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**COMMERCIAL
ASSET GROUP**



17350-17380

Norwalk Blvd

Cerritos, CA 90703

ENTIRE RETAIL CENTER AVAILABLE
RARE CERRITOS OPPORTUNITY

- Entire retail center available
- Multiple suites and flexible configurations available
- Prime frontage along highly traveled Norwalk Boulevard
- Excellent visibility and exposure
- Surrounded by dense residential neighborhoods
- Strong daytime population and consumer demographics
- Ideal for retail, medical, educational, fitness, entertainment, restaurant, and service uses
- Close proximity to major shopping destinations and national retailers
- Minutes from the 91, 605, and 5 Freeways
- Excellent regional accessibility throughout Southeast Los Angeles County and North Orange County



SPACE SIZE

17370-17830: ±2,900 RSF END CAP

17360: ±1,775 RSF IN-LINE

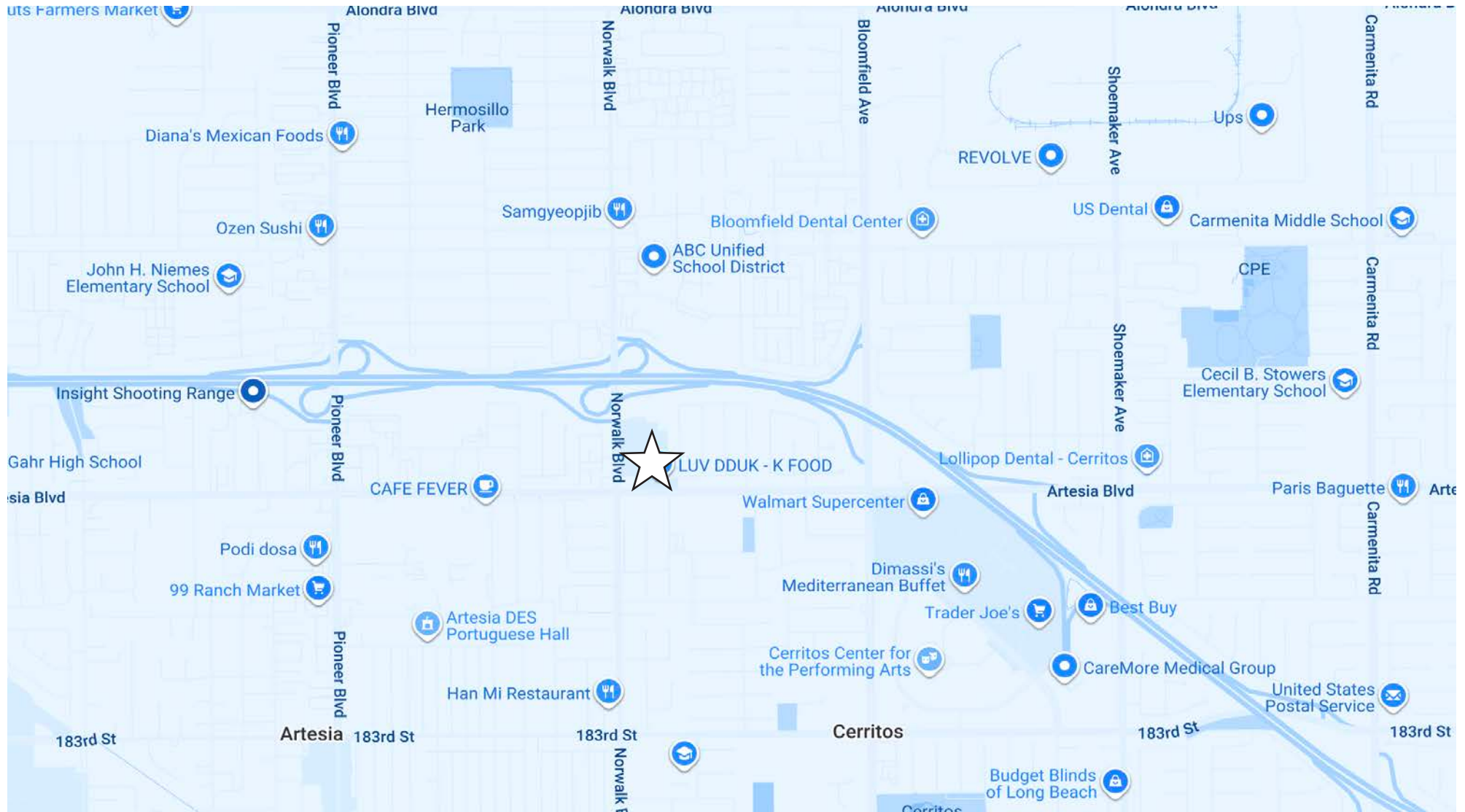
17350: ±1,125 RSF IN-LINE

TOTAL COMBINED: 5,800 RSF

CARS PER DAY

±41,000

MAP



17350-17380 NORWALK BOULEVARD, CERRITOS, CA 90703

AERIAL



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SITE PLAN



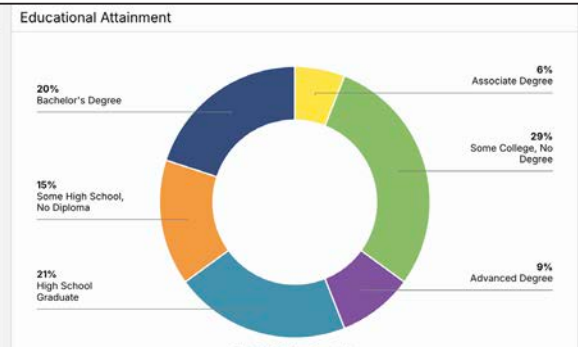
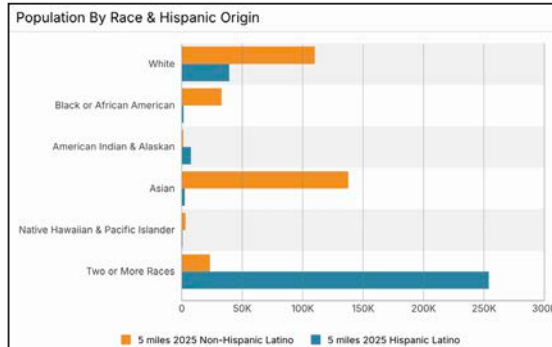
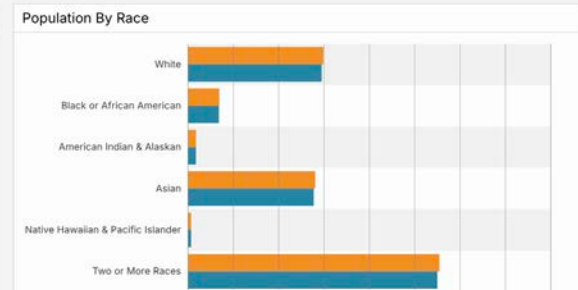
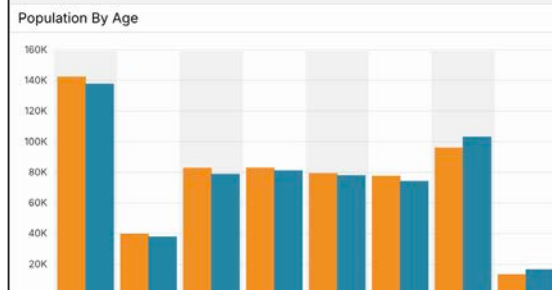
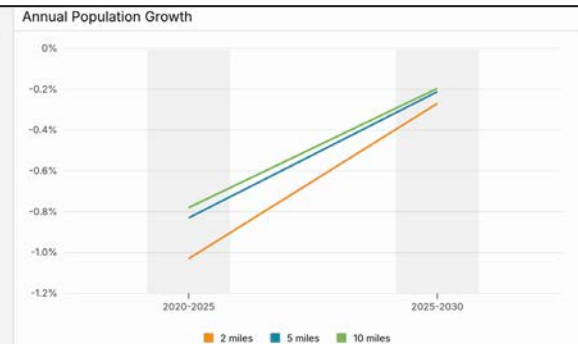
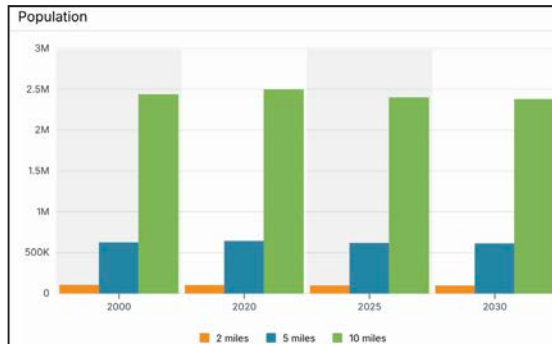
DEMOGRAPHICS

Population	2 miles	5 miles	10 miles
2020 Population	97,769	640,135	2,494,978
2025 Population	92,738	613,546	2,397,624
2030 Population Projection	91,486	607,070	2,374,210
Annual Growth 2020-2025	-1.0%	-0.8%	-0.8%
Annual Growth 2025-2030	-0.3%	-0.2%	-0.2%
Median Age	42.9	40	38.9
Bachelor's Degree or Higher	36%	29%	25%
U.S. Armed Forces	90	520	1,734

Population By Race	2 miles	5 miles	10 miles
White	13,961	149,301	577,012
Black	4,577	34,463	136,581
American Indian/Alaskan Native	1,040	8,803	40,205
Asian	40,256	140,297	402,084
Hawaiian & Pacific Islander	389	3,405	11,508
Two or More Races	32,515	277,277	1,230,235
Hispanic Origin	35,598	305,043	1,371,051

Households	2 miles	5 miles	10 miles
2020 Households	28,750	195,800	772,459
2025 Households	27,002	186,014	738,164
2030 Household Projection	26,570	183,645	729,934
Annual Growth 2020-2025	0.3%	0.4%	0.5%
Annual Growth 2025-2030	-0.3%	-0.3%	-0.2%
Owner Occupied Households	18,051	108,575	374,446
Renter Occupied Households	8,519	75,070	355,487
Avg Household Size	3.3	3.2	3.1
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$1.2B	\$7.3B	\$26.9B

Income	2 miles	5 miles	10 miles
Avg Household Income	\$140,276	\$126,736	\$114,901
Median Household Income	\$115,352	\$103,062	\$90,019
< \$25,000	2,193	18,712	93,756
\$25,000 - 50,000	3,066	22,784	107,377
\$50,000 - 75,000	2,985	25,478	111,995
\$75,000 - 100,000	3,119	23,145	93,134
\$100,000 - 125,000	3,484	23,582	84,532
\$125,000 - 150,000	2,776	16,974	60,236
\$150,000 - 200,000	3,689	24,414	84,835
\$200,000+	5,693	30,926	102,299



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