



COMMERCIAL
ASSET GROUP



RETAIL SPACE IN A BUSY SHOPPING CENTER IN HAWAIIAN GARDENS FOR LEASE

21622-21644 NORWALK BLVD, HAWAIIAN GARDENS, CA 90716



SPACE SIZE

ENDCAP: $\pm 1,650$ SF

ADJACENT UNIT: $\pm 1,650$ SF

(CAN BE COMBINED FOR $\pm 3,300$ SF)

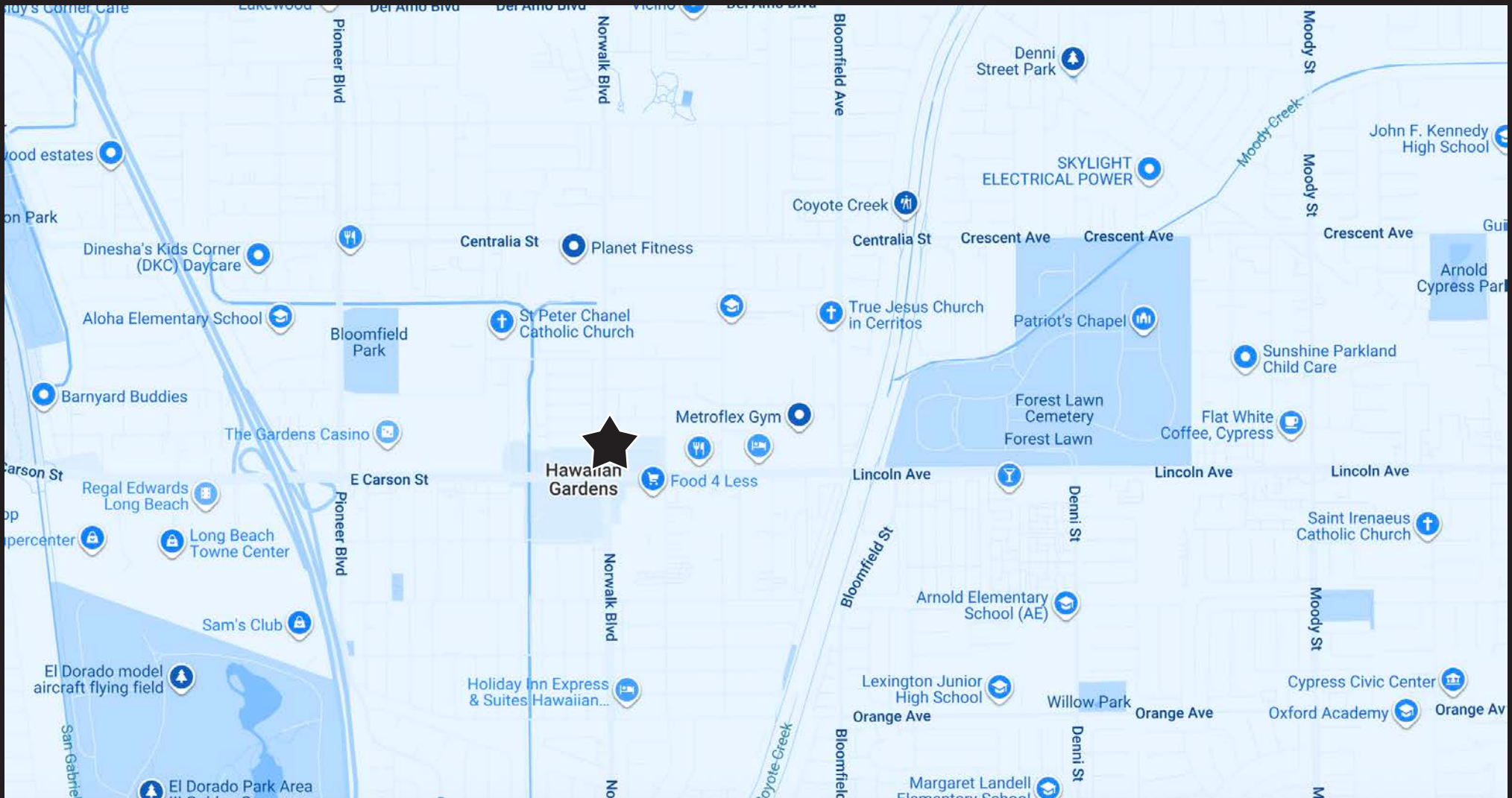
IN-LINE: $\pm 1,000$ SF

CARS PER DAY

30,000

- Approximately 3,300 SF, divisible to 1,650 SF
- Well maintained center
- Easily accessible location
- Ample parking in front of & behind the property
- Monument signage available
- Ideal location for: tax services, staffing agency, computer repair, beauty supply, beauty salon, smoke shop, flower shop, donut shop, e-store/market, liquor store, thrift shop and more

MAP



AERIAL



DEMOGRAPHICS

Available

Available



NATIONAL TENANTS WITHIN 1 MILE RADIUS

TRADER
JOE'S



VONS

PAVILIONS



CVS
pharmacy



Walgreens

petco

ACE
Hardware

24
HOUR FITNESS

ANYTIME
FITNESS

Orangetheory
FITNESS



SUBWAY

THE COFFEE BEAN
& TEA LEAF

T Mobile

verizon



ME
Massage Envy

DEMOGRAPHICS (1 MILE)

POPULATION	30,456
AVG. HOUSEHOLD INCOME	\$186,431
DAYTIME POPULATION	24,182

TRAFFIC COUNT (PCH)

±32,000 CARS PER DAY

NORWALK PLAZA

SITE PLAN

17 PARKING SPACES

4 PARKING SPACES

Tropical Fish

Night Club

TACO

NAIL

INS.

AVAILABLE
1,000
SQF

STORE

AVAILABLE

1,650
SQF.

1,650
SQF.

21622

21624

216th St.

Tilbury St.

Norwalk Blvd.



COMMERCIAL ASSET GROUP

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