specific analysis or the cumulative analysis. Although the potential reduction in supermarket sales volumes projected in Section II-D and II-E would clearly be undesirable from the standpoint of existing supermarket owners, it is TNDG's conclusion that it is not reasonably foreseeable that urban decay conditions would result from completion of the project alone or in combination with the other planned projects in the trade area.

Urban decay is a potential consequence of a downward spiral of store closures and long-term vacancies¹⁶. While urban decay is not defined under CEQA, it is assumed to be indicated by significant deterioration of structures and/or their surroundings. Such deterioration can occur when property owners reduce property maintenance activities below that required to keep their properties in good condition. Property-owners are likely to make reductions in maintenance under conditions where they see little likelihood of future positive returns due to prolonged vacancy.

Given the conclusion by TNDG that no store closures are likely to occur as a result of the project, it is unlikely that owners of existing occupied retail space will allow their properties to physically deteriorate. Even in the unlikely event that one supermarket would close as a result of cumulative impacts, TNDG's analysis shows that such a store closure would be unlikely to result in urban decay, for the following reasons¹⁷.

1. The City of El Monte's municipal code and practices would limit the potential for vacant commercial buildings to deteriorate physically and ultimately result in urban decay. Specifically, the City's "Property Maintenance ordinance" is designed to "to protect its citizens and their property from conditions which are offensive or annoying to the senses, detrimental to property values and community appearance, or hazardous or injurious to the health, safety, or welfare of the general public"¹⁸. Further, the ordinance states that it is unlawful for buildings to remain "damaged, abandoned, boarded up, [or] dilapidated". Violations could result in penalties and administrative citations.
2. TNDG's analysis shows that there are viable non-supermarket retail reuse options for each of the 17 existing supermarkets in the primary trade area, indicating that in the unlikely event that one of the specific stores were to close, the vacated space would not be expected to remain permanently vacant. As shown on Table II-5, even after accounting for all of the planned and pending retail space, the primary trade area would be able to support an additional 68,379 square feet of GAFO retail space by 2020. Due to continued growth in the market, residual demand in the non-grocery categories would reach 139,086 square feet by 2026¹⁹. In addition, the relatively low existing vacancy rate of 8.6%, along with the pending renovation of the Alhambra Place center (see discussion

¹⁶ As cited in the Bakersfield Citizens for Local Control v. City of Bakersfield (2004) 124 Cal. App 4th 1184, p 2.

¹⁷ Since specific data on individual store performance and break-even thresholds are closely held and not available for this study, it is not possible to predict with any degree of accuracy which particular supermarkets would be most vulnerable to closure.

¹⁸ See the section of the City of El Monte's Municipal Code that deals with abandoned and vacant properties, Chapter 8.44.030 – "Public nuisances designated" (accessed online at <http://library.municode.com/index.aspx?clientId=16228&stateId=5&stateName=California> on 8/13/2013).

¹⁹ Further, the residual demand estimates are relatively conservative, given the reasons discussed on pages 14-15.

on page II-B) provides further evidence of the relative market strength in the primary trade area, and the strong re-tenanting potential of any vacated supermarket. Along with single-tenant retail reuse options, many of the existing supermarket sites could potentially be subdivided for multiple smaller tenants in the non-grocery categories. Along with potential retail reuse options, a vacant supermarket would also be a candidate for some type of adaptive reuse, including uses ranging from a recreational facility (e.g., bowling alley, ice rink, fitness center) to institutional uses (e.g., government office facility, library, church) to office/service type uses (e.g., call centers). There are numerous examples of vacant “big box” stores being converted for these types of uses²⁰.

²⁰ For example, 24-Hour Fitness has opened up fitness clubs in vacant big box stores in a number of markets.

III. RETAIL DEMAND ANALYSIS METHODOLOGY

This section examines potential retail demand associated with the population residing in the trade area that would be served by the proposed project. The analysis projects future retail demand of residents in the retail trade area evaluated in this analysis.

III-A. MARKET AREA BOUNDARIES

The primary retail trade area boundaries are defined as follows:

- Eastern Boundary – The eastern boundary is represented by Interstate-605 (I-605), which is approximately 2.75 miles from the proposed project site.
- Western Boundary – The western boundary is represented by South Atlantic Boulevard, which is approximately 5.0 miles from the proposed project site.
- Southern Boundary – The southern boundary is represented by the I-10, which is approximately 0.70 miles from the proposed project site.
- Northern Boundary – The northern boundary is represented by Las Tunas Drive and East Live Oak Avenue, which is approximately 2.0 miles from the proposed project site.

This polygon takes into account natural traffic barriers (such as major highways and roads) and the location of existing competitive shopping centers. As discussed in the report Introduction on page 3, a community center similar in scale and scope to the proposed project would typically have a trade area of 3 to 6 miles. However, to remain analytically conservative, TNDG has designed a smaller primary trade area so as not to potentially overestimate market demand for the proposed project. In this respect, the primary trade area was customized based on a 3-mile radius as a starting point, as discussed on page 3. Along with demand generated by residents within the primary trade area, retailers in the primary trade area also draw a limited amount of market support from a larger regional trade area (see Section III-E). The regional trade area is a customized polygon defined with the following boundaries: 7th Avenue/Sunset Avenue/Irwindale Avenue to the east, Interstate-710 (I-710)/Fremont Avenue to the west, State Route-60 (SR-60) to the south, and Huntington Drive/Interstate-210 (I-210) to the north. Similar to the primary trade area, TNDG designed a customized polygon for the regional trade area, taking into account natural traffic barriers (such as major highways and roads) and the location of existing competitive shopping centers.

The boundaries for the primary trade area and regional trade area are shown on Figure III-1 on the following page.

Figure III-1: El Monte Retail Trade Area Boundaries



- = Primary Trade Area
- = Regional Trade Area

III-B. POPULATION AND INCOME LEVELS

The population in the primary trade area and regional trade area is projected as follows:

**Table III-1:
Population Projections by Year
El Monte Retail Trade Area**

Market Area	<i>Estimate</i>	<i>Projections</i>					
	2013	2016	2018	2020	2022	2024	2026
PTA	186,306	189,114	191,010	192,925	194,859	196,813	198,786
RTA	476,411	483,593	488,441	493,338	501,263	509,315	517,497
Total	662,717	672,708	679,452	686,263	696,122	706,128	716,283

Source: ESRI, Southern California Association of Governments (SCAG); TNDG.

PTA = Primary Trade Area

RTA = Regional Trade Area

The above population estimates are from ESRI, a nationally-recognized provider of demographic data, while the future projections are based on growth forecasts developed in conjunction with the Southern California Association of Government's (SCAG's) recently released (April 2012) 2012-2035 Regional Transportation Plan (RTP). For the growth projections, the following forecast approach was used:

- Obtain demographic forecasts from SCAG at the Traffic Analysis Zone level (TAZ) level of geography.
- Match the TAZ boundaries to the geographic boundaries of the primary trade area and regional trade area (see Figure III-1).
- Calculate the population growth rate in the TAZs that most closely correspond to the primary and regional trade area boundaries. This calculation shows that SCAG forecasts the following growth rates.

Area	<u>2013 - 2020</u>	<u>2020 - 2023</u>
PTA	0.5%	0.5%
RTA	0.5%	0.8%

Per capita income levels in the primary trade area and secondary trade area are estimated as follows.

**Table III-2:
Per Capita Income Levels
El Monte Retail Trade Area**

Market Area	2013 Per Capita Income
PTA	\$28,825
RTA	\$30,705

Source: ESRI, TNDG

The indicated estimates of per capita income were obtained from ESRI and increased 57% by TNDG. The reason for this increase factor is that these income estimates are based on “money income” definition of income utilized by the U.S. Census Bureau. This measure of income is narrower than the “personal income” definition used by the U.S. Department of Commerce. The broader definition includes additional income sources such as fringe benefits (health insurance, retirement funding), imputed income (interest, rent), and direct payments to medical providers by governments. Personal income therefore represents a more complete gauge of a household’s economic status. According to the Center for the Continuing Study of the California Economy (CCSCE), personal income is the preferred measure for purposes of projecting a household’s purchasing power (i.e., retail demand). Thus, this analysis increases the ESRI estimates of money income by 57% to estimate per capita personal income²¹.

III-C. RETAIL SALES DEMAND

The portion of total income spent on retail purchases varies by the income level of the individual household and also varies depending on the strength of the overall economy. In general, the percentage of income spent on retail goods decreases as income levels rise (more affluent households spend more on retail goods in absolute dollar terms, but less as a percentage of their total income).

In order to forecast the ratio of total trade area income likely to be spent on retail purchases, TNDG evaluated county level data for the period 2000 through 2011 (the latest 12-year period for which official income data are available from the Bureau of Economic Analysis (BEA). In particular, TNDG calculated the ratio of total retail sales (based on data from the State Board of Equalization²²) to aggregate income (per the BEA). At the countywide level, the ratio of retail sales to total income is estimated as follows for each year of the evaluation period:

**Table III-3:
Income and Retail Demand
Los Angeles County**

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12-Year Average
26.9%	25.8%	26.0%	26.6%	27.4%	27.7%	26.6%	25.8%	23.3%	22.0%	22.4%	23.2%	25.3%

Source: TNDG, based on income data from BEA and retail sales data from SBOE.

Whereas the above data are based on countywide income levels, data from the National Consumer Expenditure Survey (CES) allow for evaluation of the variation in retail expenditures by household income level. Since income levels within the primary trade area and secondary trade area vary from the countywide average, it is expected that retail expenditures as a percentage of income would vary between the primary trade area and secondary trade area. Based on the ratio of personal per capita income levels in the primary trade area and secondary

²¹ Per capita “personal income” is a full 57% higher than per capita “money income” in Los Angeles County, based on 2007-2011 income data (the most recent years available) provided by the Bureau of Economic Analysis, Department of Commerce and the U.S. Census Bureau.

²² The Board of Equalization provides data on *taxable* retail sales. In order to estimate total retail sales, TNDG multiplied *taxable* sales in the Food category by a factor of 3.5. As noted previously, this factor has been derived by TNDG based on numerous analyses of supermarket supply and demand in comparable communities throughout California, and based on data we have reviewed from the State Board of Equalization (BOE), Minnesota IMPLAN Group, and selected supermarket chains.

trade area relative to the County, TNDG estimates the retail to income ratios as follows in Table III-4 below.

**Table III-4:
Total Retail Sales
As a Percentage of Aggregate Personal Income
EI Monte Retail Trade Area**

Area	Income Index Factor	2000	2005	2011	12-Year Average
County	1.00	26.9%	27.7%	23.2%	25.3%
PTA	1.08	29.1%	30.1%	25.1%	27.4%
RTA	1.03	27.8%	28.7%	24.0%	26.2%

Source: TNDG, based on BEA, SBOE and CES data.

The above data in Table III-3 clearly show the effects of a strong economy in 2005 and 2006 and the severe recession beginning in 2008. In order to remain analytically conservative, TNDG’s analysis assumes that the retail expenditure ratios for the primary trade area and secondary trade area will remain at the 12-year averages (as shown in Table III-4 above). It is important to note that TNDG is projecting that the ratios will remain well below the county-indexed 2005 peak of 30.1%.

**Table III-5:
Income and Retail Demand
EI Monte Retail Trade Area**

Market Area	2013	2016	2018	2020	2022	2024	2026
PTA	\$5,370,267	\$5,451,225	\$5,505,873	\$5,561,070	\$5,616,820	\$5,673,128	\$5,730,001
RTA	\$14,628,206	\$14,848,728	\$14,997,587	\$15,147,937	\$15,391,274	\$15,638,519	\$15,889,736
Total Income	\$19,998,473	\$20,299,953	\$20,503,460	\$20,709,007	\$21,008,093	\$21,311,647	\$21,619,738
PTA	\$1,473,467	\$1,495,680	\$1,510,674	\$1,525,819	\$1,541,115	\$1,556,565	\$1,572,169
RTA	\$3,827,416	\$3,885,114	\$3,924,063	\$3,963,401	\$4,027,070	\$4,091,760	\$4,157,490
Total Retail Demand 1/	\$5,300,883	\$5,380,794	\$5,434,737	\$5,489,220	\$5,568,185	\$5,648,325	\$5,729,660

Source: TNDG.

Notes: 1/ Retail demand is calculated by applying the percent of income spent of retail goods factors, provided in Table III-4, by the income estimates provided above.

III-D. DISTRIBUTION OF RETAIL EXPENDITURES

Projected retail demand from market area residents is disaggregated into various retail categories based upon retail expenditure patterns observed in Los Angeles County from 2009 to 2011, the most recent three years for which data are available. The basic distribution of retail sales by retail category is projected as follows in Table III-6 below.

**Table III-6:
Distribution of Sales by Category
El Monte Retail Trade Area**

Retail Category	Distribution
<u>Shopper Goods:</u>	
Clothing and Clothing Accessories	11.0%
General Merchandise	8.0%
Home Furnishings and Appliances	6.0%
Specialty/Other	11.0%
<i>Subtotal</i>	<i>36.0%</i>
<u>Convenience Goods:</u>	
Food and Beverage	20.0%
Food Service and Drinking	15.0%
<i>Subtotal</i>	<i>35.0%</i>
<u>Heavy Commercial Goods:</u>	
Bldg. Matrl. & Garden Equip. & Supplies	6.0%
Motor Vehicle and Parts Dealers	12.0%
Gasoline Stations	11.0%
<i>Subtotal</i>	<i>29.0%</i>
Total	100.0%

State Board of Equalization; TNDG

III-E. CAPTURE RATE ANALYSIS

Primary Trade Area Capture Rates

The primary trade area's capture rates of resident demand are projected to be relatively high due to the tendency of residents to shop relatively close to their homes, especially for convenience goods. Generally, it is reasonable to expect that residents will make the vast majority of their retail purchases locally, provided that a competitive mix of retail stores reflective of consumer needs is available. This is consistent with one of the findings from standard urban land use theory, which indicates, all else equal, the relative attractiveness of retail outlets decreases as travel time increases for the consumer²³.

²³ See, for example, Blair, John. *Urban & Regional Economics*. Irwin, 1991. Hoover, Edgar M. *An Introduction to Regional Economics*. Alfred A. Knopf, 1975. McCann, Phillip. *Urban and Regional Economics*. Oxford University Press, 2001.

Table III-7, below, shows the projected capture rates of primary trade area demand for each relevant retail category²⁴.

**Table III-7:
Capture Rates of Trade Area Demand
El Monte Retail Trade Area**

Retail Category	Capture Rate
<u>Shopper Goods:</u>	
Clothing and Clothing Accessories	85.0%
General Merchandise	85.0%
Home Furnishings and Appliances	85.0%
Specialty/Other	85.0%
<u>Convenience Goods:</u>	
Food and Beverage	100.0%

Source: TNDG

Generally, this type of analysis would treat the area as a “closed system”; in other words, it would assume that given an adequate supply of retail stores, residents of the market area will make all of their retail purchases somewhere in the trade area. However, in this case, the capture rates have been adjusted downward to account for the fact that the primary trade area does not have a super-regional shopping center; therefore, it is assumed that the area will always experience some level of retail “leakage” to other areas of Los Angeles County with a larger array of retail facilities. According to the ICSC, 11% of retail space is in super-regional centers (defined here as centers with 800,000 square feet or more of gross leasable area) while the remaining 89% of the space is in neighborhood- to regional-scale centers. Based on these data, TNDG believes that the primary trade area, in the absence of such a super-regional center, could be expected to realistically “capture” up to 89% of retail demand in the shopper goods categories. To be analytically conservative in this analysis, TNDG has adjusted this shopper goods capture rate down to 85%. The trade area is projected to potentially capture all of its residents’ demand in the Food and Beverage category (grocery store) category, because of the strong propensity of consumers to purchase grocery goods as close as possible to their residences and the availability of these retailers in the trade area.

Regional Trade Area Capture Rates

Given the proposed center’s strategic location near the I-10, it will also capture some limited amount of resident demand outside of the primary trade area, as shown on Table III-8 on the following page. Capture rates of regional trade area retail demand are projected to be significantly lower than those for the primary trade area given the longer distances that regional trade area residents need to travel to shop in the primary trade area. Moreover, the capture rates have been set at the percentage which TNDG estimates that the primary trade area currently attracts demand from the regional trade area based on the current inventory of occupied retail space in the primary trade area in each category. The analysis assumes that these capture rates will remain constant in the future.

²⁴ Given that this analysis is focused on evaluating impacts to the GAFO and grocery categories, capture rates are not estimated for the other retail categories.

**Table III-8:
Potential Capture of Regional Trade Area Demand
El Monte Retail Trade Area**

Retail Category	Capture Rate
<u>Shopper Goods:</u>	
Clothing and Clothing Accessories	5.0%
General Merchandise	5.0%
Home Furnishings and Appliances	5.0%
Specialty/Other	5.0%
<u>Convenience Goods:</u>	
Food and Beverage	0.0%

Source: TNDG

III-F. POTENTIAL RETAIL SALES VOLUMES

Based on the capture rates shown above, Table III-9, projects the potential market area demand in the primary trade area for each retail category. As shown on the table, incremental demand through 2026 for retail sales in the primary trade area is projected to grow in proportion to increases in population.

**Table III-9
Potential Capture of Sales
El Monte Retail Trade Area – Primary Trade Area
in thousands of constant dollars**

Market Area	2013	2016	2018	2020	2022	2024	2026
<u>Shopper Goods:</u>							
Clothing and Clothing Accessories	\$158,820	\$161,214	\$162,830	\$164,463	\$166,243	\$168,043	\$169,864
General Merchandise	\$115,505	\$117,247	\$118,422	\$119,609	\$120,904	\$122,213	\$123,537
Home Furnishings and Appliances	\$86,629	\$87,935	\$88,817	\$89,707	\$90,678	\$91,660	\$92,653
Specialty/Other	\$158,820	\$161,214	\$162,830	\$164,463	\$166,243	\$168,043	\$169,864
<i>Subtotal</i>	<i>\$519,774</i>	<i>\$527,610</i>	<i>\$532,899</i>	<i>\$538,242</i>	<i>\$544,068</i>	<i>\$549,960</i>	<i>\$555,919</i>
<u>Convenience Goods:</u>							
Food and Beverage	\$294,693	\$299,136	\$302,135	\$305,164	\$308,223	\$311,313	\$314,434
Total	\$814,468	\$826,746	\$835,034	\$843,405	\$852,291	\$861,273	\$870,352

Source: TNDG

III-G. SUPPORTABLE RETAIL SPACE (NON-GROCERY)

Sales per Square Foot Standards

Projected sales volume requirements per square foot of retail space by retail category are derived from typical sales standards from the Urban Land Institute's Dollars & Cents Publication and from typical sales per square foot data from representative stores in each retail category (as reported in the July 2009 issue of Retail MAXIM).

**Table III-10:
Sales per Foot Standards for Retail Space
El Monte Retail Trade Area**

Retail Category	Sales/ Square Foot
GAFO 1/	\$250

Source: TNDG, based on data published by ULI and Retail Maxim.

1/ GAFO = General Merchandise, Apparel, Furniture/Appliances, Other/Specialty.

Demand for New Retail Space

The sales per square foot standard is applied to the net demand numbers for the GAFO retail category, as shown in Table III-11 below. This calculation essentially converts potential sales volumes to supportable square feet of new retail space. Supportable development levels will increase in the future by virtue of anticipated population growth in the primary trade area and regional trade area (see Table III-1).

**Table III-11:
Demand for Retail Space (Non-Grocery)
El Monte Retail Trade Area – Primary Trade Area**

Retail Category	2013	2016	2018	2020	2022	2024	2026
Shopper Goods:							
GAFO	2,079,098	2,110,440	2,131,598	2,152,967	2,176,274	2,199,842	2,223,674

Source: TNDG

Existing Square Feet of Space

Provided in Table III-12, on the following page, is an estimate of the amount of existing square feet of (non-grocery) retail space, broken down by retail category, in the primary trade area. As shown in the table, there is an inventory of approximately 4.24 million square feet of existing retail space (including vacant space) in the primary trade area. There is approximately 1.69 million square feet of GAFO retail space – the relevant non-grocery retail category evaluated in this analysis.

**Table III-12:
Estimate of Existing Square Feet of Retail Development (Non-Grocery)
El Monte Retail Trade Area – Primary Trade Area**

Retail Category	Square Feet
<u>Shopper Goods:</u>	
GAFO	1,692,710
<u>Convenience Goods:</u>	
Food Service and Drinking	949,849
<u>Heavy Commercial Goods:</u>	
Bldg. Matrl. & Garden Equip. & Supplies	165,993
Auto Parts	102,423
Service Stations	N/A
Services Space	960,591
Vacant Space	426,536
Total	4,298,462

Source: TNDG

Demand for New Retail Space

By subtracting the existing amount of retail space (see Table III-12) from the potential supportable amount (see Table III-11), Table III-13, on the following page, provides the amount of new retail space that could be supported in the primary trade area. Currently (as of 2013) the primary trade area could support approximately 386,388 square feet of additional GAFO retail space. Due to continued population growth (see Table III-1), the primary trade area would be able to support an additional 530,964 square feet of retail space, over and above existing levels, by 2026.

In addition, based on analysis of a proprietary database of shopping centers in a major metropolitan area, TNDG has determined that services space (e.g., dry cleaners, hair salons, banks, etc.) accounts for 10% to 25% of total shopping center space, depending on type of retail development (i.e., regional, community, neighborhood, etc.). To be analytically conservative, this analysis assumes that, on average, services space accounts for 10% of total space in typical shopping center settings. Thus, currently (as of 2013) the primary trade area could support approximately 429,320 square feet of additional retail and services space. Due to continued population growth (see Table III-1), the primary trade area would be able to support an additional 589,960 square feet of retail and services space, over and above existing levels, by 2026.

**Table III-13:
Demand for New Retail Space
El Monte Retail Trade Area – Primary Trade Area**

Retail Category	2013	2016	2018	2020	2022	2024	2026
GAFO	386,388	417,730	438,888	460,257	483,564	507,132	530,964
Services Space @ 10% of Total Space	42,932	46,414	48,765	51,140	53,729	56,348	58,996
TOTAL	429,320	464,144	487,653	511,397	537,293	563,480	589,960

Source: TNDG

III-H. DEMAND FOR GROCERY SALES AND SUPPORTABLE GROCERY SPACE

This section evaluates the demand for grocery sales in the primary trade area, along with the proposed project’s potential impact on existing supermarkets in the primary trade area. Table III-14, on the following page, provides a forecast of total demand in the Food category from 2013 to 2026, in addition to the share of food demand that would be captured by supermarkets in the primary trade area. TNDG estimates that the 17 supermarkets in the primary trade area capture approximately 77% of total Food demand²⁵. The balance of sales in the overall Food category (23% of the total) is captured by smaller convenience and specialty markets.

The table also provides an estimate of the supermarkets’ average sales volumes, in terms of sales per square foot, by dividing the estimate of supermarket demand (in dollars) by the square feet of existing supermarket space. Projections of future average sales volumes are net of the demand that would be absorbed by the proposed grocery component of the proposed Walmart store.

²⁵ In fully developed urban markets, supermarket sales typically account for 80% to 90% of sales in the overall Food category. This factor has been derived by TNDG based on numerous analyses of supermarket supply and demand in urban communities throughout California. The 17 existing supermarkets account for approximately 77% of the total square feet in the grocery category in the primary trade area.

**Table III-14:
Demand for Supermarket Sales and
Estimate of Sales per Square Foot
El Monte Retail Trade Area – Primary Trade Area
in thousands of constant dollars**

Description	2013	2016	2018	2020	2022	2024	2026
Total Food Sales Demand	\$294,693	\$299,136	\$302,135	\$305,164	\$308,223	\$311,313	\$314,434
Estimated Supermarket Share	77%	77%	77%	77%	77%	77%	77%
Total Potential Sales	\$226,914	\$230,335	\$232,644	\$234,976	\$237,332	\$239,711	\$242,114
--Walmart store 1/	\$0	(\$19,813)	(\$19,813)	(\$19,813)	(\$19,813)	(\$19,813)	(\$19,813)
Net Demand Available to Support Existing Supermarkets	\$226,914	\$210,522	\$212,831	\$215,163	\$217,519	\$219,898	\$222,301
Existing Supermarket Sq. Ft.	505,233	505,233	505,233	505,233	505,233	505,233	505,233
Potential Sales per Square Foot Existing Supermarkets	\$449	\$417	\$421	\$426	\$431	\$435	\$440

Source: TNDG; Progressive Grocer, The Super 50, April 2012.

1/ Sales per square foot (gross area) assumptions: \$436. Typically, new retail stores operate below average sales volumes in the first few years after opening, and then reach stabilized sales volume levels after being open for a few years. However, in order to remain analytically conservative (i.e., to depict the maximum potential impact), we have assumed that store would reach its full sales potential (based on the chain-wide average) in year 1.

APPENDIX A:

**RETAIL DEMAND ANALYSIS
EL MONTE RETAIL TRADE AREA**

**Table A-1
Population
El Monte Retail Trade Area**

Area	2013	2016	2018	2020	2022	2024	2026
Primary Trade Area (PTA)	186,306	189,114	191,010	192,925	194,859	196,813	198,786
Regional Trade Area (RTA)	476,411	483,593	488,441	493,338	501,263	509,315	517,497
Total	662,717	672,708	679,452	686,263	696,122	706,128	716,283

Source: ESRI; Southern California Association of Governments (SCAG).

**Table A-2
Per Capita Income Projections
El Monte Retail Trade Area
In constant dollars**

	2013						
Primary Trade Area (PTA)		\$28,825					
Regional Trade Area (RTA)		\$30,705					
Annual Increase Factor		0.00%					
Area	2013	2016	2018	2020	2022	2024	2026
Primary Trade Area (PTA)	\$28,825	\$28,825	\$28,825	\$28,825	\$28,825	\$28,825	\$28,825
Regional Trade Area (RTA)	\$30,705	\$30,705	\$30,705	\$30,705	\$30,705	\$30,705	\$30,705

Source: U.S. Census Bureau; Bureau of Economic Analysis; ESRI; TNDG.

Table A-3
Total Income and Potential Retail Sales Projections
El Monte Retail Trade Area
In thousands of constant dollars

Area	2013	2016	2018	2020	2022	2024	2026
<i>Percent of Income Spent on Retail:</i>							
Primary Trade Area (PTA)	27.4%	27.4%	27.4%	27.4%	27.4%	27.4%	27.4%
Regional Trade Area (RTA)	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%	26.2%
<i>Total Income:</i>							
Primary Trade Area (PTA)	\$5,370,267	\$5,451,225	\$5,505,873	\$5,561,070	\$5,616,820	\$5,673,128	\$5,730,001
Regional Trade Area (RTA)	\$14,628,206	\$14,848,728	\$14,997,587	\$15,147,937	\$15,391,274	\$15,638,519	\$15,889,736
Total	\$19,998,473	\$20,299,953	\$20,503,460	\$20,709,007	\$21,008,093	\$21,311,647	\$21,619,738
<i>Potential Retail Sales:</i>							
Primary Trade Area (PTA)	\$1,473,467	\$1,495,680	\$1,510,674	\$1,525,819	\$1,541,115	\$1,556,565	\$1,572,169
Regional Trade Area (RTA)	\$3,827,416	\$3,885,114	\$3,924,063	\$3,963,401	\$4,027,070	\$4,091,760	\$4,157,490
Total	\$5,300,883	\$5,380,794	\$5,434,737	\$5,489,220	\$5,568,185	\$5,648,325	\$5,729,660

Source: TNDG; CA State Board of Equalization; Bureau of Economic Analysis.

Table A-4
Distribution of Retail Sales by Retail Category
El Monte Retail Trade Area

Retail Category	%Distribution 2013	%Distribution 2016	%Distribution 2018	%Distribution 2020	%Distribution 2022	%Distribution 2024	%Distribution 2026
<i>Shopper Goods:</i>							
Clothing and Clothing Accessories	11.0%	11.0%	11.0%	11.0%	11.0%	11.0%	11.0%
General Merchandise	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Home Furnishings and Appliances	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Specialty/Other	11.0%	11.0%	11.0%	11.0%	11.0%	11.0%	11.0%
Subtotal	36.0%	36.0%	36.0%	36.0%	36.0%	36.0%	36.0%
<i>Convenience Goods:</i>							
Food and Beverage	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
Food Service and Drinking	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Subtotal	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Motor Vehicle and Parts Dealers	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Gasoline Stations	11.0%	11.0%	11.0%	11.0%	11.0%	11.0%	11.0%
Subtotal	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: TNDG, based on historic trends (2009-11 taxable sales) reported by the State Board of Equalization (SBOE) for Los Angeles County.

Table A-5
Projected Demand for Retail Sales by Major Retail Category
El Monte Retail Trade Area - PTA
In thousands of constant dollars

Retail Category	2013	2016	2018	2020	2022	2024	2026
<i>Shopper Goods:</i>							
Clothing and Clothing Accessories	\$162,081	\$164,525	\$166,174	\$167,840	\$169,523	\$171,222	\$172,939
General Merchandise	\$117,877	\$119,654	\$120,854	\$122,065	\$123,289	\$124,525	\$125,774
Home Furnishings and Appliances	\$88,408	\$89,741	\$90,640	\$91,549	\$92,467	\$93,394	\$94,330
Specialty/Other	\$162,081	\$164,525	\$166,174	\$167,840	\$169,523	\$171,222	\$172,939
Subtotal	\$530,448	\$538,445	\$543,843	\$549,295	\$554,801	\$560,363	\$565,981
<i>Convenience Goods:</i>							
Food and Beverage	\$294,693	\$299,136	\$302,135	\$305,164	\$308,223	\$311,313	\$314,434
Food Service and Drinking	\$221,020	\$224,352	\$226,601	\$228,873	\$231,167	\$233,485	\$235,825
Subtotal	\$515,714	\$523,488	\$528,736	\$534,037	\$539,390	\$544,798	\$550,259
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	\$88,408	\$89,741	\$90,640	\$91,549	\$92,467	\$93,394	\$94,330
Motor Vehicle and Parts Dealers	\$176,816	\$179,482	\$181,281	\$183,098	\$184,934	\$186,788	\$188,660
Gasoline Stations	\$162,081	\$164,525	\$166,174	\$167,840	\$169,523	\$171,222	\$172,939
Subtotal	\$427,305	\$433,747	\$438,095	\$442,487	\$446,923	\$451,404	\$455,929
Total	\$1,473,467	\$1,495,680	\$1,510,674	\$1,525,819	\$1,541,115	\$1,556,565	\$1,572,169

Source: TNDG

Table A-6
Projected Demand for Retail Sales by Major Retail Category
El Monte Retail Trade Area - RTA
In thousands of constant dollars

Retail Category	2013	2016	2018	2020	2022	2024	2026
<i>Shopper Goods:</i>							
Clothing and Clothing Accessories	\$421,016	\$427,363	\$431,647	\$435,974	\$442,978	\$450,094	\$457,324
General Merchandise	\$306,193	\$310,809	\$313,925	\$317,072	\$322,166	\$327,341	\$332,599
Home Furnishings and Appliances	\$229,645	\$233,107	\$235,444	\$237,804	\$241,624	\$245,506	\$249,449
Specialty/Other	\$421,016	\$427,363	\$431,647	\$435,974	\$442,978	\$450,094	\$457,324
Subtotal	\$1,377,870	\$1,398,641	\$1,412,663	\$1,426,825	\$1,449,745	\$1,473,034	\$1,496,697
<i>Convenience Goods:</i>							
Food and Beverage	\$765,483	\$777,023	\$784,813	\$792,680	\$805,414	\$818,352	\$831,498
Food Service and Drinking	\$574,112	\$582,767	\$588,609	\$594,510	\$604,060	\$613,764	\$623,624
Subtotal	\$1,339,595	\$1,359,790	\$1,373,422	\$1,387,191	\$1,409,474	\$1,432,116	\$1,455,122
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	\$229,645	\$233,107	\$235,444	\$237,804	\$241,624	\$245,506	\$249,449
Motor Vehicle and Parts Dealers	\$459,290	\$466,214	\$470,888	\$475,608	\$483,248	\$491,011	\$498,899
Gasoline Stations	\$421,016	\$427,363	\$431,647	\$435,974	\$442,978	\$450,094	\$457,324
Subtotal	\$1,109,951	\$1,126,683	\$1,137,978	\$1,149,386	\$1,167,850	\$1,186,611	\$1,205,672
Total	\$3,827,416	\$3,885,114	\$3,924,063	\$3,963,401	\$4,027,070	\$4,091,760	\$4,157,490

Source: TNDG

Table A-7
Potential Capture of Market Area Demand for Retail Sales Expressed in Percentages
El Monte Retail Trade Area - PTA

Retail Category	2013	2016	2018	2020	2022	2024	2026
<i>Shopper Goods:</i>							
Clothing and Clothing Accessories	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%
General Merchandise	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%
Home Furnishings and Appliances	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%
Specialty/Other	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%
<i>Convenience Goods:</i>							
Food and Beverage	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Food Service and Drinking	N/A						
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	N/A						
Motor Vehicle and Parts Dealers	N/A						
Gasoline Stations	N/A						

N/A = Not Applicable. Retail categories that are not evaluated in this analysis.

Source: TNDG.

Table A-8
Potential Capture of Market Area Demand for Retail Sales Expressed in Percentages
El Monte Retail Trade Area - RTA

Retail Category	2013	2016	2018	2020	2022	2024	2026
<i>Shopper Goods:</i>							
Clothing and Clothing Accessories	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
General Merchandise	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Home Furnishings and Appliances	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Specialty/Other	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
<i>Convenience Goods:</i>							
Food and Beverage	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Food Service and Drinking	N/A						
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	N/A						
Motor Vehicle and Parts Dealers	N/A						
Gasoline Stations	N/A						

N/A = Not Applicable. Retail categories that are not evaluated in this analysis.

Source: TNDG.

Table A-9
Potential Capture of Market Area Demand for Retail Sales
El Monte Retail Trade Area - PTA
In thousands of constant dollars

Retail Category	2013	2016	2018	2020	2022	2024	2026
<i>Shopper Goods:</i>							
Clothing and Clothing Accessories	\$137,769	\$139,846	\$141,248	\$142,664	\$144,094	\$145,539	\$146,998
General Merchandise	\$100,196	\$101,706	\$102,726	\$103,756	\$104,796	\$105,846	\$106,908
Home Furnishings and Appliances	\$75,147	\$76,280	\$77,044	\$77,817	\$78,597	\$79,385	\$80,181
Specialty/Other	\$137,769	\$139,846	\$141,248	\$142,664	\$144,094	\$145,539	\$146,998
Subtotal	\$450,881	\$457,678	\$462,266	\$466,900	\$471,581	\$476,309	\$481,084
<i>Convenience Goods:</i>							
Food and Beverage	\$294,693	\$299,136	\$302,135	\$305,164	\$308,223	\$311,313	\$314,434
Food Service and Drinking	N/A						
Subtotal	\$294,693	\$299,136	\$302,135	\$305,164	\$308,223	\$311,313	\$314,434
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	N/A						
Motor Vehicle and Parts Dealers	N/A						
Gasoline Stations	N/A						
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$745,574	\$756,814	\$764,401	\$772,064	\$779,804	\$787,622	\$795,518

N/A = Not Applicable. Retail categories that are not evaluated in this analysis.

Source: TNDG.

Table A-10
Potential Capture of Market Area Demand for Retail Sales
El Monte Retail Trade Area - RTA
In thousands of constant dollars

Retail Category	2013	2016	2018	2020	2022	2024	2026
<i>Shopper Goods:</i>							
Clothing and Clothing Accessories	\$21,051	\$21,368	\$21,582	\$21,799	\$22,149	\$22,505	\$22,866
General Merchandise	\$15,310	\$15,540	\$15,696	\$15,854	\$16,108	\$16,367	\$16,630
Home Furnishings and Appliances	\$11,482	\$11,655	\$11,772	\$11,890	\$12,081	\$12,275	\$12,472
Specialty/Other	\$21,051	\$21,368	\$21,582	\$21,799	\$22,149	\$22,505	\$22,866
Subtotal	\$68,893	\$69,932	\$70,633	\$71,341	\$72,487	\$73,652	\$74,835
<i>Convenience Goods:</i>							
Food and Beverage	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Food Service and Drinking	N/A						
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	N/A						
Motor Vehicle and Parts Dealers	N/A						
Gasoline Stations	N/A						
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$68,893	\$69,932	\$70,633	\$71,341	\$72,487	\$73,652	\$74,835

N/A = Not Applicable. Retail categories that are not evaluated in this analysis.

Source: TNDG.

Table A-11
Potential Capture of Market Area Demand for Retail Sales
El Monte Retail Trade Area - PTA and RTA Combined
In thousands of constant dollars

Retail Category	2013	2016	2018	2020	2022	2024	2026
<i>Shopper Goods:</i>							
Clothing and Clothing Accessories	\$158,820	\$161,214	\$162,830	\$164,463	\$166,243	\$168,043	\$169,864
General Merchandise	\$115,505	\$117,247	\$118,422	\$119,609	\$120,904	\$122,213	\$123,537
Home Furnishings and Appliances	\$86,629	\$87,935	\$88,817	\$89,707	\$90,678	\$91,660	\$92,653
Specialty/Other	\$158,820	\$161,214	\$162,830	\$164,463	\$166,243	\$168,043	\$169,864
Subtotal	\$519,774	\$527,610	\$532,899	\$538,242	\$544,068	\$549,960	\$555,919
<i>Convenience Goods:</i>							
Food and Beverage	\$294,693	\$299,136	\$302,135	\$305,164	\$308,223	\$311,313	\$314,434
Food Service and Drinking	N/A						
Subtotal	\$294,693	\$299,136	\$302,135	\$305,164	\$308,223	\$311,313	\$314,434
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	N/A						
Motor Vehicle and Parts Dealers	N/A						
Gasoline Stations	N/A						
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$814,468	\$826,746	\$835,034	\$843,405	\$852,291	\$861,273	\$870,352

N/A = Not Applicable. Retail categories that are not evaluated in this analysis.

Source: TNDG.

Table A-12
Sales Per Square Foot Standards (non-grocery categories)
El Monte Retail Trade Area
Expressed in Sales/Square Feet

Retail Category	Sales/Square Feet
<i>Shopper Goods:</i>	
GAFO*	\$250
Food Service and Drinking	N/A
Bldg. Matrl. and Garden Equip. and Supplies	N/A
Automotive Parts	N/A

*GAFO: General Merchandise, Apparel, Eurniture/Appliances, Other/Specialty
N/A = Not Applicable. Retail categories that are not evaluated in this analysis.

Source: Retail Maxim; Urban Land Institute (ULI); TNDG.

Table A-13
Potential Demand for Retail Space (non-grocery categories)
El Monte Retail Trade Area
Expressed in Square Feet

Retail Category	2013	2016	2018	2020	2022	2024	2026
<i>Shopper Goods:</i>							
GAFO Total	2,079,098	2,110,440	2,131,598	2,152,967	2,176,274	2,199,842	2,223,674
<i>Convenience Goods:</i>							
Food Service and Drinking	N/A						
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	N/A						
Automotive Parts	N/A						
Gasoline Stations	N/A						
Subtotal	0	0	0	0	0	0	0
Total Retail Space	2,079,098	2,110,440	2,131,598	2,152,967	2,176,274	2,199,842	2,223,674

N/A = Not Applicable. Retail categories that are not evaluated in this analysis.

Source: TNDG

Table A-14
Existing Square Feet of Retail Space
El Monte Retail Trade Area

Retail Category	Square Feet
<hr/>	
<i>Shopper Goods:</i>	
GAFO Total	1,692,710
<i>Convenience Goods:</i>	
Food and Beverage	654,598
Food Service and Drinking	949,849
Subtotal	<hr/> 1,604,447
<i>Heavy Commercial Goods:</i>	
Bldg. Matrl. and Garden Equip. and Supplies	165,993
Automotive Parts	102,423
Gasoline Stations	N/A
Subtotal	<hr/> 268,416
Services Space	960,951
Vacant	426,536
GRAND TOTAL	4,953,060

Source: TNDG

Table A-15
Net Demand for Retail Space (non-grocery categories)
El Monte Retail Trade Area
Expressed in Square Feet

Retail Category	2013	2016	2018	2020	2022	2024	2026
<i>Shopper Goods:</i>							
GAFO Total	386,388	417,730	438,888	460,257	483,564	507,132	530,964
<i>Convenience Goods:</i>							
Food Service and Drinking	N/A						
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	N/A						
Automotive Parts	N/A						
Gasoline Stations	N/A						
Subtotal	0	0	0	0	0	0	0
Total Retail Space	386,388	417,730	438,888	460,257	483,564	507,132	530,964
Services Space @ 10% of Total Space	42,932	46,414	48,765	51,140	53,729	56,348	58,996
GRAND TOTAL	429,320	464,144	487,653	511,397	537,293	563,480	589,960

N/A = Not Applicable. Retail categories that are not evaluated in this analysis.

Source: TNDG

Table A-16
Potential Sales Impacts to Existing Supermarkets
El Monte Retail Trade Area
Expressed in Sales per Square Feet

Demand Variable	2013	2016	2018	2020	2022	2024	2026
Total Food Sales Demand (000's)	\$294,693	\$299,136	\$302,135	\$305,164	\$308,223	\$311,313	\$314,434
Estimated Supermarket Share	77%	77%	77%	77%	77%	77%	77%
Total Potential Supermarket Sales	\$226,914	\$230,335	\$232,644	\$234,976	\$237,332	\$239,711	\$242,114
Less Demand Absorbed by New Facilities*: --Wal-Mart Supercenter		(\$19,813)	(\$19,813)	(\$19,813)	(\$19,813)	(\$19,813)	(\$19,813)
Net Demand Available to Support Existing Supermarkets	\$226,914	\$210,522	\$212,831	\$215,163	\$217,519	\$219,898	\$222,301
Existing Supermarket Sq. Ft.	505,233	505,233	505,233	505,233	505,233	505,233	505,233
Sales Per Square Foot Existing Supermarkets	\$449	\$417	\$421	\$426	\$431	\$435	\$440

*Sales per square foot (gross area) assumptions:
Wal-Mart \$436

Source: TNDG; Progressive Grocer, The Super 50, May 2012.

Table A-17
Potential Sales Impacts to Existing Supermarkets-CUMULATIVE ANALYSIS
El Monte Retail Trade Area
Expressed in Sales per Square Feet

Demand Variable	2013	2016	2018	2020	2022	2024	2026
Total Food Sales Demand (000's)	\$294,693	\$299,136	\$302,135	\$305,164	\$308,223	\$311,313	\$314,434
Estimated Supermarket Share	77%	77%	77%	77%	77%	77%	77%
Total Potential Supermarket Sales	\$226,914	\$230,335	\$232,644	\$234,976	\$237,332	\$239,711	\$242,114
Less Demand Absorbed by New Facilities*: --Wal-Mart Supercenter		(\$19,813)	(\$19,813)	(\$19,813)	(\$19,813)	(\$19,813)	(\$19,813)
Net Demand Available to Support Existing Supermarkets	\$226,914	\$210,522	\$212,831	\$215,163	\$217,519	\$219,898	\$222,301
Existing Supermarket Sq. Ft.	505,233	505,233	505,233	505,233	505,233	505,233	505,233
Other Planned Supermarkets (Sq. Ft.) --Grocery Store (Alhambra Pacific Plaza)		10,000					
Existing + Planned Sq. Ft.	505,233	515,233	515,233	515,233	515,233	515,233	515,233
Sales Per Square Foot Existing Supermarkets	\$449	\$409	\$413	\$418	\$422	\$427	\$431

*Sales per square foot (gross area) assumptions:
Wal-Mart \$436

Source: TNDG; Progressive Grocer, The Super 50, May 2012.

APPENDIX B:
RETAIL INVENTORY
EL MONTE RETAIL TRADE AREA

Table B-1
Estimate of Square Feet of Retail Space
El Monte Retail Trade Area

	EL Monte	Rosemead	Temple City	San Gabriel	Arcadia	Alhambra	Total
Shopper Goods							
Clothing and Clothing Accessories Stores	95,000	3,938	15,781	31,681	0	21,363	167,763
General Merchandise Stores	240,556	211,126	156,412	101,699	59,243	97,263	866,299
Home Furnishings and Appliance Stores	139,217	33,256	0	28,300	0	10,635	211,408
Other Retail Group (Specialty)	127,419	63,269	64,658	80,425	18,888	92,581	447,240
<i>Subtotal</i>	<i>602,192</i>	<i>311,589</i>	<i>236,851</i>	<i>242,105</i>	<i>78,131</i>	<i>221,842</i>	<i>1,692,710</i>
Convenience Goods							
Food and Beverage Stores	159,780	58,810	79,918	183,223	56,542	116,325	654,598
Food Services and Drinking Places	243,756	139,065	95,322	269,937	39,881	161,888	949,849
<i>Subtotal</i>	<i>403,536</i>	<i>197,875</i>	<i>175,240</i>	<i>453,160</i>	<i>96,423</i>	<i>278,213</i>	<i>1,604,447</i>
Heavy Commercial Goods							
Bldg. Matrl. and Garden Equip. and Supplies	115,699	7,175	9,988	14,181	4,950	14,000	165,993
Auto Dealers and Parts	33,980	15,086	21,838	1,406	0	30,113	102,423
<i>Subtotal</i>	<i>149,679</i>	<i>22,261</i>	<i>31,826</i>	<i>15,587</i>	<i>4,950</i>	<i>44,113</i>	<i>268,416</i>
Other Retail Space							
Service business	336,500	162,384	74,931	180,244	42,481	164,411	960,951
Vacant	117,800	32,177	20,456	50,619	44,578	160,906	426,536
<i>Subtotal</i>	<i>454,300</i>	<i>194,561</i>	<i>95,387</i>	<i>230,863</i>	<i>87,059</i>	<i>325,317</i>	<i>1,387,487</i>
GRAND TOTAL	1,609,707	726,286	539,304	941,715	266,563	869,485	4,953,060

Source: The Natelson Dale Group, Inc. (TNDG); Los Angeles County Assessor's Office.

Note: Total square feet numbers are for inventory located in the portion of the cities within the trade area boundaries, not the entire city boundaries.

**Table B-2
SHOPPING CENTERS AND FREESTANDING SPACE
CITY OF ALHAMBRA**

<u>Shopping Center / Location</u>	<u>GLA</u>	<u>Vacant</u>	<u>Vacancy</u>	<u>Tenants</u>	<u>Category</u>
ALHAMBRA PLAZA	26,449	1,094	4.1%	TOTAL	
910 W Valley Boulevard	13,293			Asia Supermarket	F
	2,500			Coin-Op Laundry	SVC
	1,250			T Mobile	S
	1,094			Dragon Book	S
	1,094			Hair De image	SVC
	1,094	1,094		Vacant	VAC
	1,094			Dr. Lee's Family Dentist	SVC
	1,094			Lee's Garden	ED
	2,188			French Sandwiches & Bakery	ED
	1,750			Michael Lim Insurance	SVC
ALHAMBRA PLACE	148,817	140,131	94.2%	TOTAL	
E Main St / S Garfield Ave	5,336			Bank of the West	SVC
	17,038	17,038		Vacant	VAC
	4,713	4,713		Vacant	VAC
	2,763	2,763		Vacant	VAC
	1,700	1,700		Vacant	VAC
	1,500	1,500		Vacant	VAC
	1,500	1,500		Vacant	VAC
	525	525		Vacant	VAC
	1,050	1,050		Vacant	VAC
	750			Dikse Art Gallery	SVC
	1,350	1,350		Vacant	VAC
	750	750		Vacant	VAC
	825	825		Vacant	VAC
	900			Cha Tea Café	ED
	900	900		Vacant	VAC
	6,900	6,900		Vacant	VAC
	3,900	3,900		Vacant	VAC
	1,700			Radio Shack	S
	1,700	1,700		Vacant	VAC
	1,500	1,500		Vacant	VAC
	2,625	2,625		Vacant	VAC
	2,156	2,156		Vacant	VAC
	59,963	59,963		Vacant	VAC
	11,331	11,331		Vacant	VAC
	5,500	5,500		Vacant	VAC
	9,944	9,944		Vacant	VAC
LANDMARK PLAZA	10,775	-	0.0%	TOTAL	
1300 E Main St	1,600			Punjab Grocery Store	F
	900			Deli	ED
	900			Hair & Nails	SVC
	700			Fruit in a Basket	ED
	1,500			Pho Super Bowl	ED
	900			Alhambra Medical Supply	SVC
	1,200			Times Rug & Art	SVC
	600			Law Office	SVC
	1,725			Chiropractic	SVC
	750			Insurance	SVC
UNNAMED CENTER	85,569	-	0.0%	TOTAL	
E Valley Blvd / N New Ave	24,650			CVS	GM
	1,294			Cleaners	SVC
	1,294			New York Life	SVC
	1,150			Ladybug Tea House	ED
	1,150			Hair & Design	SVC
	1,006			HK Ginsing & Marine Co	S
	1,294			Dong Nugyn Restaurant	ED
	1,438			Restaurant	ED
	1,294			Banh Cuon Hai Nam	ED
	40,800			168 Market (Supermarket component)	F
	10,200			168 Market (General Retail component)	GM
VALLEY CENTER	42,476	2,231	5.3%	TOTAL	
NEC Valley Blvd / S Vega St	1,181			Lee's Sandwiches	ED

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
	1,050			Lingerie	A
	919			New Valley Ginsing	S
	1,050			Books	S
	1,313			Shanghai Village	ED
	1,313			Happy Garden	ED
	1,313			Simply Splendid Bakery	ED
	1,181			Flavor Garden	ED
	1,181			Noodle King	ED
	1,181			My Way Hot Pot	ED
	1,313			Noodle Guy	ED
	16,657			Valley Supermarket	F
	1,181			Video & Gift	S
	1,181			Optometry	SVC
	1,181			Vua Kho Bo	SVC
	1,181			Dat Chong Jewelers	A
	1,313			Pharmacy	SVC
	1,050			Dentist	SVC
	1,181			Ming Salon	SVC
	2,231	2,231		Vacant	VAC
	2,325			Wendy's	ED
137 E Valley Blvd	1,169			World Tu	SVC
	3,294			Total Fish	S
	2,200			Law Office	SVC
	1,925			Mr. Good's Donuts	ED
UNNAMED CENTER	10,750	875	8.1%	TOTAL	
7 E Valley Blvd	1,000			Phoenix	ED
	875			NHK Books	S
	3,125			Food Court	ED
	875			Kiki Bakery	ED
	875			The Congee	ED
	875	875		Vacant	VAC
	875			Crepe Love	ED
	1,000			ATM	SVC
	1,250			Yogurt Land	ED
300 W Valley Blvd	688			T Mobile	SVC
	619			Fei Yang Travel	SVC
	963			Chang's Medical	SVC
	825			Ann's Dry Cleaning	SVC
	619			L's Beauty Salon	SVC
	1,031			Zoom Optical	SVC
	688			French Sandwiches	ED
	756			Valley Postal	SVC
288 W Valley Blvd	1,719			Tasty Garden	ED
	619			Uki Hair Salon	SVC
	688			Boutique	A
	550	550		Vacant	VAC
	481			At&t	S
	481			Lolicup	ED
	619			Tapioca Express	ED
	756			At&t	S
	2,131			Garden Café	ED
THE MARKETPLACE	207,006	2,213	1.1%	TOTAL	
SEC W Valley Blvd / S Almanson St	26,000			Big Lots	GM
	26,000			Staples	S
	10,000			Big 5	S
	5,900			Wells Fargo	SVC
	3,688			Happy Harbor	ED
	11,800			Top Island	ED
	4,056			Wells Fargo Mortgage	SVC
	20,000			O'Reilly's Auto Parts	AD
	8,481			Dollar Tree	GM
	4,056			Radio Shack	S
	3,688			Payless	A
	2,950			Baskin Robbins	ED
	4,056			Susie's Deals	A
	4,425			Anna's Linnens	S
	3,688			SuperCuts	SVC
	2,213	2,213		Vacant	VAC

<u>Shopping Center / Location</u>	<u>GLA</u>	<u>Vacant</u>	<u>Vacancy</u>	<u>Tenants</u>	<u>Category</u>
	2,581			Sea's Candy	ED
	17,000			Rite Aid	GM
	36,000			Calimart	F
	1,000			Subway	ED
	1,250			Remax	SVC
	875			Cleaners	SVC
	2,000			Sunday Bistro	ED
	3,988			At&t	S
	438			Ono Hawaiian BBQ	ED
	438			Game Stop	S
	438			Starbucks	ED
UNNAMED CENTER	44,094	-	0.0%	TOTAL	
SWC E Valley Blvd / N New Ave	4,394			Mama's Kitchen	ED
	1,463			Lai Lai Travel	SVC
	731			Cha Bei Bei Tea House	ED
	569			T Mobie	SVC
	29,731			Bowling	SVC
	650			Acupressure	SVC
	650			KM Beauty Center	SVC
	813			101 Noodle Express	ED
	894			Dip's Grill	ED
	4,200			U2 Café	ED
FREESTANDING	102,806	9,481	9.2%	TOTAL	
1013 W Valley Blvd	1,381			Popeyes	ED
1015 W Valley Blvd	1,375			Pizza Hut	ED
1200 S Garfield Ave	2,063			7 Eleven	F
848 S Garfield Ave	1,463			76 Station	GAS
420 S Garfield Ave	1,400			Vans	A
511 S Garfield Ave	875			El Ranchito	ED
300 S Atlantic Blvd	1,838			Chevron	GAS
512 S Chapel Ave	2,713			7 Eleven	F
210 E Main St	4,025			Gallery Nucleus	SVC
212 E Main St	2,588			School of Fashion & Design	SVC
216 E Main St	5,625			JV Dance	SVC
222 E Main St	1,969			Pure Phoria	SVC
226 E Main St	2,250			Alhambra School of Music	SVC
226 E Main St	2,250			Optometry	SVC
238 E Main St	1,969	1,969		Vacant	VAC
238 E Main St	2,813			Dentist	SVC
242 E Main St	2,188	2,188		Vacant	VAC
244 E Main St	2,188			Curves	SVC
246 E Main St	1,163			Fashion & Tailor	A
250 E Main St	1,163	1,163		Vacant	VAC
254 E Main St	1,938			Coin Center	S
410 E Main St	4,688			Dog Haus	ED
600 E Main St	2,450			Burger King	ED
644 E Main St	1,100			Pet Emporium	S
808 E Main St	5,400			Chase	SVC
816 E Main St	10,931			CVS	GM
910 E Main St	4,125			Wahib's	ED
1000 E Main St	3,019			Bun-N Burger	ED
1016 E Main St	7,088			Salvation Army	S
1018 E Main St	1,688			Discount Ink & Cartridge	SVC
1020 E Main St	2,438			D&M Gift	S
1022 E Main St	1,875			Ballet	SVC
1024 E Main St	1,875			Alhambra Wheel & Hobby	AD
1032 E Main St	2,438			Battery World Center	S
1036 E Main St	1,688			Capital Finance Company	SVC
1038 E Main St	2,613			Winning Beauty	SVC
1100 E Main St	4,163	4,163		Vacant	VAC
DOWNTOWN ALHAMBRA	174,185	4,331		TOTAL	
401 E Valley Blvd	1,500			Pho Nguyen Hong	ED
501 W Valley Blvd	14,000			Mission Super Hardware	BHG
301 E Valley Blvd	3,750			Face Café	ED
303A E Valley Blvd	1,875	1,875		Vacant	VAC
303B E Valley Blvd	2,063			Ed Chau for State Assembly	SVC
241 E Valley Blvd	2,200			Taco Bell	ED
1 W Valley Blvd	1,350			The Hat	ED
25 W Valley Blvd	2,813			Boat House	ED
203 W Valley Blvd	4,894			Gourmet Island	ED

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
245 W Valley Blvd	4,500			Café Baccali	ED
345 W Valley Blvd	900			TST Herb Store	S
345 W Valley Blvd	900			Beauty Salon	SVC
345 W Valley Blvd	1,800			Office Space	SVC
501 W Valley Blvd	1,100			KCY Restaurant	ED
511 W Valley Blvd	1,925			Pepe's	ED
525 W Valley Blvd	600			Hair Salon	SVC
525 W Valley Blvd	600			Bao Bao	ED
601 W Valley Blvd	1,650			76 Station	GAS
647 W Valley Blvd	2,125			Bah Mihn Restaurant	ED
846 W Valley Blvd	2,019			Water & Dairy	F
844 W Valley Blvd	3,206			Health Care Products	S
842 W Valley Blvd	950			Florist & Gifts	S
840 W Valley Blvd	1,781	1,781		Vacant	VAC
828 W Valley Blvd	2,256			Golden Shanghai	ED
820 W Valley Blvd	6,825			M&T Adult School	SVC
742 W Valley Blvd	1,444			Boiling Crab	ED
700 W Valley Blvd	7,425			Noodle World	ED
640 W Valley Blvd	1,350			15 Cats Café	ED
640 W Valley Blvd	1,200			Bakery	ED
636 W Valley Blvd	2,613			CNV Auto Parts	AD
628 W Valley Blvd	2,250			New Noodle City	ED
600 W Valley Blvd	2,700			Just Tires	AD
514 W Valley Blvd	1,950			Sam Woo BBQ	ED
500 W Valley Blvd	675	675		Vacant	VAC
500 W Valley Blvd	2,475			Café Spot	ED
448 W Valley Blvd	750			Broadway Cell Phones	S
328 W Valley Blvd	4,313			East West Bank	SVC
326 W Valley Blvd	4,025			Tinato	A
46 W Valley Blvd	4,500			Canoodles	ED
30 W Valley Blvd	4,000			United Health Care	SVC
22 W Valley Blvd	1,200			Hair Salon	SVC
20 W Valley Blvd	1,500			Alice Boutique	A
1401 S Garfield Ave	1,313			Shell	GAS
1411 S Garfield Ave	4,375			Harbor Kitchen	ED
28 E Valley Blvd	8,260			House of Rosemead	FA
100 E Valley Blvd	9,263			Massage & Beauty Equipment	S
120 E Valley Blvd	2,925			Kerechuk Auto Repair	AD
126 E Valley Blvd	2,275			Printing	SVC
130 E Valley Blvd	1,225			Factory Hair Design	SVC
132 E Valley Blvd	825			Saigon Optical	SVC
134 E Valley Blvd	1,375			Maria's Fashion	A
136 E Valley Blvd	1,100			Rainbow Hair Salon	SVC
138 E Valley Blvd	1,238			Savoy	A
208 E Valley Blvd	4,038			Phoenix	ED
226 E Valley Blvd	2,375			Starlight Furniture	FA
230 E Valley Blvd	4,038			East West Bank	SVC
400 E Valley Blvd	2,156			Ralphie's	ED
406 E Valley Blvd	1,181			Ozero by Coffee Tea	ED
408 E Valley Blvd	1,181			Wing's Market	F
444 E Valley Blvd	8,719			Bank of America	SVC
1468 E Valley Blvd	4,375			Old Chong Qing	ED

Source: TNDG

A = Apparel	21,363
GM = General merchandise	97,263
FA = Furniture/Appliances	10,635
S = Specialty	92,581
F = Food (Supermarkets/Liquor)	116,325
ED = Eating and Drinking	161,888
BHG = Building/Hardware/Garden	14,000
AD = Auto Dealers and Parts	30,113
SVC = Service Business	164,411
GAS = Gas Stations	6,263
VAC = Vacant	160,906
TOTAL	875,746
TOTAL, exc gas	869,484

**Table B-3
SHOPPING CENTERS AND FREESTANDING SPACE
CITY OF ARCADIA**

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
30 Las Tunas Dr	2,063			Florist	S
	1,869			Donuts	ED
	1,438			Doe Jon Station	ED
ARCADIA MARKETPLACE	62,748	900	1.4%	TOTAL	
298 E Live Oak Ave	50,667			Albertsons	F
	1,875			Eye Shop	SVC
	1,875			Live Oak Dental	SVC
	1,875			Subway	ED
	1,875			Dollar Loan Center	SVC
	1,875			7 Eleven	F
	900	900		Vacant	VAC
	1,806			Cleaners	SVC
506 E Live Oak Ave	1,575			Mako Sushi	ED
	613			New Born Water	S
	788			Home Liquor	F
	2,275			Laundromat	SVC
	1,625			Kung Fu	SVC
	1,788			Warner Time Inc	SVC
UNNAMED CENTER	14,250	-	0.0%	TOTAL	
4488 E Live Oak Ave	1,650			Chopsticks Chinese Cuisine	ED
	1,238			Nice Guy Tattoo	SVC
	1,375			A&A Nails Spa	SVC
	2,338			Tehran Market	F
	2,200			TKTV Cash Box	SVC
	1,238			Arcadia Medical Supplies	SVC
	1,513			Dharma Center	SVC
	2,700			Shrimp House	ED
UNNAMED CENTER	73,460	38,453	52.3%	TOTAL	
SEC Live Oak Ave / Santa Anita Ave	34,647	34,647		Vacant (former Ralphps)	VAC
	1,994			Moscow Music	SVC
	1,813	1,813		Vacant	VAC
	1,813			Thrift Store	S
	1,813			Office	SVC
	1,450			Kumon Learning Center	SVC
	1,994	1,994		Vacant	VAC
	1,631			Move It	SVC
	1,813			Pawn Shop	S
	1,450			Barber Shop	SVC
	4,713			Thrift Store	S
	1,450			Thai Cuisine	ED
	2,719			Broken Rhythem Kickboxing	SVC
	1,356			Big Vegetarian Supply	SVC
	6,600			Golden Years	ED
	5,250			Bargain Box	GM
	956			Taco Treat	ED
OTHER FREESTANDING	104,231	5,225	5.0%	TOTAL	
180 W Live Oak Ave	825	825		Vacant	VAC
174 W Live Oak Ave	975			Reading Center	SVC
172 W Live Oak Ave	750			Lighthouse Financial	SVC
170 W Live Oak Ave	1,513	1,513		Vacant	VAC
166 W Live Oak Ave	2,888	2,888		Vacant	VAC
164 W Live Oak Ave	3,163			Office	SVC
162 W Live Oak Ave	688			Santana's Beauty Box	S
158 W Live Oak Ave	963			Doggie Depot	SVC
158 W Live Oak Ave	1,238			Los Angeles Chinese School	SVC
80 W Live Oak Ave	3,150			Entrance Bar	ED
610 Las Tunas Dr	24,320			Big Lots	GM
558 Las Tunas Dr	4,550			Supreme Vege. Cuisine	ED
188 Las Tunas Dr	15,260			CVS	GM
140 Las Tunas Dr	1,544			Alex Di Peppe's	ED
82 Las Tunas Dr	1,800			Burger King	ED

<u>Shopping Center / Location</u>	<u>GLA</u>	<u>Vacant SF</u>	<u>Vacancy %</u>	<u>Tenants</u>	<u>Category</u>
108 E Live Oak Ave	1,294			Farmers	SVC
110 E Live Oak Ave	1,006			Golden State Water Co	S
112 E Live Oak Ave	1,006			Valley Printing	SVC
114 E Live Oak Ave	3,163			May's Stores	S
120 E Live Oak Ave	3,019			Arts Studio	S
140 E Live Oak Ave	14,413			Walgreens	GM
164 E Live Oak Ave	2,100			Jack in the Box	ED
510 E Live Oak Ave	2,731			Café Fusion	ED
516 E Live Oak Ave	2,300			Mandarin Chef	ED
4030 E Live Oak Ave	4,950			Live Oak Garden	BHG
4126 E Live Oak Ave	2,156			Circle K	GAS
4332 E Live Oak Ave	875			Arcadia One Stop Market	F
4466 E Live Oak Ave	1,594			G&K Burgers	ED

Source: TNDG

A = Apparel	-
GM = General merchandise	59,243
FA = Furniture/Appliances	-
S = Specialty	18,888
F = Food (Supermarkets/Liquor)	56,542
ED = Eating and Drinking	39,881
BHG = Building/Hardware/Garden	4,950
AD = Auto Dealers and Parts	-
SVC = Service Business	42,481
GAS = Gas Stations	2,156
VAC = Vacant	44,578
TOTAL	268,720
TOTAL, exc gas	266,563

**Table B-4
SHOPPING CENTERS AND FREESTANDING SPACE
CITY OF EL MONTE**

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
4801 Peck Rd	3,150			El Burmas	ED
	3,300			Video Store	S
	2,025			Shell Station	GAS
4743 Peck Rd	2,200			Maria's Bakery	ED
	1,100			Palmero Pizza	ED
	1,100	1,100		Vacant	VAC
	1,100			Fiesta Party Supplies	S
SAM'S CLUB CENTER	139,032	-	0.0%	TOTAL	
4901 Santa Anita Ave	135,132			Sam's Club	GM
	3,150			McDonalds	ED
	750			Weinerschnitzel	ED
UNNAMED CENTER	18,706	1,063	5.7%	TOTAL	
10990 Lower Azusa Rd	850			Tacos La Bufadora	ED
	1,063			Pho Hai Phong Noodles	ED
	1,169			Happy World Spa	SVC
	1,594			LC Premium Water	S
	1,488			Dentistry	SVC
	1,169			Nova Insurance	SVC
	850			Cetro de Nutricion	S
	1,806			Mr. Chopsticks BBQ	ED
	956			Optometry	SVC
	850			Silvia's Beauty Salon	SVC
	1,063	1,063		Vacant	VAC
	1,063			P&C Dance Studio	SVC
	956			Preema Eyebrow Threading	SVC
	956			Nails Touch	SVC
	1,169			La Farmacia Natural	SVC
	1,706			Chase	SVC
SANTA FE PLAZA	37,394	4,038	10.8%	TOTAL	
3580 Santa Anita Ave	1,188			Paleteria	ED
	1,188	1,188		Vacant	VAC
	1,306			Insurance	SVC
	1,069			Doctors Office	SVC
	1,544	1,544		Vacant	VAC
	1,781			Dentist	SVC
	1,425			Springfield Financial	SVC
	1,900			Clinica Medica	SVC
	8,075			Rite Aid	GM
	1,663			Rent A Center	S
	950			Tai Pan Chinese Food	ED
	1,306			Sunny Fashion	A
	1,069			H&R Block	SVC
	1,306	1,306		Vacant	VAC
	1,306			Accupuncture	SVC
	1,188			Nails Vie	SVC
	1,188			Revelations Yoga	SVC
	1,663			Family Medical Clinic	SVC
	656			Alfredo's	ED
	5,625			El Pollo Loco	ED
EDWARDS CINEMA CENTER	45,106	7,256	16.1%	TOTAL	
10661 Valley Blvd	1,519			Subway	ED
	2,363	2,363		Vacant	VAC
	1,688			Tri-State Staffing	SVC
	2,700	2,700		Vacant	VAC
	1,350			Arcade PC Gaming	SVC
	20,125			Edwards Cinema	SVC
	1,181			Quickly	ED
	1,519			Wateria	S
	2,531			Primetime Nutrition	S
	3,713			WIC	SVC
	2,194	2,194		Vacant	VAC

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
	1,950			Jack in the Box	ED
	2,275			Starbucks	ED
11001 Lower Azusa Rd	950			Cash Advance	SVC
	2,019			Baby Bros Pizza	ED
	950			La Nail Spa	SVC
	1,069			The Hair Lounge	SVC
	2,063			Flames Xpress	ED
10007 Valley Blvd	4,025			Laundry	SVC
	700			Donuts	ED
	700			Beauty Salon	SVC
PAYLESS FOODS CENTER	35,177	-	0.0%	TOTAL	
4840 Peck Rd	22,896			Payless Foods	F
	731			76 Station	GAS
	1,238			USA Donuts	ED
	1,238			Dragon Express	ED
	1,238			Agua Fresca	S
	1,238			Hammer Insurance	SVC
	1,238			Paula's Nails	SVC
	1,100			Happy Bakery	ED
	1,513			Dollar City	GM
	1,513			Dentist	SVC
	1,238			Subway	ED
HOME DEPOT CENTER	117,055	3,088	2.6%	TOTAL	
9700 Lower Azusa Rd	108,274			Home Depot	BHG
	1,063			Popeyes	ED
	1,069			Louisiana Fried Chicken	ED
	1,069	1,069		Vacant	VAC
	1,069			Subway	ED
	1,425			Optometry	SVC
	1,069			Dental Care	SVC
	1,069	1,069		Vacant	VAC
	950	950		Vacant	VAC
UNNAMED CENTER	8,250	-	0.0%	TOTAL	
10300 Lower Azusa Rd	2,338			Sir Pizza N Broasted Chicken	ED
	1,100			TSJ Studios	SVC
	1,238			Crystal Water	S
	1,238			Accupuncture	SVC
	1,100			Cha Café	ED
	1,238			The Good Donut	ED
10336 Lower Azusa Rd	2,138			Coin Op Laundry	SVC
	1,306			El Burrito Grande	ED
	1,425	1,425		Vacant	VAC
	1,425			Corner Liquor Store	F
ACTION LANES CENTER	48,794	1,006	2.1%	TOTAL	
10534 Lower Azusa Rd	1,725			Pacific Cleaners	SVC
	1,006	1,006		Vacant	VAC
	1,294			Express Cuts	SVC
	2,588			Lily's Nail Spa	SVC
	1,006			LOL Café	ED
	2,156			Dentist	SVC
	2,156			Curves	SVC
	1,150			Lollicup	SVC
	1,725			Medical Clinic	SVC
	1,869			Happy KTV	SVC
	1,725			Sunnyday ADHC	SVC
	23,063			Action Lanes	SVC
	2,013			Babyface Restaurant & Bar	ED
	1,294			Sergical Center	SVC
	1,006			Optometrist	SVC
	3,019			Qilu Restaurant	ED
UNNAMED CENTER	27,881	1,438	5.2%	TOTAL	
4794 Peck Rd	2,438			El Pollo Loco	ED
	1,294			Christie's Donuts	ED

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
	1,150			Point Dume	SVC
	1,294			Family Dentistry	SVC
	1,438			Pretty Nail Studio	SVC
	3,738			Sunshine Laundryland	SVC
	1,438	1,438		Vacant	VAC
	1,150			Tobacco +	S
	1,294			T Mobile	S
	1,150			Annie Hair Salon	SVC
	1,725			99 Cents & Up	GM
	1,438			Planned Parenthood	SVC
	1,294			State Farm	SVC
	1,294			Post Office	SVC
	1,006			Casa Blanca Cleaners	SVC
	4,744			O'Reilly Auto Parts	AD
10472 Valley Blvd	744			Traffic School	SVC
	1,488			Apple Jacks	ED
	1,275			El Para So	SVC
	850			Valley Spa	SVC
	850			Signs	SVC
	744			CHL Insurance	SVC
	744			Barber Shop	SVC
SMART & FINAL CENTER	47,228	-	0.0%	TOTAL	
11104 Ramona Blvd	11,661			Autozone	AD
	4,000			Sally Beauty Salon	SVC
	17,492			Smart & Final	F
	14,075			99 Cents Only	GM
UNNAMED CENTER	12,469	1,181	9.5%	TOTAL	
10131 Valley Blvd	2,375			Liang's Kitchen	ED
	1,300			Chinese Food	ED
	1,313			Pajaritos Market	F
	1,050			Lammy's Hair Salon	SVC
	1,313			Check Cashing	SVC
	1,050			Medical Clinic	SVC
	1,181	1,181		Vacant	VAC
	1,444			Lupita's Jumpers	S
	1,444			Sunn Lee	SVC
UNNAMED CENTER	14,938	1,650	11.0%	TOTAL	
9961 Valley Blvd	1,650	1,650		Vacant	VAC
	1,375			Bruno's Party Supply	SVC
	1,375			Bruno's Ice Cream & Café	ED
	1,375			Shaw Dental	SVC
	4,625			Nursing School	SVC
	2,063			Hot Space	ED
	2,475			Western Union	SVC
4597 Peck Rd	875			Floe's Coffee Shop	ED
	4,250	4,250		Vacant (Fenced Off)	VAC
	3,325	3,325		Vacant (Fenced Off)	VAC
PECK ROAD CENTER	17,600	3,600	20.5%	TOTAL	
4567 Peck Rd	3,600	3,600		Vacant	VAC
	2,000			Chuck E Cheese's	ED
	1,350			Familia Dental	SVC
	1,200			L. Wendy's Store	GM
	1,200			Domino's	ED
	1,200			Silver Scissors Hair Salon	SVC
	1,350			Video 1 DVD & Game	S
	5,700			Sparklean Laundry	SVC
4301 Peck Rd	800			Income Tax	SVC
	900			Layout Flowers	S
	1,100			Panderia	ED
	1,000			Botanica	S
	900			Party Supplies	S
	800			P&L Liquor	F
3901 Peck Rd	788			Chinese Taste Fast Food	ED

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
	1,050			Dentist	SVC
	1,400			Coin Laundry	SVC
HAVANA CLUB CENTER	7,800	-	0.0%	TOTAL	
3831 Peck Rd	4,100			Havana Club	ED
	900			Jenny Nails	SVC
	900			Amy's Hair Design	SVC
	800			Income Tax	SVC
	1,100			Botanica	S
UNNAMED CENTER	33,679	1,138	3.4%	TOTAL	
3717 Peck Rd	2,700			Burger King	ED
	1,138	1,138		Vacant	VAC
	1,463			Army Career Center	SVC
	1,300			Subway	ED
	1,788			Metro PCS	S
	4,725			Anna's Linnens	S
	14,716			Walgreens	GM
	5,850			Wells Fargo	SVC
SEARS CENTER	162,923	3,000	1.8%	TOTAL	
3610 Peck Rd	2,750			Yoshinoya	ED
	4,513			Union Bank	SVC
	19,500			Staples	S
	5,569			Denny's	ED
	8,575			Big 5	S
	9,025			New Wok Chinese Food	ED
	100,867			Sears	FA
	3,000			Radio Shack	S
	3,000	3,000		Vacant	VAC
	6,125			Deardens	FA
3714 Peck Rd	619			Alfredo's	ED
	1,031			Insurance	SVC
	750			Adelia's Hair Cuts	SVC
	1,219			Buena Nutrition	F
	844			Caliente Nails	SVC
	750			Leasing Office	SVC
	844			Tony's Barber Shop	SVC
	1,688			Vic's Liquor	F
NORTHGATE MARKET CENTER	57,534	-	0.0%	TOTAL	
3814 Peck Rd	1,625			KFC	ED
	956			Baskin Robbins	ED
	744			Boost Mobile	SVC
	850			Dentist	SVC
	850			Insurance	SVC
	956			Donut Galore	ED
	3,900			El Monte Dollar	GM
	28,215			Northgate Market	F
	863			Cellular	S
	1,150			Cosmetics	SVC
	1,006			1 Hour Photo	SVC
	1,006			Chinese Deli	ED
	1,150			H&R Block	SVC
	1,294			Cleaners	SVC
	1,438			Peter Discount Cigars	S
	1,150			Beauty	SVC
	1,294			Fred Loya Insurance	SVC
	1,294			Cateuapan Sushi	ED
	1,294			TC Bakery	ED
	2,275			Taco Bell	ED
	4,225			Carl's Jr.	ED
VICTORIA CENTER	36,169	18,244	50.4%	TOTAL	
3944 North Peck Rd	3,500			Ocean Bo Dim Sum Café	ED
	1,125			Dentist	SVC
	1,000			Yan Yan Beauty Salon	SVC
	1,000	1,000		Vacant	VAC
	1,125	1,125		Vacant	VAC
	1,625	1,625		Vacant	VAC

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
	875			Best Noodle House	ED
	1,375			Little Malaysia	ED
	1,125			Bakery	ED
	11,475	11,475		Vacant	VAC
	919	919		Vacant	VAC
	1,050	1,050		Vacant	VAC
	1,050	1,050		Vacant	VAC
	1,181			Family Medical Clinic	SVC
	1,050			CJS Herbal & Acupuncture	SVC
	1,706			Fortune BBQ Restaurant	ED
	1,050			Linda's Nails	SVC
	1,575			El Monte Homecare Pharmacy	SVC
	1,050			Dim Sum Express	ED
	1,313			El Monte Pharmacy	SVC
4200 Peck Rd	1,544			Lucy's Grocery	F
	950			Pho Kim	ED
	831	831		Vacant	VAC
	831			Madonna Wedding Chapel	SVC
	950			Medical Clinic	SVC
	831			Office Space	SVC
	831			Dentist	SVC
5102 Peck Rd	1,238			Elite Mini Mart	F
	900			Auto Insurance	SVC
	1,125			Barber Shop	SVC
UNNAMED CENTER	16,088	-	0.0%	TOTAL	
10423 Valley Blvd	2,613			Billiards & Pool	S
	1,100			New Century Auto Parts	AD
	1,238			Chiropractor	SVC
	1,650			Valley Health and Wellness Center	SVC
	1,100			Well Spa Massage	SVC
	1,925			Computer Guru	SVC
	1,650			Yijinite Investment Trade	SVC
	1,238			J&K Nails	SVC
	3,575			Elite Kung Fu	SVC
UNNAMED CENTER	12,919	-	0.0%	TOTAL	
10123 Valley Blvd	1,350			Liang's Restaurant	ED
	2,250			Yummi Chinese Food	ED
	3,019			Sunny Lee Gen Merchandise & Clothing	GM
	1,575			Lupita's Jump	S
	1,181			Medical Clinic	SVC
	1,181			Check Cashing	SVC
	1,181			Hair Salon	SVC
	1,181			Pajarito Market	F
UNNAMED CENTER	14,494	-	0.0%	TOTAL	
10053 Valley Blvd	2,013			Chopsticks Kitchen	ED
	700			Barber Shop	SVC
	788			Love Sandwich	ED
	613			Pure Water	S
	1,425			Insurance	SVC
	1,425			Medical Clinic	SVC
	2,019			Ho Ho Kitchen	ED
	2,375			La Penita Market	F
	1,188			Travel	SVC
	1,950			99 Cents Plus	GM
10427 Valley Blvd	900			Los Amigos Barber Shop	SVC
	1,000			CHL Insurance	SVC
	800			Signs	SVC
	1,300			Valley Spa	SVC
	1,200			El Paraso	ED
	800			Apple Jacks	ED
	1,400			Traffic School	SVC
10408 Valley Blvd	1,500	1,500		Vacant	VAC
	1,950			Ray Ray Restaurant	ED
	1,650			Monarch Hair Salon	SVC

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
UNNAMED CENTER	16,000	2,125	13.3%	TOTAL	
12010 Ramona Blvd	1,625			Chevron	GAS
	1,125			Yen 99 Cent Discount Store	GM
	1,000			Amigo Donuts	ED
	1,125			Art Nails	SVC
	1,125			Pollo Rico	ED
	1,125			Corita's Bakery	ED
	1,250			Pictura Perfecta	SVC
	1,250			Property Management	SVC
	1,250			Raspados & Ice Cream	ED
	1,000	1,000		Vacant	VAC
	1,125	1,125		Vacant	VAC
	1,000			El Sol	ED
	1,000			Playa Azul Travel & Tours	SVC
	1,000			Beauty Salon	SVC
FREESTANDING	251,904	24,631	9.8%	TOTAL	
3400 N Peck Rd	17,325			ABE Office Furniture Superstore	FA
5225 Peck Rd	4,800			Los Toros Meat Market	F
Peck Rd / Hemlock	1,625	1,625		Vacant	VAC
5145 Peck Rd	2,100			Jack's Subs	ED
4721 N Peck Rd	525			Antojitos	ED
4711 Peck Rd	2,625			Colima Tortilleria	ED
4701 Peck Rd	3,750			Brothers Burgers	ED
10960 Ranchito St	1,313			Hen House Market	F
3508 Santa Anita Ave	6,000			Max's Hardware	BHG
3550 Santa Anita Ave	5,100			La Sombbrero	ED
Santa Anita Ave / McGirk	756	756		Vacant	VAC
Santa Anita Ave / West Hondo	2,250	2,250		Vacant	VAC
10724 Lower Azusa Rd	4,313			Driftwood Dairy	F
10707 Lower Azusa Rd	2,850			7 Eleven	GAS
3933 S Baldwin Ave	6,158			El Monte Village Market	F
3618 S Baldwin Ave	788			USA Gas	GAS
3850 S Baldwin Ave	1,350			Tacos Los Betos	ED
3846 S Baldwin Ave	1,500			Baldwin Market	F
10008 Valley Blvd	3,938			7 Eleven	F
9850 Lower Azusa Rd	2,550	2,550		Vacant	VAC
4550 Baldwin Ave	1,500			76 Station	GAS
11308 Lower Azusa Rd	2,438			Chanos	ED
11306 Lower Azusa Rd	2,063			Discount Mart	GM
11574 Lower Azusa Rd	12,702			CVS	GM
11631 Lower Azusa Rd	3,750			George's Produce	F
10707 Lower Azusa Rd	1,313			7 Eleven	GAS
4041 Peck Rd	2,300			7 Eleven	F
3851 Peck Rd	2,444			Lupita's Beauty Salon	SVC
3819 Peck Rd	800			Alberto's	ED
3813 Peck Rd	1,138			Enterprise	SVC
3571 Peck Rd	1,219			SK Donuts	ED
Peck / Stewart	2,138	2,138		Vacant	VAC
11453 Valley Blvd	2,800			Chevron	GAS
3900 Peck Rd	4,038			King Taco	ED
Peck / Woodville	2,000	2,000		Vacant	VAC
4044 Peck Rd	2,800			Little Caesar's	ED
4134 Peck Rd	1,350			Krazy Dogs	ED
4136 Peck Rd	3,400			La Serina Restaurant	ED
4256 Peck Rd	2,363			Oasis Bar	ED
4264 Peck Rd	2,100			Jolly Jug	ED
4368 Peck Rd	3,413			Lampost Pizza	ED
4500 Peck Rd	688			Big Famous Burgers	ED
4732 Peck Rd	950			Mobil	GAS
5120 Peck Rd	938			Burritos La Palma	ED
5205 Peck Rd	2,138			Circle K	F
Peck Rd, N of Hemlock	1,600	1,600		Vacant	VAC
11453 Valley Blvd	2,763			Chevron	GAS
11357 East Valley Blvd	2,731			Goody's	ED
10341 Valley Blvd	1,800			Nick's Burgers	ED
10243 Valley Blvd	1,600			76 Station	GAS
10221 Valley Blvd	1,800			Taqueria Jacelito	ED
10217 Valley Blvd	1,050			El Taquito	ED

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
10205 Valley Blvd	3,750			Caribe Market Liquor	F
10205 Valley Blvd	3,438			Carniceria El Torito	F
10039 Valley Blvd	1,425			Mitchelle's Donuts	ED
10029 Valley Blvd	1,350			Knudsen Liquor Store	F
10021 Valley Blvd	525			Bonito Guadalajara	ED
10007 Valley Blvd	1,225			Fresh Donuts	ED
10009 Valley Blvd	4,113			Coin Laundry	SVC
9901 Valley Blvd	6,563	6,563		Vacant	VAC
9909 Valley Blvd	7,350			Metro Uniforms	A
9823 Valley Blvd	2,475			Garduno's Taco King	ED
9425 Valley Blvd	1,200			JTYH Restaurant	ED
9423 Valley Blvd	2,250			JTYH Market	FA
11107 Ramona Blvd	1,900	1,900		Vacant	VAC
11105 Ramona Blvd	1,425			Sherwood Florist	BHG
9510 Valley Blvd	1,125			Hot Pot Café	ED
9544 Valley Blvd	975			Mexican Restaurant	ED
9558 Valley Blvd	4,350			LA Aquarium	S
9614 Valley Blvd	4,500			Valley Appliances	FA
Valley Blvd / Baldwin Ave	2,250	2,250		Vacant	VAC
9960 Valley Blvd	3,200			McDonalds	ED
10162 Valley Blvd	1,788			LLR 99 Cent Discount	GM
11420 Valley Blvd	5,250			Shakey's	ED
11672 Ramona Blvd	4,500			El Patio	ED
11780 Ramona Blvd	2,275			Jack in the Box	ED
11944 Ramona Blvd	12,650			Carlton's Market	F
12004 Ramona Blvd	1,500			Arco	GAS
12168 Ramona Blvd	2,400			Ramona Video	S
12170 Ramona Blvd	2,400			7 Eleven	F
12266 Ramona Blvd	2,731			Coin Laundry	SVC
12266 Ramona Blvd	1,488			Tacos	ED
12266 Ramona Blvd	1,575			Barber Shop	SVC
12266 Ramona Blvd	1,400			Joy's Liquor	F
12316 Ramona Blvd	1,000	1,000		Vacant	VAC
3403 Cogswell Rd	3,360			Marketplace	F
3405 Cogswell Rd	1,406			Lavanderia	SVC
3402 Cogswell Rd	350			Taqueria	ED
3404 Cogswell Rd	1,084			Market	F
10951 Basye St	1,625			Video Express	S
DOWNTOWN EL MONTE	364,113	31,913	8.8%	TOTAL	
10916 Valley Blvd	900			Nails & Facial	SVC
10918 Valley Blvd	900			Orlandi Valuta	SVC
10920 Valley Blvd	900			Dentist	SVC
10922 Valley Blvd	900			Thai Food	ED
10926 Valley Blvd	900			Botanica Maria Y Jose	S
10930 Valley Blvd	900			Redwing Boots	A
11030 Valley Blvd	2,500			Double Z	ED
10965 Valley Mall	4,038	4,038		Vacant	VAC
10961 Valley Mall	2,375			Mis Quince	A
10959 Valley Mall	1,663	1,663		Vacant	VAC
10957 Valley Mall	1,425			Beauty Salon	SVC
10955 Valley Mall	2,138			L&L Leather	S
10953 Valley Mall	3,325			Party Supply	S
10949 Valley Mall	1,663			Princess Bridal	A
10947 Valley Mall	1,900			Money Mart	SVC
10945 Valley Mall	2,138			Zapateria Nueva Eva	A
10943 Valley Mall	5,700			3 Hermanos	A
10933 Valley Mall	13,650			El Monte Mall	GM
10923 Valley Mall	2,813			Diplomat Fashions	A
10921 Valley Mall	1,125			Optometry	SVC
10919 Valley Mall	2,625			Clothing Store	A
10917 Valley Mall	3,150			Zapateria Nueva Eva	A
10915 Valley Mall	1,838	1,838		Vacant	VAC
10913 Valley Mall	3,675			Fiesta Bargains	S
10911 Valley Mall	1,750	1,750		Vacant	VAC
10909 Valley Mall	1,531			Blue Star Games	S
10907 Valley Mall	1,531			Boost mobile	S
10903 Valley Mall	2,025			Golden Ox Burgers	ED
10845 Valley Mall	2,763			T Mobile	S
10843 Valley Mall	2,975			Love Fashion	A

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
10839 Valley Mall	1,950			Sally's Shoes	A
10837 Valley Mall	1,950			Su Casa	A
10835 Valley Mall	2,375			H&S	S
10831 Valley Mall	2,375			Eyebrow Threading	SVC
10829 Valley Mall	2,138			Zapateria Jerez	A
20827 Valley Mall	2,613			S&D	A
10823 Valley Mall	3,088			Sara Fashion	A
10821 Valley Mall	2,138			Noah's Arc Pet Shop	S
10817 Valley Mall	5,463			La Barca	ED
10811 Valley Mall	4,275			La Casa Barata	S
10801 Valley Mall	5,000			Institute of Beauty	SVC
10729 Valley Mall	5,775			The Racks	A
10721 Valley Mall	5,775			El Vaquero	A
20719 Valley Mall	1,969			Dulceria World of Pinatas	S
10717 Valley Mall	1,575			Giromex	SVC
10713 Valley Mall	2,625			Sandra's Beauty	SVC
10709 Valley Mall	2,450			Dance Studio	SVC
10707 Valley Mall	4,600			Discount Tires	AD
10631 Valley Mall	4,500			Ignacio Sports Bar	ED
10619 Valley Mall	5,875			Los Campas Auto Parts	AD
10614 Valley Mall	1,838			Beauty Salon	SVC
10616 Valley Mall	3,369			Tony's Liquor	F
10636 Valley Mall	3,563			S&S Merchandise	GM
10710 Valley Mall	8,150			Leaders Centro De Hogar	FA
10806 Valley Mall	1,425			Metro PCS	S
10808 Valley Mall	2,375			Everything \$1 \$2 \$3	GM
10810 Valley Mall	2,613			Medical Uniforms	A
10812 Valley Mall	1,425			Order Express	SVC
10814 Valley Mall	2,375			Taqueria Azteca	ED
10816 Valley Mall	2,613			Glamourama Hair Styling	SVC
10818 Valley Mall	1,900			Elen Fashion	A
10820 Valley Mall	1,900			Passo Fino	A
10822 Valley Mall	2,375			Outlet \$6 \$7 \$8	A
10824 Valley Mall	3,563			Happy Fashion	A
10828 Valley Mall	1,900			Clothing for the Entire Family	A
10830 Valley Mall	1,900			Botanica Maria Y Jose	S
10832 Valley Mall	1,425			Lucy's Hair Salon	SVC
10836 Valley Mall	4,038			El Valley Discount	GM
10838 Valley Mall	1,663			Diva Salon	SVC
10840 Valley Mall	1,900			Sun Star	A
10842 Valley Mall	1,900			Dulce Gift	S
10844 Valley Mall	1,969			Reeves Shoes	A
10900 Valley Mall	2,188			R&K Salon	SVC
10902 Valley Mall	1,313			Money Orders	SVC
10904 Valley Mall	2,406			Walt's Clothing	A
10904 Valley Mall	2,844			At&t	S
10906 Valley Mall	2,188			Optometry	SVC
10908 Valley Mall	1,531			Musica Latina	S
10910 Valley Mall	1,531			Pretty Women Perfumes	S
10914 Valley Mall	2,188			El Monte Jewelry	A
10916 Valley Mall	2,625			La Hacienda Grande	A
10916 Valley Mall	1,969			La Fiesta	A
10918 Valley Mall	1,750			Boost mobile	S
10924 Valley Mall	2,625			Verizon	S
10928 Valley Mall	1,750			Familia Market	F
10930 Valley Mall	2,188			Bargels Boutique	A
10932 Valley Mall	3,281			Red Pot Uniforms	A
10936 Valley Mall	2,625			Shine On	A
10938 Valley Mall	1,969			El Chamango	ED
10940 Valley Mall	3,500	3,500		Vacant	VAC
10944 Valley Mall	3,938	3,938		Vacant	VAC
10946 Valley Mall	1,969			Titi's Shoes	A
10952 Valley Mall	4,594			Valley Craft	S
10954 Valley Mall	1,313			Insurance	SVC
10956 Valley Mall	1,313			El Huarache	ED
10958 Valley Mall	1,313			Rising Threading	SVC
10962 Valley Mall	13,950			Family Discount	GM
11000 Valley Mall	5,688	5,688		Vacant	VAC
11004 Valley Mall	4,375			Farmicia	SVC
11008 Valley Mall	1,313			Zumba Fitness	SVC
11012 Valley Mall	3,500	3,500		Vacant	VAC

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
11026 Valley Mall	7,813			Clinica General Medica	SVC
11030 Valley Mall	1,438			Beauty Salon	SVC
11032 Valley Mall	3,750			Eye Diseases & Surgery	SVC
11036 Valley Mall	4,888			Mother & Child Health Clinic	SVC
11042 Valley Mall	1,150			Dentist	SVC
3350 Tyler Ave	1,125			Bike Shop	S
3352 Tyler Ave	1,000			Joyeria	A
3354 Tyler Ave	1,875			Americal Tax	SVC
3358 Tyler Ave	1,125			Café & Bakery	ED
3360 Tyler Ave	1,000			George Computer	SVC
3362 Tyler Ave	1,125			A&R Locksmith	SVC
SEC Tyler Ave / Ramona Blvd	1,125	1,125		Vacant	VAC
3453 Tyler Ave	1,125			Tacos El Arco	ED
3449 Tyler Ave	713			Elena's Botanica	S
3449 Tyler Ave	831			Daipers Panales	S
3447 Tyler Ave	800			Florist	S
3445 Tyler Ave	900			Beauty Salon	SVC
3435 Tyler Ave	6,000			Auto Parts	AD
3431 Tyler Ave	5,100			Meditation Center	SVC
3419 Tyler Ave	3,094			Tyler Pediatric	SVC
3417 Tyler Ave	2,250	2,250		Vacant	VAC
3333 Tyler Ave	1,838			Ace Liquor	F
3323 Tyler Ave	2,625	2,625		Vacant	VAC
3321 Tyler Ave	5,000			Adult Day Health Care	SVC
3311 Tyler Ave	2,275			Italiano's	ED
3305 Tyler Ave	1,350			Cyber Yogurt	ED
10961 Brockway St	350			Ruby's Beauty Salon	SVC
10963 Brockway St	350			Impact Skateboard	A
4032 Tyler Ave	1,788			Mexican Food	ED
4022 Tyler Ave	6,175			Tyler Market	F
4030 Tyler Ave	1,788			Zumba Fitness	SVC
4032 Tyler Ave	2,600			Tyler Coin Laundry	SVC
4203 Tyler Ave	5,625			Famous Ed's Liquor Store	F

Source: TNDG

A = Apparel	95,000
GM = General merchandise	240,556
FA = Furniture/Appliances	139,217
S = Specialty	127,419
F = Food (Supermarkets/Liquor)	159,780
ED = Eating and Drinking	243,756
BHG = Building/Hardware/Garden	115,699
AD = Auto Dealers and Parts	33,980
SVC = Service Business	336,500
GAS = Gas Stations	20,444
VAC = Vacant	117,800
TOTAL	1,630,151
TOTAL, exc gas	1,609,707

**Table B-5
SHOPPING CENTERS AND FREESTANDING SPACE
CITY OF ROSEMEAD**

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
ROSEMEAD SQUARE	294,928	13,952	4.7%	TOTAL	
3600 Rosemead Blvd	135,380			Target	GM
	43,044			LA Fitness	SVC
	4,612			Mayumba Cuban Cuisine	ED
	10,000			TGI Fridays	ED
	23,800			Office Depot	S
	24,850			Bed Bath & Beyond	S
	1,350			T Mobile	S
	3,150			Dollar Tree	GM
	1,950			Dunn Edwards Paint	BHG
	1,950			GNC	S
	1,350			Cold Stone	ED
	1,350			Jamba Juice	ED
	1,350			Rolling Rice	ED
	1,650			Rose City Pizza	ED
	1,200			The UPS Store	SVC
	1,350			Starbucks	ED
	1,350			Sally Beauty Supply	SVC
	1,500			Shoe City	A
	1,800			Radio Shack	S
	1,200			Subway	ED
	1,500			Ono Hawaiian BBQ	ED
	1,800			Evertrust Bank	SVC
	1,050			Pearl Nails	SVC
	1,500			Freeway Insurance	SVC
	1,650	1,650		Vacant	VAC
	1,050			New Vue Optometry	SVC
	900			Bank of America	SVC
	2,250	2,250		Vacant	VAC
	1,350			China Way	ED
	2,100	2,100		Vacant	VAC
	1,200			Kaya Threading	SVC
	1,500	1,500		Vacant	VAC
	2,700			Lublee	ED
	6,452	6,452		Vacant	VAC
	3,740			IHOP	ED
9026 Valley Blvd	13,960			Fresh & Easy	F
	4,125			Bank of the West	SVC
4315 Rosemead Blvd	1,200			Metro PCS	S
	2,300			Launderland	SVC
	1,300			Mr. Bill's Donuts	ED
MISSION VILLAGE	9,056	3,994	44.1%	TOTAL	
8930 Mission Dr	3,094	3,094		Vacant	VAC
	1,238			Pho Ga Bac Ninh	ED
	900			Quickly	ED
	1,013			Office Space	SVC
	900			Universal Body	SVC
	900	900		Vacant	VAC
	1,013			Courtyard Hair	SVC
9331 Valley Blvd	1,500			Mission Valley Liquor	F
	1,650			Mexican Express	ED
	1,650			Pro Motive Auto Parts	AD
	1,425	1,425		Vacant	VAC
ROSEMEAD SUPERMARKET CENTER	71,072	-	0.0%	TOTAL	
8815 Valley Blvd	3,150			Sunday	ED
	29,719			Rosemead Supermarket	F
	2,681			Doug's Liquor	F
	2,438			CM	A
	3,169			Pho Pasteur	ED
	2,925			99 Cent Gift Shop	GM
	2,194			Amor Bakery	ED

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
	2,194			Beauty Zone	SVC
	1,950			Hong Hair	SVC
	3,413			Asian Restaurant	ED
	2,438			Sweet Café	ED
	2,194			Pharmacy	SVC
	2,194			Doctor	SVC
	10,340			Post Office	SVC
	75			Keys	SVC
UNNAMED CENTER	14,700	-	0.0%	TOTAL	
1039 East Valley Blvd	600			Printing +	SVC
	675			Ma Space	SVC
	600			Megahealth Supply	SVC
	975			Yung Ho City Restaurant	ED
	600			International Health Foods	S
	600			Win Win Spa	SVC
	675			AAE	SVC
	600			Rong Long Dance Studio	SVC
	675			Customized Tour Specialist	SVC
	600			Five Star Laser	S
	825			Cal Dental	SVC
	600			Smart World	SVC
	600			SBT Bus Tours	SVC
	825			J&S Beauty	SVC
	750			Lucky Foot Spa	SVC
	600			Gold Coin	SVC
	675			Golden Soup	SVC
	675			Softwear	SVC
	600			Accupuncture	SVC
	675			Nail Salon	SVC
	600			Laundry	SVC
	675			Tasty Duck	ED
EMPIRE COMMERCIAL CENTER	68,271	-	0.0%	TOTAL	
8450 Valley Blvd	4,875			Banh Mi & Che Cali	ED
	1,950			Sunny Cleaners	SVC
	5,606			888 Seafood Restaurant	ED
	55,840			Empire Commercial Center	GM
UNNAMED CENTER	36,250	-	0.0%	TOTAL	
8522 Valley Blvd	6,525			Tip Top's Sandwiches	ED
	1,138			A&J Hot Point	ED
	1,138			Le Arbre Tea House	ED
	2,025			I Point	SVC
	2,025			B Method Cosmetic	SVC
	2,025			Noodle Boy	ED
	2,250			Envy Hair	SVC
	2,250			Allibaba Foot Spa	SVC
	4,950			Farm Fresh Produce Market	F
	3,825			Shangxi Gourmet	ED
	3,825			Tibet herbal Health Center	SVC
	2,025			The Good Life	ED
	2,250			Massage	SVC
UNNAMED CENTER	10,219	-	0.0%	TOTAL	
8632 Valley Blvd	1,031			Pho Valley	ED
	1,031			Best Care Chiropractic	SVC
	1,313			Dynasty World Travel	SVC
	1,875			New Happy Family Restaurant	ED
	4,969			East West Bank	SVC
ROSE VALLEY CENTER	13,475	-	0.0%	TOTAL	
8736 Valley Blvd	875			Kim Pharmacy	SVC
	875			Minh Tran Dental Office	SVC
	875			AS Insurance	SVC
	875			Acupuncture Clinic	SVC
	1,575			Optometry	SVC
	3,150			Medical Center	SVC
	1,050			Tan Global Services	SVC
	963			Starlight Hair Design	SVC
	3,238			Com Tam Ninh Kieu	ED

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
UNNAMED CENTER	10,688	-	0.0%	TOTAL	
9210 Valley Blvd	1,350			Rosa Pharmacy	SVC
	1,013			Dentist	SVC
	900			Valley Medical Center	SVC
	1,013			Express Optical	SVC
	1,013			VK Foods	F
	1,125			Rosemead Eye Clinic	SVC
	2,925			Beauty Supply	SVC
	1,350			Tobacco & Gifts	S
9712 Valley Blvd	4,936			Autozone	AD
	938			A+ Check Cashing	SVC
	938			JG Quality Printing	SVC
	2,063			Dentist	SVC
OTHER FREESTANDING	76,406	11,075	14.5%	TOTAL	
4501 N Rosemead Blvd	7,650			Bahooka	ED
4216 North Rosemead Blvd	2,100			Jack in the Box	ED
4242 Rosemead Blvd	800			In N Out	ED
8960 Valley Blvd	975			Mobil	GAS
3939 Rosemead Blvd	4,800			Sea Harbour Seafood	ED
3675 Rosemead Blvd	8,500			Goodyear	AD
Marshall & Rosemead Blvd	6,600	6,600		Vacant (Denny's)	VAC
9711 Valley Blvd	1,100			Lechigo Outdoor Furniture	FA
8779 Valley Blvd	3,600			Lee's Sandwiches	ED
8749 Valley Blvd	1,800			Jim's Burgers	ED
Valley Blvd & Bartlett Ave	2,400	2,400		Vacant	VAC
8310 Valley Blvd	2,194			China Bistro	ED
8328 Valley Blvd	2,700			Akurn Appliances	FA
8548 Valley Blvd	4,725			McDonalds	ED
8614 Valley Blvd	4,625			Prim Furniture	FA
8702 Valley Blvd	3,600			Mr. Baguette	ED
8752 Valley Blvd	3,563			Saigon 22	ED
8772 Valley Blvd	4,869			Hunan Seafood	ED
9228 Valley Blvd	825			Florist	S
9322 Valley Blvd	1,050			Shortstop Seafood Bar	ED
9336 Valley Blvd	1,400	1,400		Vacant	VAC
9438 Valley Blvd	1,544			SR Romance Linnens	S
9442 Valley Blvd	1,544			Kev's Liquor	F
Valley Blvd & Temple City Blvd	675	675		Vacant (Gas Station)	VAC
9722 Valley Blvd	850			Beauty Salon	SVC
9726 Valley Blvd	1,169			Lee's Market	F
8547 Valley Blvd	750			T Mobile	S
DOWNTOWN ROSEMEAD	84,213	1,731	2.1%	TOTAL	
9219 Valley Blvd	1,900			Valley Super Burgers	ED
9403 Valley Blvd	1,375			Taco Bell	ED
9021 Valley Blvd	3,400			Carl's Jr.	ED
9013 E Valley Blvd	3,163			Di Pilla's Itallian Cuisine	ED
9001 Valley Blvd	2,975			Citibank	SVC
8955 Valley Blvd	4,000			ABC Home Deco	BHG
8933 Valley Blvd	1,050			Insurance	SVC
8931 Valley Blvd	1,400			Beauty Direct	SVC
8929 Valley Blvd	2,450			Ann Furniture	FA
8927 Valley Blvd	1,225			Paint Depot	BHG
8925 Valley Blvd	1,750			Lamtex Int'l	SVC
8921 Valley Blvd	1,925			Que's Bar & Grill	ED
8917 Valley Blvd	2,975			Teamwork Telecom	SVC
8909 Valley Blvd	1,750			Peach Blossum Furniture	FA
8907 Valley Blvd	1,575			VBC Medical	SVC
8909 Valley Blvd	2,275			Winfeik International	SVC
8907 Valley Blvd	1,750			Pro Design Furniture	FA
8905 Valley Blvd	1,575			Orthodontist	SVC
8901 Valley Blvd	2,275			Dried Food	F
8914 Valley Blvd	12,825			Rite Aid	GM
8926 Valley Blvd	6,375			Baby Toy	FA
8930 Valley Blvd	5,463			Lee Furniture	FA
8938 Valley Blvd	1,006			Artist Beauty Salon	SVC
8942 Valley Blvd	2,731			Happy Twin Baby Store	FA
8950 Valley Blvd	1,006			Lucky Number Discount Store	GM

<u>Shopping Center / Location</u>	<u>GLA</u>	<u>Vacant SF</u>	<u>Vacancy %</u>	<u>Tenants</u>	<u>Category</u>
8952 Valley Blvd	4,313			Lee's Furniture	FA
9102 Valley Blvd	1,031	1,031		Vacant	VAC
9112 Valley Blvd	700			Realty	SVC
9114 Valley Blvd	700	700		Vacant	VAC
9118 Valley Blvd	963			M&M Feng Shui	S
9120 Valley Blvd	1,125			Unison Health Services	SVC
9122 Valley Blvd	1,125			Rosa Health Care	SVC
9126 Valley Blvd	1,000			Robert Pharmacy	SVC
9126 Valley Blvd	1,375			MD	SVC
9142 Valley Blvd	1,688			Head Quarters Beauty Supply	S

Source: TNDG

A = Apparel	3,938
GM = General merchandise	211,126
FA = Furniture/Appliances	33,256
S = Specialty	63,269
F = Food (Supermarkets/Liquor)	58,810
ED = Eating and Drinking	139,065
BHG = Building/Hardware/Garden	7,175
AD = Auto Dealers and Parts	15,086
SVC = Service Business	162,384
GAS = Gas Stations	975
VAC = Vacant	32,177
TOTAL	727,261
TOTAL, exc gas	726,286

**Table B-6
SHOPPING CENTERS AND FREESTANDING SPACE
CITY OF SAN GABRIEL**

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
801 E Valley Blvd	1,788			Oh my Pan	ED
	1,788			Foot Massage	SVC
	963			Office Space	SVC
1446 South San Gabriel Boulevard	1,150			Organic Zen Spa	SVC
	1,294			Medical Supplies	SVC
	1,150	1,150		Vacant	VAC
	1,294			Chiropractor	SVC
	1,150			Medical Clinic	SVC
830 East Mission Rd	900			Kotai Realty	SVC
	1,400			Coin Laundry	SVC
	1,100			KC Cleaners	SVC
	700			Macho Café	ED
838 East Mission Rd	1,219			KC Donuts	ED
	975			Pop Market	F
	569			AA	SVC
	569			Income Tax	SVC
	569			Laptop Repair	SVC
1900 Del Mar Ave	1,381	1,381		Vacant	VAC
	1,063			Passion Tea Lounge	ED
	956			Beauty Salon	SVC
UNNAMED CENTER	10,575	1,013	9.6%	TOTAL	
SWC S San Gabriel Blvd / Las Tunas Dr	2,250			Chevron	GAS
	900			Orbit Comics	S
	788			Fanta Travel	SVC
	788			Quickly	ED
	900			Lawn Mowers	SVC
	1,013	1,013		Vacant	VAC
	788			Indomart	S
	1,575			Royal Chef	ED
	788			Computers	SVC
	788			Photo Express	SVC
UNNAMED CENTER	39,287	-	0.0%	TOTAL	
NWC E Live Oak / S Pine St	25,637			Hong Kong Supermarket	F
	1,463			Gift Shop	S
	1,463			Banh Mi & Che Cali	ED
	1,463			Kingstone Books	S
	1,463			Mona Lisa Hair	SVC
	1,950			Photo Express	SVC
	5,850			Shan Yang	ED
UNNAMED CENTER	10,463	-	0.0%	TOTAL	
NWC S San Gabriel Blvd / E El Monte St	1,350			Uncle Joe's Donuts	ED
	900			Judy's Beauty Care	SVC
	788			Noble Center	SVC
	1,238			Indian Restaurant	ED
	900			E Cigarettes	S
	900			Western Columbia	S
	1,575			Specialty Shop	S
	1,350			Dentist	SVC
	1,463			Vietnamese Restaurant	ED
717 S San Gabriel Blvd	1,625			Estetic Center	SVC
	1,625	1,625		Vacant	VAC
	2,438			Ace Karaoke	SVC
	2,275			Cheers Bar & Grill	ED
UNNAMED CENTER	13,800	-	0.0%	TOTAL	
NWC S San Gabriel Blvd / Valley Blvd	1,500			Popeyes	ED
	600			M Delivery	ED
	2,100			JZ Restaurant	ED

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
	1,050			Foot Massage	SVC
	1,350			NGN Talk	S
	1,200			Sao Lang	ED
	1,200			T&J Beauty Salon	SVC
	1,350			Pho Island	ED
	1,500			Sunny Bakery	ED
	1,950			FrMex	SVC
800 W Las Tunas Dr	1,375			D'ange Bakery	ED
	1,375			Emperor Noodles	ED
	1,125	1,125		Vacant	VAC
	1,000			Whatever Tea House	ED
UNNAMED CENTER	32,763	3,125	9.5%	TOTAL	
W Las Tunas Drive / Mission Dr	1,500			Major Liquor	F
	1,250	1,250		Vacant	VAC
	1,000			Taipei Bistro	ED
	1,000			Lusious Dumplings Inc	ED
	875			Hui Tou Xiang Noodle House	ED
	1,375			Tip Top Mart	F
	4,500			Michelle's Pancake House	ED
	1,000			Nanjin Kitchen	ED
	875			Insurance	SVC
	875	875		Vacant	VAC
	1,000	1,000		Vacant	VAC
	1,381			Direct Dish	SVC
	2,444			Drinking Water	S
	3,400			Vietnam House San Gabriel	ED
	1,294			Phoenix	ED
	506			Tony's Alterations	SVC
	844			Beauty Salon	SVC
	1,181			Foot Massage	SVC
	2,363			T Mobile	S
	1,500			Spa	SVC
	1,300			Flowers	S
	1,300			Bakery	ED
LAS TUNAS SQUARE	9,425	-	0.0%	TOTAL	
708 E Las Tunas Dr	2,925			Si Hai Restaurant	ED
	1,463			Lu Gi Restaurant	ED
	1,463			Cathy's Bakery	ED
	3,575			Cho JB	ED
SUNNY PLAZA	19,294	1,313	6.8%	TOTAL	
529 E Valley Blvd	1,838			Asian Restaurant	ED
	1,181			Boba Tea	ED
	1,313			V Connection	SVC
	1,575			Domie's Bakery	ED
	1,181			A Ri Rang Tofu House	ED
	1,181			Chic	SVC
	1,313			Ramen Fujisan	ED
	1,313			Diamond Expert	A
	1,706			Yoshimo Sushi	ED
	1,313			Asian Restaurant	ED
	1,444			Ha Tien Quan	SVC
	1,313			New Age Books	S
	1,313			Foot Massage	SVC
	1,313	1,313		Vacant	VAC
327 E Valley Blvd	1,225			Broadway	S
	875			L&A Gift Shop	S
	1,663			Happy Foot Care Spa	SVC
UNNAMED CENTER	15,525	-	0.0%	TOTAL	
227 W Valley Blvd	2,588			HSBC	SVC
	900			G Jewelry	A
	900			Miss Q	A
	1,463			Scottrade	SVC
	900			Sugar Spice Café	ED
	788			109 Love	S
	900			Gift Shop	S

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
	788			Asian Restaurant	ED
	900			Korean BBQ	ED
	1,013			Liang's Kitchen	ED
	788			Cowboys	ED
	900			Yo Yo Bakery	ED
	900			Muse	S
	900			San Pan	ED
	900			Alison Ramen	ED
UNNAMED CENTER	19,125	-	0.0%	TOTAL	
301 W Valley Blvd	1,063			Tasty Dining	ED
	850			Man's Tea House	ED
	850			Shiseido	A
	956			Zhen's Fashion	A
	850			Ann Skin Care	SVC
	850			CCM Health	SVC
	956			Insurance	SVC
	850			Prospect	SVC
	956			J&J Restaurant	ED
	1,275			Shangmin Restaurant	ED
	850			Happy Kitchen	ED
	1,700			Mei Long Village	ED
	1,594			Hong Kong Kitchen	ED
	850			Foot Spa	SVC
	956			Beauty Salon	SVC
	956			JMUS	SVC
	2,763			East West Bank	SVC
425 W Valley Blvd	1,813			Foot Massage	SVC
	1,813			Golf	S
	1,631	1,631		Vacant	VAC
	2,538			ID Cha House	ED
545 W Valley Blvd	1,294			CHP	SVC
	1,581			Yong Ho	ED
	1,150			Thousands Tasty	ED
	1,294			Lugi	ED
	1,150			Optometry	SVC
	1,725			MPU BBQ	ED
250 W Valley Blvd	1,300			Boiling Point	ED
	1,100			Tiamo Vougue	A
	1,800			OIE	SVC
	1,600			DNA Area	SVC
	1,700			Chinatrust Bank	SVC
	1,000			Skin Care	SVC
	1,300			Kawaii Fashion	SVC
	1,100			CBCT Professional Foot Spa	SVC
	1,200			Tasty	ED
220 W Valley Blvd	750			Hi-Mo Hair Salon	SVC
	1,500			J's Fashion	A
	656			Shibuyala	A
	938			Jewelry Store	A
	1,219			Beauty Salon	SVC
	938			Clothing Store	A
	1,031			Jewelry Store	A
	938			Takashima	A
	1,725			Hot Pot City	ED
99 RANCH MARKET CENTER	204,588	5,025	2.5%	TOTAL	
140 W Valley Blvd	1,275			Tapioca Express	ED
	600			iTalk BB	S
	600			Crystal	A
	375			The Amore	S
	900	900		Vacant	VAC
	1,625			Magic Bella	S
	1,000			Top Jewelry	A
	1,875	1,875		Vacant	VAC
	875			Health Food City	F
	875			Boutique	A

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
	1,000			China Art	S
	875			HJ Pharmacy	SVC
	875			K Car	S
	2,500			Sam Woo BBQ	ED
	875			101 Hot Pot Café	ED
	750			Snacks & Candy	ED
	1,000			Cily	S
	625			Jewelry	A
	1,375			House of Italy	A
	1,250			Champion Provisions	ED
	1,875			Gold	S
	3,125			Chong Hang Jewelers	A
	1,094			Omega	A
	3,000			House of Italy	A
	3,200			Gift Shop	S
	56,550			Focus	GM
	1,350			Time River	S
	1,094			E-F Book	S
	1,250			Shinsen Co	S
	1,094			Tivoli	A
	1,250			Young's	S
	1,250			IS	A
	1,406			IBA Collection	A
	45,000			99 Ranch Market	F
	500			Manager's Office	SVC
	1,350	1,350		Vacant	VAC
	1,050			Five Star Spa	SVC
	900			Jen Bjuit	S
	2,400			Slim Beauty	SVC
	900	900		Vacant	VAC
	1,050			Computer Bar	S
	1,200			Asian Restaurant	ED
	1,800			LA Beauty	SVC
	3,000			Dong Ting	ED
	900			Spicy City	ED
	5,400			Ko Hyang Tofu House	ED
	1,200			Juicy Dumplings	ED
	6,150			Little Sheep	ED
	18,850			Five Star	ED
	2,400			T Mobile	SVC
	1,950			Architects	SVC
	1,050			Travel	SVC
	1,200			Obagi	SVC
	1,050			Dentist	SVC
	1,200			Hair.Net	SVC
	2,400			Medical Doctor	SVC
	3,025			Vege Paradise	ED
534 E Valley Blvd	813			Milk & Honey	ED
	1,219			Hunan Chili King	ED
	1,300			Green Zone	F
	650	650		Vacant	VAC
	569			Today's Books	S
	731			Bistro	ED
	731			T Mobile	S
	650			Lucky Noodle King	ED
	1,950			Lu's Garden	ED
UNNAMED CENTER	130,456	700	0.5%	TOTAL	
SWC S San Gabriel Blvd / Valley Blvd	800			Rice & Noodle	ED
	800			LH Foot Care	SVC
	800			D&T Beauty Salon	SVC
	700	700		Vacant	VAC
	900			SF Pets Grooming	SVC
	1,100			Kiu An Pharmacy	SVC
	2,200			888 Ocean Trading	SVC
	900			Ye May Restaurant	ED
	1,100			Mom's Bakery	ED
	1,000			Lucky Mart	F
	59,040			SG Superstore (grocery component)	F
	29,520			SG Superstore (general retail component)	GM

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
	9,840			SG Superstore (restaurant component)	ED
	1,181			Cosmetic & Vitamin	S
	2,100			Tasty Garden	ED
	2,100			Rolling Wok	ED
	1,838			I Fu Tang Bakery	ED
	1,181			CK Image Hair Salon	SVC
	1,181			US Herb & Ginseng	S
	1,181			Ho's Jewelry	A
	1,050			King Kho Bo	ED
	788			Pure Water	S
	1,250			Szaigon Bakers	ED
	1,438			SF Beauty Supply	SVC
	1,438			Wing Hip Guns	S
	1,294			T Mobile	S
	1,438			CA Jewels	A
	2,300			Dentist	SVC
OTHER FREESTANDING	359,128	31,881		TOTAL	
1736 S Del Mar Ave	1,625			La's Bakery	ED
1900 S San Gabriel Blvd	1,913			Carl's Jr	ED
1848 S San Gabriel Blvd	4,069			San Gabriel Tools	BHG
1806 S San Gabriel Blvd	4,888			Battambang Restaurant	ED
1530 S San Gabriel Blvd	2,363			168 Garden	ED
1518 S San Gabriel Blvd	2,194			Taco Bell	ED
1428 S San Gabriel Blvd	1,663			Pharmacy	SVC
1426 S San Gabriel Blvd	1,663			Pianos & Instruments	S
1108 S San Gabriel Blvd	2,400			Kim Ky Noodle House	ED
1028 S San Gabriel Blvd	2,625	2,625		Vacant	VAC
1026 S San Gabriel Blvd	1,500			Kai's	ED
1018 S San Gabriel Blvd	3,200			San Gabriel Liquor Store	F
1000 S San Gabriel Blvd	1,250			Chung King Restaurant	ED
918 S San Gabriel Blvd	1,200			Chevron	GAS
600 S San Gabriel Blvd	1,813			Rosemead Gardens Nursery	BHG
308 S San Gabriel Blvd	1,200			Fresh Roast	ED
306 S San Gabriel Blvd	1,050			Best Discount	GM
304 S San Gabriel Blvd	1,200			T Mobile	S
300 S San Gabriel Blvd	2,025			Cabinets	BHG
911 S San Gabriel Blvd	825			76 Station	GAS
860 E Mission Rd	2,888	2,888		Vacant	VAC
5111 Walnut Grove Ave	7,556			El Pavo Bakery	ED
120 S San Gabriel Blvd	29,158			Hawaii Supermarket (Supermarket)	F
120 S San Gabriel Blvd	14,579			Hawaii Supermarket (General Retail)	GM
120 S San Gabriel Blvd	4,860			Hawaii Supermarket (Restaurant)	ED
201 S San Gabriel Blvd	4,875			Soyodo Book Store	S
205 S San Gabriel Blvd	1,856			KTV	S
207 S San Gabriel Blvd	1,563			T Mobile	S
213 San Gabriel Blvd	26,250			San Gabriel Bowling	SVC
217 San Gabriel Blvd	2,438	2,438		Vacant	VAC
243 San Gabriel Blvd	3,563			B's Land	ED
249 San Gabriel Blvd	4,313			Excel Blinds	SVC
251 San Gabriel Blvd	1,688			Chiropractic Office	SVC
253 San Gabriel Blvd	4,875			Data for Children	SVC
261 San Gabriel Blvd	2,475			Tools	BHG
261 S San Gabriel Blvd	3,150			Glass & Doors	BHG
301 S San Gabriel Blvd	3,825	3,825		Vacant	VAC
305 S San Gabriel Blvd	4,800			7 Eleven	F
315 S San Gabriel Blvd	1,238			Hot Stuff Café	ED
315B S San Gabriel Blvd	1,013			Massage	SVC
317 S San Gabriel Blvd	3,038			Escrow	SVC
401 S San Gabriel Blvd	1,663			Far East Florist	S
405 S San Gabriel Blvd	894			Options for Youth	SVC
417 S San Gabriel Blvd	731			JJ Tea House	ED
417 S San Gabriel Blvd	813			Optometrist	SVC
417 S San Gabriel Blvd	975	975		Vacant	VAC
532 S San Gabriel Blvd	1,869			Crab Restaurant	ED
999 S San Gabriel Blvd	4,169	4,169		Vacant	VAC
1143 S San Gabriel Blvd	825			Florist	S
1245 S San Gabriel Blvd	600			Boba Tea	ED
1811 S San Gabriel Blvd	531			Weinerschnitzel	ED
1823 S San Gabriel Blvd	900			Babita	ED
622 W Las Tunas Dr	1,275			Casa Calderon	ED

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
518 W Las Tunas Dr	7,125			Newport Seafood	ED
504 W Las Tunas Dr	1,000			Los Tacos	ED
340 W Las Tunas Dr	1,600			Vietnamese Restaurant	ED
300 E Las Tunas Dr	1,169			Liquor Store	F
302 E Las Tunas Dr	744			Grace Beauty	SVC
304 E Las Tunas Dr	850			Premire Mobile	S
306 E Las Tunas Dr	850			Bridal Gallery	A
308 E Las Tunas Dr	956			Computer Direct	S
310 E Las Tunas Dr	425			Tony's Shoe Repair	SVC
510 E Las Tunas Dr	1,250			Beto's	ED
518 E Las Tunas Dr	2,500			KFC	ED
730 E Las Tunas Dr	1,100			Mobil	GAS
866 E Las Tunas Dr	4,200			Shakey's	ED
980 E Las Tunas Dr	1,000			Tapioca Express	ED
980 E Las Tunas Dr	2,250			Saigon Eden	ED
980 E Las Tunas Dr	1,125			P&D Travel	SVC
980 E Las Tunas Dr	1,125			Vianne Skin Care	SVC
1030 E Las Tunas Dr	825			Chanos Drive In	ED
1042 E Las Tunas Dr	956			Flower Genie	S
1045 E Las Tunas Dr	638			Moscow Music Studio	SVC
1050 E Las Tunas Dr	638			Beauty in Motion	SVC
1052 E Las Tunas Dr	638			Top Video	S
1056 E Las Tunas Dr	2,231			Office Space	SVC
1058 E Las Tunas Dr	850			Income Tax	SVC
1060 E Las Tunas Dr	831			Medical Clinic	SVC
1062 E Las Tunas Dr	1,275			Elite Cocktails	ED
1386 E Las Tunas Dr	1,031			USA Gas	GAS
1003 E Valley Blvd	5,250			Claros Itallian Market	F
911 E Valley Blvd	650			Morning Sun Garden	BHG
517 E Valley Blvd	7,931			Nail Supply House	SVC
309 E Valley Blvd	1,500			Karen Food Co	F
307 E Valley Blvd	1,500			Gun Shop	S
303 E Valley Blvd	3,300			Jeff's Sporting Goods	S
217 E Valley Blvd	1,650			At&t	S
211 E Valley Blvd	2,200			Floral Café Nhac	ED
109 E Valley Blvd	1,513			Ji An Gin Seng Co	SVC
107 E Valley Blvd	1,238			Yu Garden	ED
105 E Valley Blvd	1,313			Salon	SVC
101 E Valley Blvd	9,938			A+ Furniture	FA
Valley Blvd / Del Mar Blvd	6,500	6,500		Vacant (Fenced Off)	VAC
512 W Valley Blvd	1,238			JR Café	ED
500 W Valley Blvd	1,063			Lily Florist	S
416 W Valley Blvd	3,000	3,000		Vacant	VAC
416 W Valley Blvd	1,500			Foot Massage	SVC
416 W Valley Blvd	2,813	2,813		Vacant	VAC
406 W Valley Blvd	1,050			Mien Nghia	ED
400 W Valley Blvd	1,406			Used Auto Parts	AD
316 W Valley Blvd	1,125			Fortune Shop	S
314 W Valley Blvd	1,125			Dentist	SVC
312 W Valley Blvd	1,013			Nature Pagoda	ED
318 W Valley Blvd	1,575			The Turning Point	ED
168 W Valley Blvd	2,656			Bank of the East	SVC
166 W Valley Blvd	1,094			At&t	S
160 W Valley Blvd	1,250			Top Ten Ko	ED
158 W Valley Blvd	2,500			Tea Station	ED
154 W Valley Blvd	1,250			Ten Ren's Tea	ED
150 W Valley Blvd	2,188			Kee Wah Bakery	ED
132 W Valley Blvd	1,125			Armando's Mexican Food	ED
114 W Valley Blvd	3,100			Monterey Park BBQ	ED
100 W Valley Blvd	1,275			Arco	GAS
172 E Valley Blvd	4,550			Hage Star Boulevard	ED
180 E Valley Blvd	3,125			Sia Fong Gensing & Herb Co	S
208 E Valley Blvd	2,656			Saigon Flavor	ED
300 E Valley Blvd	18,363			Howard's	FA
402 E Valley Blvd	1,594			Sweethome Grill	ED
406 E Valley Blvd	750			So In Love	A
408 E Valley Blvd	844			Health Group	SVC
410 E Valley Blvd	844			AJ Beauty Salon	SVC
414 E Valley Blvd	1,313			Yolanda Ravioli Co	ED
422 E Valley Blvd	1,500			Summit	SVC
428 E Valley Blvd	1,250	1,250		Vacant	VAC

<u>Shopping Center / Location</u>	<u>GLA</u>	<u>Vacant SF</u>	<u>Vacancy %</u>	<u>Tenants</u>	<u>Category</u>
432 E Valley Blvd	1,406			Beauty Salon	SVC
432 E Valley Blvd	1,575			Herbs	S
432 E Valley Blvd	1,400	1,400		Vacant	VAC
520 E Valley Blvd	1,444			Lou's Liquor	F
818 E Valley Blvd	1,050			Jn Kitchen	ED
828 E Valley Blvd	844			Xis Xis Salon	SVC
828 E Valley Blvd	844			Signiture Travel	SVC
828 E Valley Blvd	1,969			State Farm	SVC
828 E Valley Blvd	1,531			Foot Massage	SVC
846 E Valley Blvd	1,381			Hi Pie Restaurant	ED
846 E Valley Blvd	1,069			JW Wireless	S
846 E Valley Blvd	1,069			Happy Bakery	ED
860 E Valley Blvd	3,850			Van's Bakery	ED

Source: TNDG

A = Apparel	31,681
GM = General merchandise	101,699
FA = Furniture/Appliances	28,300
S = Specialty	80,425
F = Food (Supermarkets/Liquor)	183,223
ED = Eating and Drinking	269,937
BHG = Building/Hardware/Garden	14,181
AD = Auto Dealers and Parts	1,406
SVC = Service Business	180,244
GAS = Gas Stations	7,681
VAC = Vacant	50,619
TOTAL	949,397
TOTAL, exc gas	941,715

**Table B-7
SHOPPING CENTERS AND FREESTANDING SPACE
CITY OF TEMPLE CITY**

Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
KMART CENTER	225,693	-	0.0%	TOTAL	
5665 N Rosemead Blvd	875			Chevron	GAS
	94,500			Kmart	GM
	1,631			Cleaners	SVC
	1,631			Sally's Shoes	A
	1,631			Olympic Bakery	ED
	1,269			Perfection Beauty Salon	SVC
	1,994			Orange Chicken	ED
	27,144			Super A Foods	F
	25,925			CVS	GM
	4,031			\$1 Store	GM
	3,494			Payless Shoes	A
	2,956			Sylvia's Weddings	S
	2,956			Fashion for Less	A
	2,150			Prestige Integrative	SVC
	2,150			Ivy Institute	SVC
	19,245			Hometown Buffet	ED
	19,245			Office Depot	S
	2,500			The Hat	ED
	2,256			Burger King	ED
	4,565			Denny's	ED
	3,544			East West Bank	SVC
UNNAMED CENTER	43,140	-	0.0%	TOTAL	
NWC Rosemead Blvd & E Broadway	8,964			Zen Buffet	ED
	21,838			Pep Boys	AD
	1,181			Dental Specialty	SVC
	2,231			A+ Tropical Fish	S
	1,050			Memories of America	S
	2,363			One Main Financial	SVC
	1,313			Super Cuts	SVC
	4,200			OO-Kook Korean BBQ	ED
10011 Olive St	1,125	1,125		Vacant	VAC
	750			Diamond Pet Foods	S
	1,125	1,125		Vacant	VAC
	1,500	1,500		Vacant	VAC
UNNAMED CENTER	14,150	1,125	8.0%	TOTAL	
Lower Azusa Rd & El Monte Ave	1,575			Barber Shop	SVC
	1,700			Happy Noodle	ED
	2,875			Hy's Liquor	F
	1,125	1,125		Vacant	VAC
	1,125			Nails	SVC
	1,500			Tailor	SVC
	875			Barber Shop	SVC
	1,125			Cigar Shop	S
	2,250			Glassland	SVC
NWC Lower Azusa Rd & Temple City Blvd	7,900			Metro Supermarket (opening soon)	F
	3,294			House of Mandarin Noodle	ED
	960			Olympic Donuts	ED
TEMPLE AZUSA CENTER	11,688	-	0.0%	TOTAL	
Lower Azusa Rd & Temple City Blvc	1,100			Art & Antique	S
	1,238			Pet's Choice Grooming	SVC
	1,238			Pizza Cart	ED
	1,100			Krazy Nails	SVC
	1,238			Sona's Cleaners	SVC
	1,238			Nice Cuts	SVC
	1,100			E Water	S
	2,338			Launderland	SVC
	1,100			QM Martial Arts	SVC
9470 Las Tunas Dr	36,905			Ralphs	F
	20,100			Rite Aid	GM

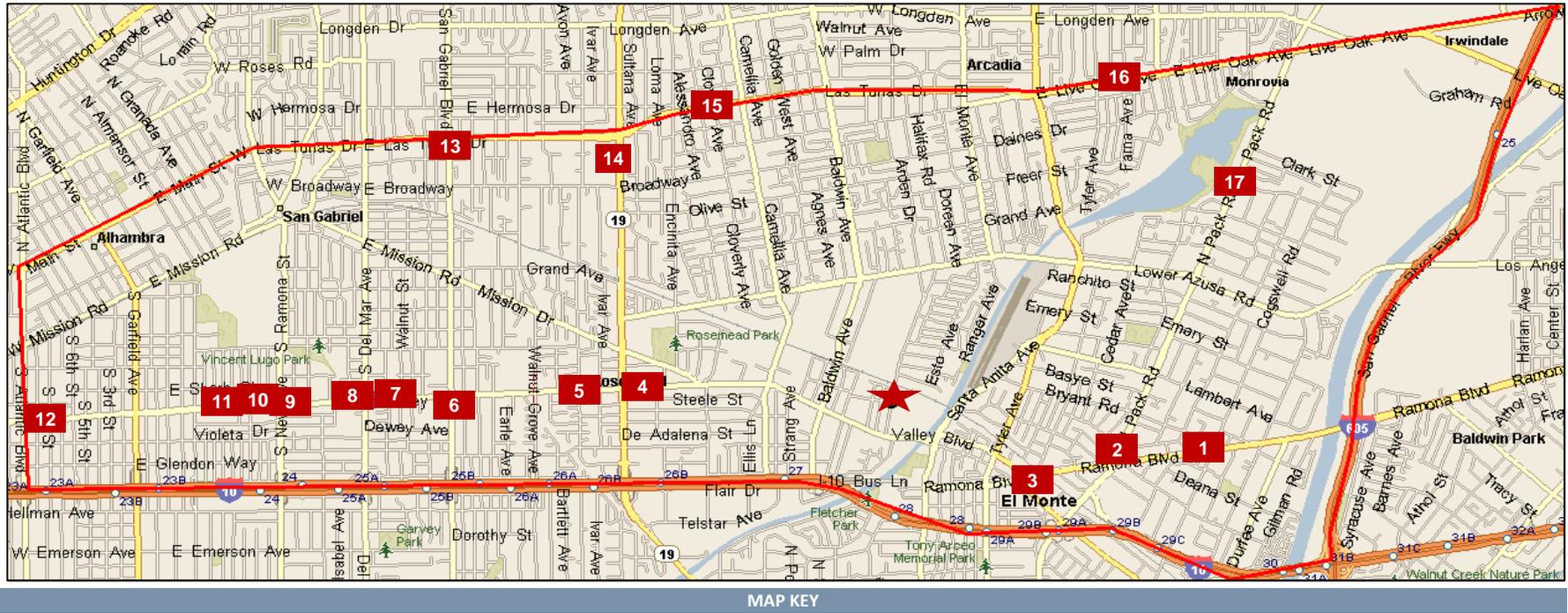
Shopping Center / Location	GLA	Vacant SF	Vacancy %	Tenants	Category
OTHER FREESTANDING	45,781	-	0.0%	TOTAL	
5329 South Baldwin Ave	750			American Gas	GAS
10601 Lower Azusa Rd	1,200			In N Out	ED
10531 Lower Azusa Rd	1,688			Alberto's	ED
10241 Lower Azusa Rd	750			El Super Burrito Jr.	ED
9965 Lower Azusa Rd	2,656			Jack in the Box	ED
4800 Temple City Blvd	2,100			7 Eleven	ED
9010 Broadway	2,313			Shell	GAS
5676 Rosemead Blvd	1,950			Mobil	GAS
9020 Las Tunas Dr	3,575			Carpet Warehouse	BHG
9022 Las Tunas Dr	2,200			State Farm	SVC
9026 Las Tunas Dr	1,000			Ballet	SVC
9034 Las Tunas Dr	6,413			Modern Lighting	BHG
9042 Las Tunas Dr	713			The James Roberts Salon	SVC
9044 Las Tunas Dr	950			Nails & Facial	SVC
9046 Las Tunas Dr	950			Quality Orthoepic Appliances	SVC
9048 Las Tunas Dr	2,019			Elegant Bride Collection	S
9952 Las Tunas Blvd	11,856			CVS	GM
9974 Las Tunas Dr	2,700			El Pollo Loco	ED
DOWNTOWN TEMPLE CITY	131,081	15,581	11.9%	TOTAL	
9082 Las Tunas Dr	1,125			Mama Petrillo's Pizza	ED
9100 Las Tunas Dr	1,875			Casa Del Rey	ED
9148 Las Tunas Dr	900			Dai Ho Restaurant	ED
9152 Las Tunas Dr	1,000			Cigarettes For Less	S
9154 Las Tunas Dr	900			Martial Arts	SVC
9158 Las Tunas Dr	900			Fine Art & Antiques	S
9160 Las Tunas Dr	800			Allstate	SVC
9202 Las Tunas Dr	1,313			Ajisen Ramen	ED
9406 Las Tunas Dr	1,300			Ye Loy	ED
9410 Las Tunas Dr	1,000			Desu-Nation	S
9416 Las Tunas Dr	1,700	1,700		Vacant	VAC
94__ Las Tunas Dr	1,200	1,200		Vacant	VAC
9500 Las Tunas Dr	3,881			Oscar Wedding Group	S
9504 Las Tunas Dr	1,856			Ed Hamile's Karate	SVC
9508 Las Tunas Dr	3,881			Wedding Photo Studio	SVC
9516 1/2 Las Tunas Dr	1,688			Dynamic Systems	SVC
9516 1/2 Las Tunas Dr	1,181			CPA	SVC
9520 Las Tunas Dr	2,531			Oei Learning Center	SVC
9524 Las Tunas Dr	2,194	2,194		Vacant	VAC
9526 Las Tunas Dr	3,544			Beauty College	SVC
9530 Las Tunas Dr	1,013			Hair Salon	SVC
9532 Las Tunas Dr	1,350			Holly Nail Spa	SVC
9536 Las Tunas Dr	2,700			Fortune Video Trading	S
9544 Las Tunas Dr	3,225			Dress Shop	A
9546 Las Tunas Dr	2,688			Tien's Jewelry	A
9548 Las Tunas Dr	3,100			Vital Food	F
9550 Las Tunas Dr	1,356	1,356		Vacant	VAC
9552 Las Tunas Dr	2,325			Citi Exports	S
9556 Las Tunas Dr	4,263			Green Island	ED
9558 Las Tunas Dr	2,325			Avant	S
9560 Las Tunas Dr	1,856			I Do Concepts	S
9562 Las Tunas Dr	1,856			Boba Link	ED
9564 Las Tunas Dr	1,856			Paradise Isle Bar	ED
9566 Las Tunas Dr	1,856			Unique Photography	S
9568 Las Tunas Dr	1,856			Isis	SVC
9570 Las Tunas Dr	5,913			Tea Station	ED
9600 Las Tunas Dr	2,175			Dentist	SVC
9604 Las Tunas Dr	1,994			Jade Escrow	SVC
9606 Las Tunas Dr	1,994	1,994		Vacant	VAC
9608 Las Tunas Dr	3,988			A Golden House	ED
9612 Las Tunas Dr	1,450			Toys & Comics	S
9614 Las Tunas Dr	1,450			Tennis Supplies	S
9618 Las Tunas Dr	3,081			Kang Kang Food Court	ED
9620 Las Tunas Dr	2,175			Beauty Salon	SVC
9624 Las Tunas Dr	1,994			Liquor Store	F
9628 Las Tunas Dr	3,988			Temple City Bikes	S
9630 Las Tunas Dr	1,994			Creative Art & Gifts	S
9636 Las Tunas Dr	3,263			GP Wedding Shop	S
9644 Las Tunas Dr	2,275			Apollo Super Burgers	ED

<u>Shopping Center / Location</u>	<u>GLA</u>	<u>Vacant SF</u>	<u>Vacancy %</u>	<u>Tenants</u>	<u>Category</u>
9650 Las Tunas Dr	688			Babyface Skin Care	SVC
9652 Las Tunas Dr	825			Metro PCS	S
9654 Las Tunas Dr	1,550			Cal Business	SVC
9656 Las Tunas Dr	2,713			EMAX Escrow	SVC
9658 Las Tunas Dr	1,550			Hair Salon	SVC
9660 Las Tunas Dr	1,356			Taiwan Angel Hair	SVC
9662 Las Tunas Dr	1,356			Office	SVC
9664 Las Tunas Dr	1,938			Golden Deli	ED
9666 Las Tunas Dr	2,325	2,325		Vacant	VAC
9668 Las Tunas Dr	1,788			CKW School Uniform	A
9670 Las Tunas Dr	1,788			Acupuncture	SVC
9672 Las Tunas Dr	2,269			Pet Mart	S
9674 Las Tunas Dr	4,813	4,813		Vacant	VAC

Source: TNDG

A = Apparel	15,781
GM = General merchandise	156,412
FA = Furniture/Appliances	-
S = Specialty	64,658
F = Food (Supermarkets/Liquor)	79,918
ED = Eating and Drinking	95,322
BHG = Building/Hardware/Garden	9,988
AD = Auto Dealers and Parts	21,838
SVC = Service Business	74,931
GAS = Gas Stations	5,888
VAC = Vacant	20,456
TOTAL	545,191
TOTAL, exc gas	539,303

Figure B-1
Locations of Supermarkets
El Monte Retail Trade Area



★ PROPOSED PROJECT (distance in miles to supermarket)

1 Carlton's Market - 12,650 SF (1.8)
 11944 Ramona Blvd, El Monte

2 Northgate Market - 28,215 SF (1.4)
 3828 Peck Road, El Monte

3 Smart & Final - 17,492 SF (0.9)
 11110 Ramona Blvd, El Monte

4 Fresh & Easy - 13,960 SF (1.5)
 9026 Valley Blvd, Rosemead

5 Rosemead Supermarket - 29,719 SF (1.8)
 8815 Valley Blvd, Rosemead

6 San Gabriel Superstore - 59,040 SF (2.6)*
 1635 S San Gabriel Blvd, San Gabriel

7 Hawaii Super Market - 29,158 SF (3.1)*
 120 E Valley Blvd, San Gabriel

8 99 Ranch Market - 45,000 SF (3.2)
 140 West Valley Blvd, San Gabriel

9 168 Market - 40,800 SF (3.7)*
 1421 E Valley Blvd, Alhambra

10 Valley Supermarket - 16,657 SF (3.7)
 1251 E Valley Blvd, Alhambra

11 Cali Mart - 36,000 SF (3.9)
 1000 E Valley Blvd, Alhambra

12 Asia Supermarket - 13,293 SF (5.0)
 910 W Valley Blvd, Alhambra

13 Hong Kong Supermarket - 25,637 SF (3.0)
 137 S San Gabriel Blvd, San Gabriel

14 Super A Foods - 27,144 SF (2.2)
 5595 N Rosemead Blvd, Temple City

15 Ralph's - 36,905 SF (2.1)
 9470 Las Tunas Dr, Temple City

16 Albertson's - 50,667 SF (2.4)
 298 East Live Oak Ave, Arcadia

17 Payless Foods - 22,896 SF (2.4)
 4840 Peck Rd, El Monte

*Estimated square feet for grocery component of store; does not include area for general merchandise and/or restaurant components.

APPENDIX C:

**PICTURES OF “HIGH VACANCY” CENTERS
EL MONTE RETAIL TRADE AREA
(PRIMARY TRADE AREA)**



1 Alhambra Place Shopping Center

PROJECT LOCATION: E Main St / S Garfield Ave
Alhambra 91801

ANCHOR TENANTS: N/A

GROSS LEASABLE AREA: 148,817 SF

VACANT ANCHOR SPACE: Mervyns (59,963 SF)

VACANCY RATE: 94.2%

NON-ANCHOR VACANCY RATE: 93.7%





2 Unnamed Center

PROJECT LOCATION: Live Oak Ave / Santa Anita Ave
Arcadia 91006

ANCHOR TENANTS: N/A

GROSS LEASABLE AREA: 73,460 SF

VACANT ANCHOR SPACE: Ralph's (34,647 SF)

VACANCY RATE: 52.3%

NON-ANCHOR VACANCY RATE: 9.8%

