



Retail that resonates



NewMark Merrill
COMPANIES

www.newmarkmerrill.com



Northwest corner of Rosecrans Ave. & Pioneer Blvd. • City of Norwalk, CA



Major Anchors:

BANK OF AMERICA

dd's
DISCOUNTS

DOLLAR TREE

GROCERY
OUTLET
bargain market

A Masterful Mix

Over 40 Tenants including:

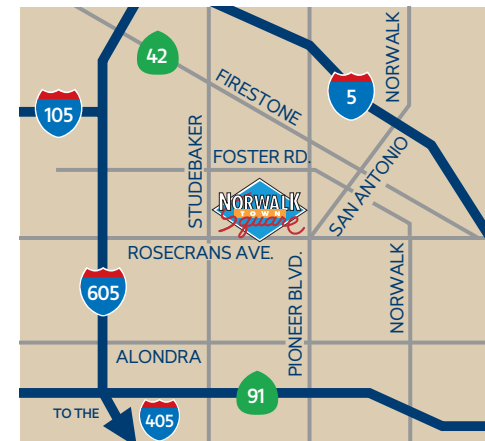
AT&T, Auto Zone, T-Mobile, China Town Express, Easter Seals of California, Sally Beauty Supply, WingStop, Yogurtland

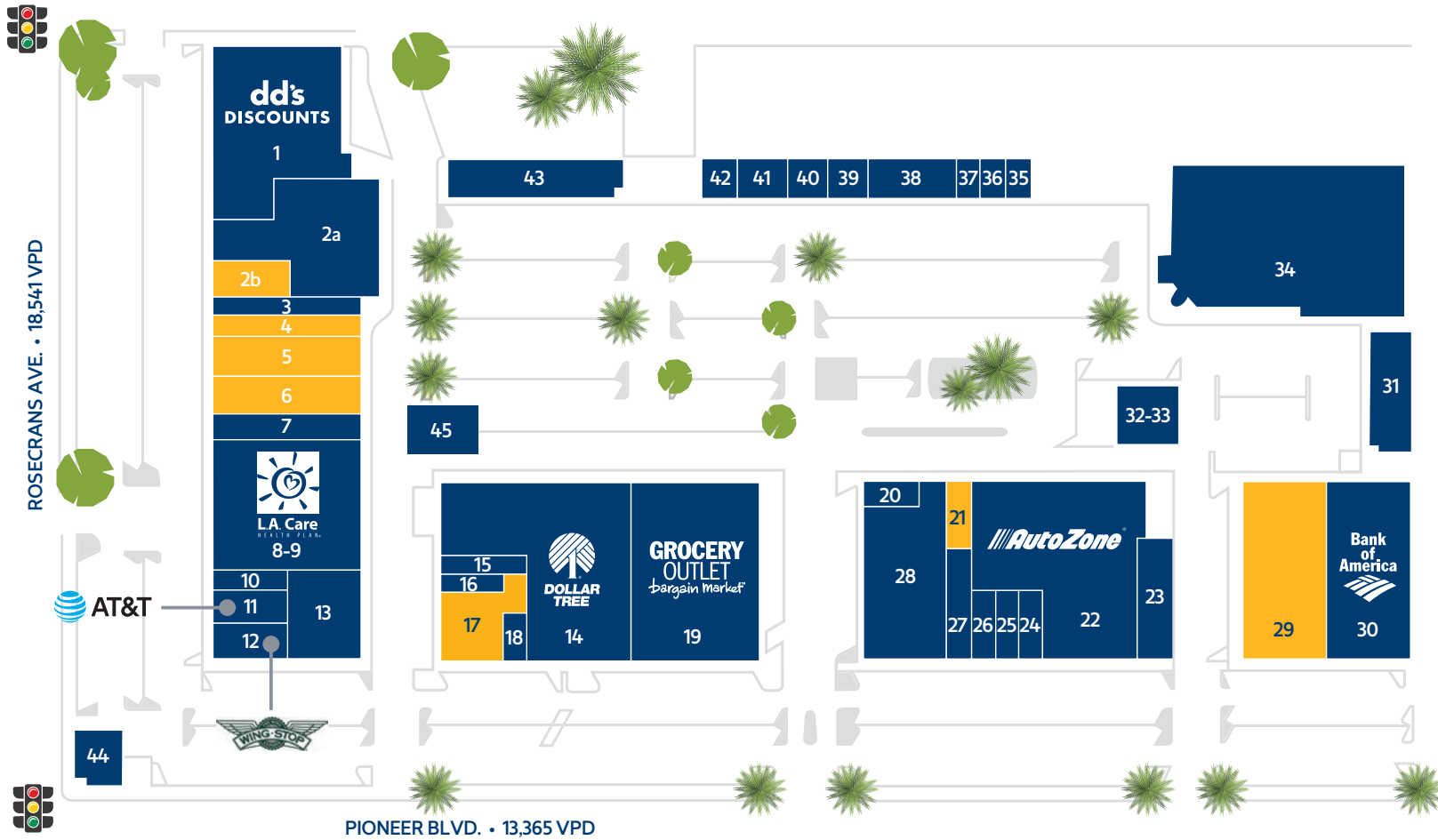


3-6 pm
Busiest Time
of Day



50 min.
Avg. Length
of Visit





#	TENANT	SF
1	dd's Discounts	20,911
2a	Fit Nation Gym	25,804
2b	AVAILABLE	4,914
3	Sally Beauty	2,500
4	AVAILABLE	1,875
5	AVAILABLE	6,250
6	AVAILABLE	6,250
7	T-Mobile	2,450
8-9	L.A. Care Health Plan	10,000
10	Daniel's Jewelers	1,200
11	AT&T	2,205
12	WingStop	1,350
13	Western Dental & Ortho. Kids	5,245
14	Dollar Tree	17,000
15	Allstate Insurance	1,050

#	TENANT	SF
16	Brows Design Studio	688
17	AVAILABLE RESTAURANT	3,910
18	Reindeer Insurance	675
19	Grocery Outlet	16,250
20	Monty's Chicken & Waffles	868
21	AVAILABLE	1,150
22	Auto Zone	16,288
23	Pelitos Hair Salon	3,000
24	GNC	1,240
25	Yogurtland	1,040
26	China Town Express	1,520
27	Movita Juice Bar	1,800
28	Flaming Grill and Buffet	8,813
29	AVAILABLE	11,147
30	Bank of America	9,000

#	TENANT	SF
31	Easter Seals	3,050
32-33	The Blazin' Claw	2,805
34	Milagro Cinemas	26,751
35	Hair & Skin Care	600
36	Grace Domenica Dy DDS, Inc.	600
37	Trendy Threadz	600
38	Urgent Care	2,400
39	Maintenance Office	600
40	White Diamond Nails	900
41	Barber Shop	1,160
42	Cherry Income Tax	900
43	JK ProRehab	4,636
44	Papi Tacos & Churros	1,750
45	Cigarette Mart	Kiosk

For Leasing Information
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In the vicinity

Major Employers

- Norwalk-La Mirada Unified School District
- Cerritos College
- Metropolitan State Hospital Los Angeles County
- Registrar-Recorder
- Coast Plaza Hospital

Trade Area Population

289,491

Daytime Population

223,669

Employee Population

112,025

2,642,732 Annual Visits



78th & 84th percentiles

for California and US Shopping Center Traffic



Dynamic Location

44,637 VPD Traffic Count



(At the five points intersections of Pioneer Blvd., Rosecrans Ave. & San Antonio Drive)

2 Digital Reader Boards

1 100' Pylon Sign

3 Monument Signs



2 Signalized Entrances



Demographics

	1 MILE	3 MILE	5 MILE
POPULATION			
2025 Population	34,931	213,297	622,866
HOUSEHOLDS			
2025 Households	10,072	63,732	191,728
HOUSEHOLD INCOME			
2025 Average Household Income	\$108,202	\$119,296	\$123,636
2025 Per Capita Income	\$31,085	\$35,835	\$38,199
HOUSING UNITS			
2025 Housing Units	10,322	65,487	197,191
AGE			
2025 Median Age	37.2	38.2	38.6





When you love shopping centers, it shows.

www.norwalk-townsquare.com • www.newmarkmerrill.com



Norwalk Town Square Leasing:

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