

# FOR LEASE

END-CAP RETAIL SPACE

7200 ATLANTIC AVE | CUDAHY, CA 90201



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**CBM1**

LEASING

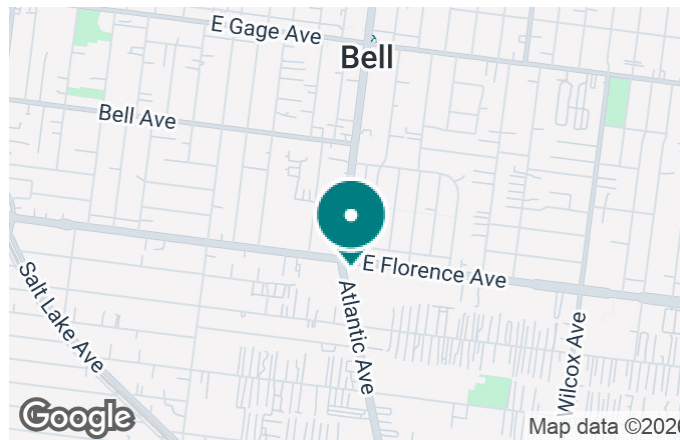
BROKERAGE

INVESTMENTS

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## FEATURES & AMENITIES

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## FEATURES & AMENITIES

- 1,500 SF end-cap corner suite available for immediate occupancy
- Prominent street frontage with high-visibility signage on a major area thoroughfare
- Multiple points of ingress and egress along both Atlantic Avenue and Florence Avenue
- Ample parking in dedicated onsite lot
- Efficient floor plan well-suited for retail, service, or medical users
- 63,000+ combined vehicles per day at signalized intersection
- Clean, well-maintained storefront suitable for a range of retail uses

### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	15,082	85,311	239,626
Total Population	56,327	323,353	907,916
Average HH Income	\$71,426	\$78,821	\$82,867

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

1,500 SF end-cap unit with high visibility frontage at the heavily trafficked intersection of Atlantic and Florence. Built in 2005, the well-maintained property features excellent curb appeal, prominent monument signage, and ample parking in an onsite lot. In vanilla shell condition, the available unit offers an open floor plan suitable for range of retail uses.

### LOCATION DESCRIPTION

Situated at the signalized corner of Atlantic Avenue and Florence Avenue in prime Cudahy, boasting 63,000+ vehicles per day. The well-located site is surrounded by a densely populated neighborhoods, with 55,000+ residents within one mile and high daytime population counts driven by the nearby industrial and manufacturing hubs in Vernon and Commerce. Nearby national and regional tenants include Superior Grocers, AutoZone, CVS, and Taco Bell. The site offers convenient access to the 710, 105, and 5 frwys, connecting to Downtown Los Angeles, the South Bay, and Orange County.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	1,500 SF
Lot Size:	10,333 SF
Building Size:	4,180 SF

SPACES	LEASE RATE	SPACE SIZE
7200	Negotiable	1,500 SF

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## SITE OVERVIEW

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## SITE PLAN

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## RETAILER MAP

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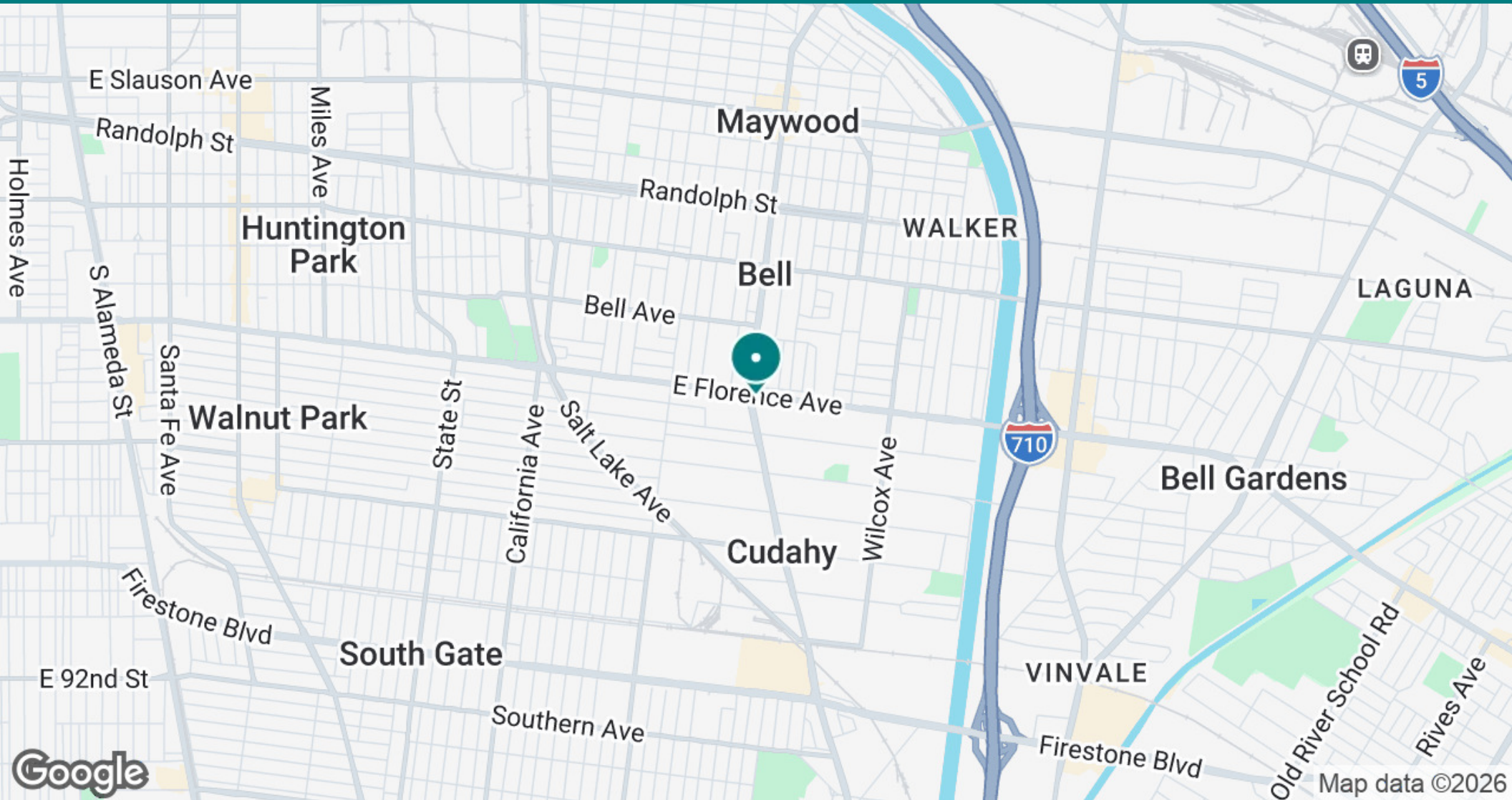
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## LOCATION MAP

END-CAP RETAIL SPACE | 7200 ATLANTIC AVE, CUDAHY, CA 90201

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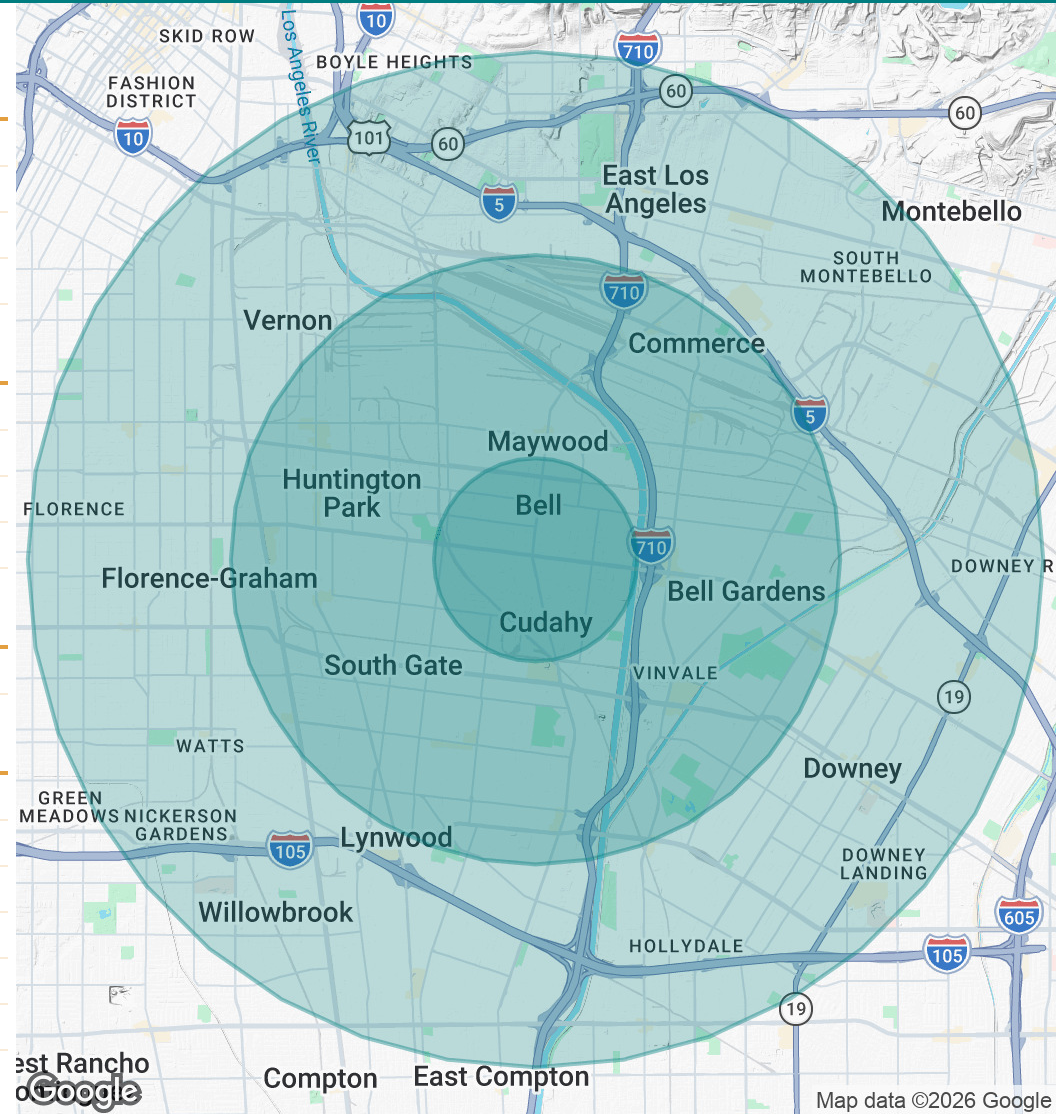
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## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	56,327	323,353	907,916
Average Age	32.6	34.1	33.7
Average Age (Male)	32.2	32.7	32.8
Average Age (Female)	34.1	35.7	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,082	85,311	239,626
# of Persons per HH	3.7	3.8	3.8
Average HH Income	\$71,426	\$78,821	\$82,867
Average House Value	\$512,215	\$582,966	\$601,366
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	93.6%	94.7%	89.3%
RACE	1 MILE	3 MILES	5 MILES
% White	28.4%	25.0%	21.5%
% Black	1.2%	1.5%	5.5%
% Asian	1.2%	0.9%	1.7%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	1.3%	1.9%	2.0%
% Other	26.3%	38.0%	43.0%



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