

SIGNALIZED CORNER SHOPS - PRIME MAYWOOD FOR LEASE



5810 ATLANTIC BLVD
MAYWOOD, CA 90270



COMMERCIAL
ASSET GROUP

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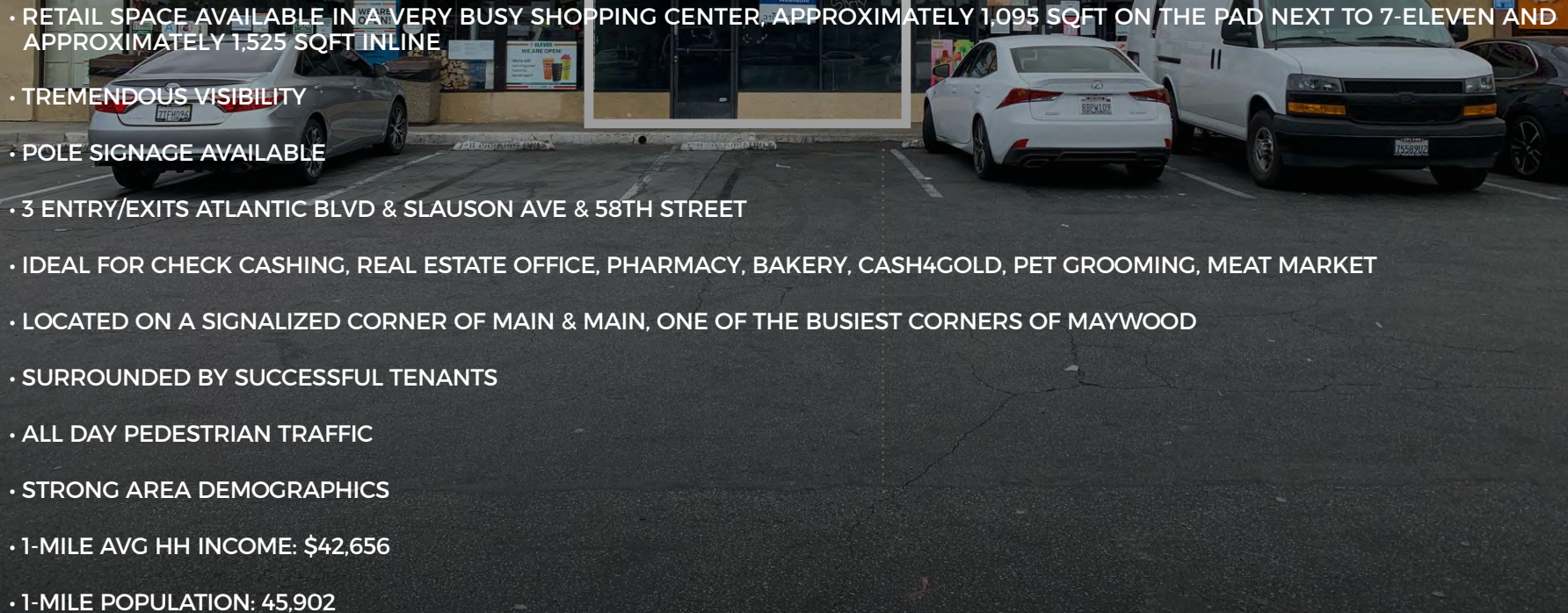
SPACE SIZE

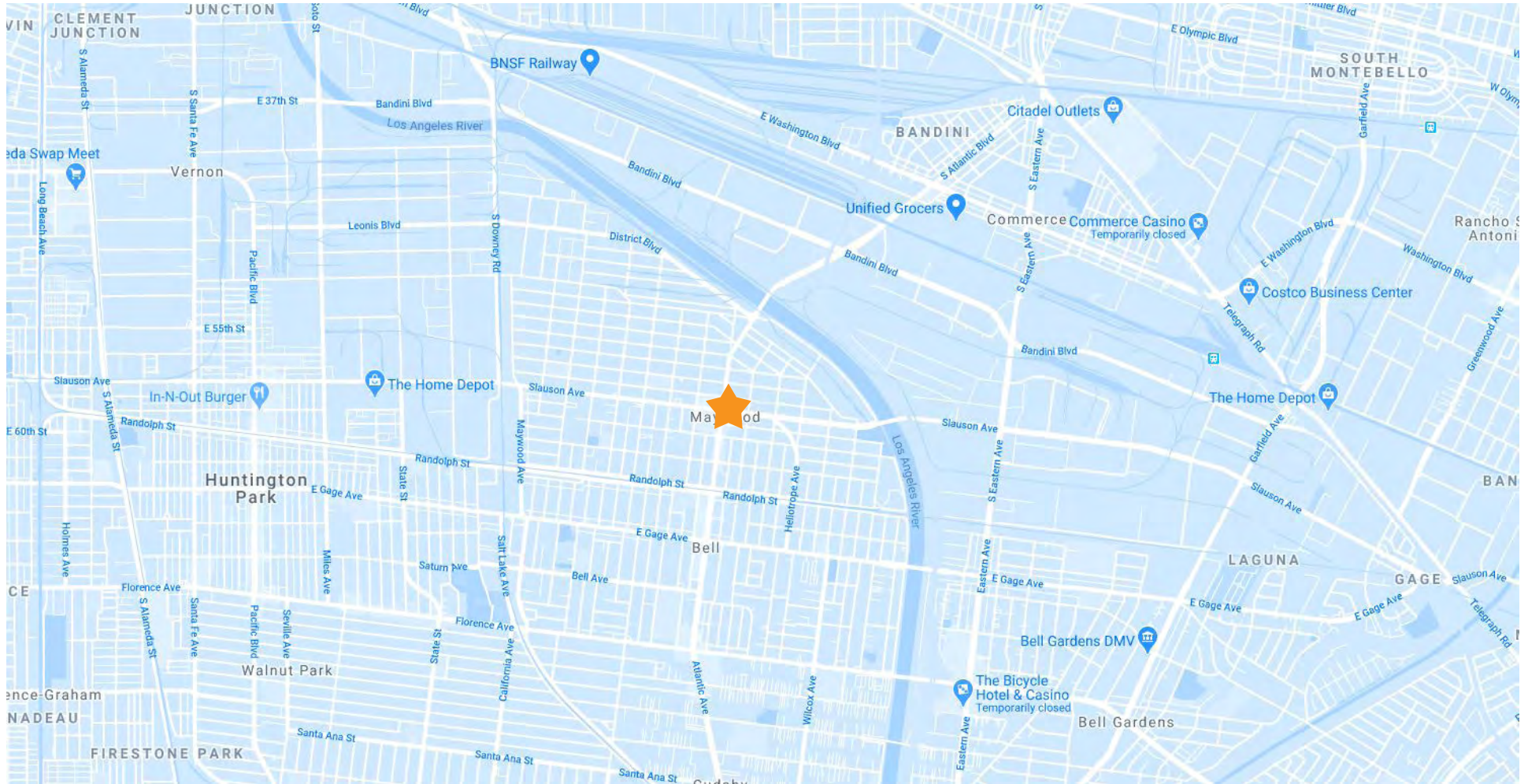
UNIT 5810: ±1,095 SF

UNITS C+D: ±1,525

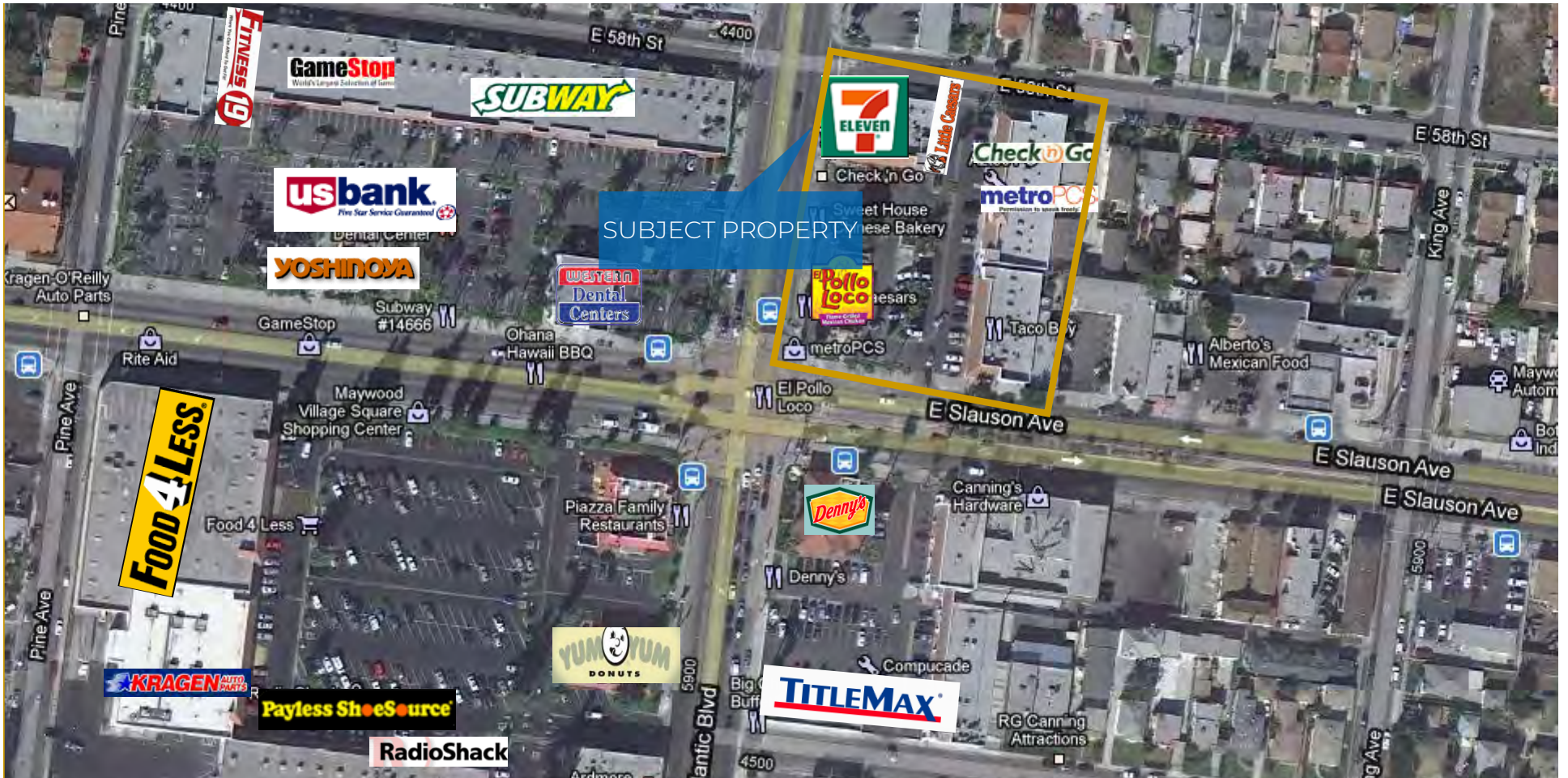
AVERAGE CPD

59,000

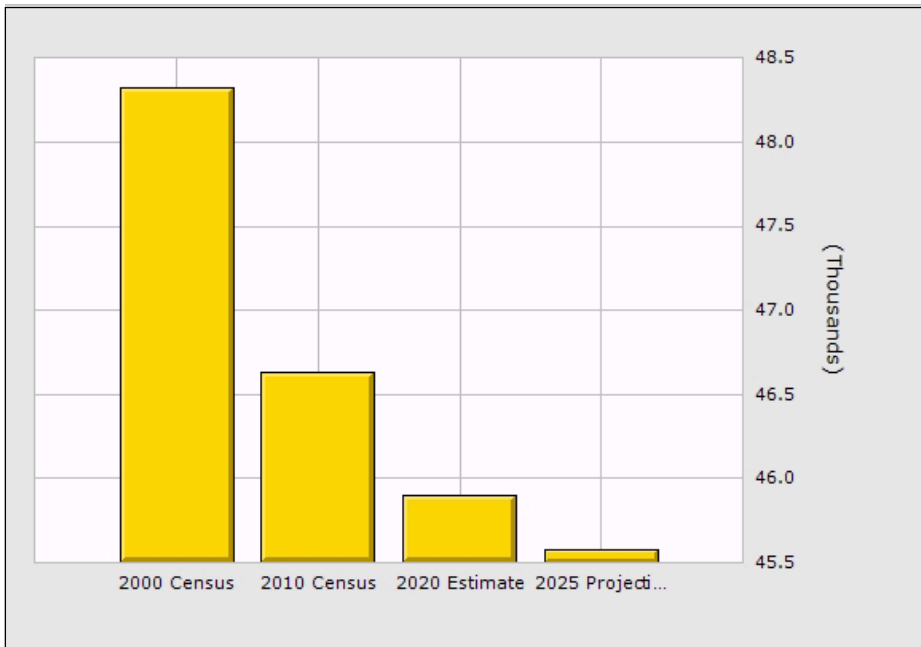
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- RETAIL SPACE AVAILABLE IN A VERY BUSY SHOPPING CENTER, APPROXIMATELY 1,095 SQFT ON THE PAD NEXT TO 7-ELEVEN AND APPROXIMATELY 1,525 SQFT INLINE
 - TREMENDOUS VISIBILITY
 - POLE SIGNAGE AVAILABLE
 - 3 ENTRY/EXITS ATLANTIC BLVD & SLAUSON AVE & 58TH STREET
 - IDEAL FOR CHECK CASHING, REAL ESTATE OFFICE, PHARMACY, BAKERY, CASH4GOLD, PET GROOMING, MEAT MARKET
 - LOCATED ON A SIGNALIZED CORNER OF MAIN & MAIN, ONE OF THE BUSIEST CORNERS OF MAYWOOD
 - SURROUNDED BY SUCCESSFUL TENANTS
 - ALL DAY PEDESTRIAN TRAFFIC
 - STRONG AREA DEMOGRAPHICS
 - 1-MILE AVG HH INCOME: \$42,656
 - 1-MILE POPULATION: 45,902



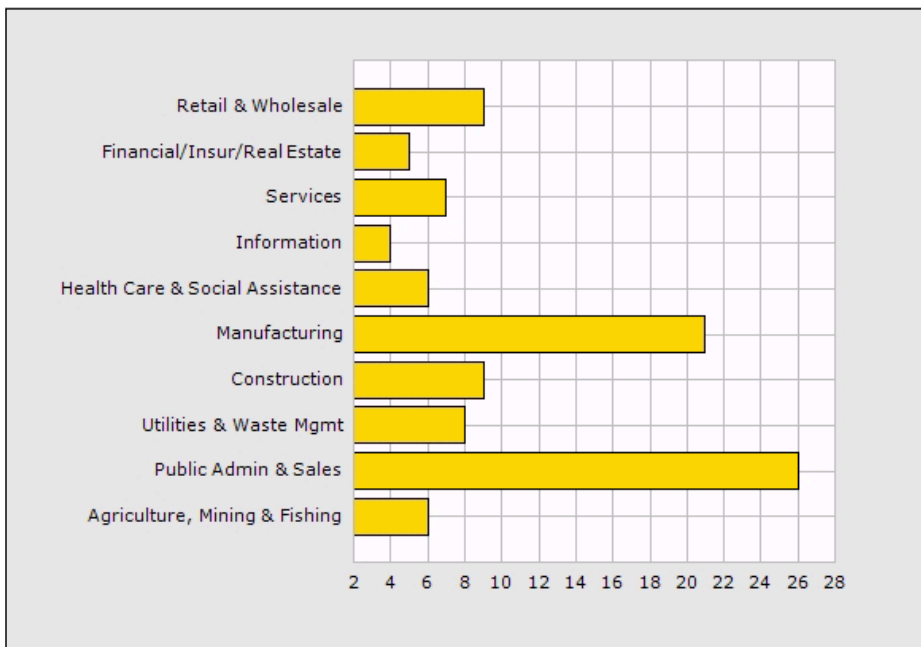
MAP



AERIAL



	1 Mile	2 Mile	3 Mile
Population			
2020 Total Population:	45,902	131,957	303,690
2025 Population:	45,577	131,249	300,833
Pop Growth 2020-2025:	(0.71%)	(0.54%)	(0.94%)
Average Age:	33.40	33.50	33.50
Households			
2020 Total Households:	11,091	31,898	73,332
HH Growth 2020-2025:	(0.72%)	(0.52%)	(0.99%)
Median Household Inc:	\$42,656	\$44,758	\$44,118
Avg Household Size:	4.10	4.10	4.10
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$443,053	\$440,379	\$436,003
Median Year Built:	1957	1959	1958



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Median Home Value:	\$443,053	\$440,379	\$436,003
Median Year Built:	1957	1959	1958

DEMOGRAPHICS

58th Street

Site Plan

	AVAILABLE ±1,095 SQFT UNIT 5810		
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AVAILABLE
±1,525 SQFT
UNITS C+D



Atlantic Ave



Sluason Ave

SITE PLAN



COMMERCIAL
ASSET GROUP



ALEX SHABANI

SENIOR MANAGING DIRECTOR

P 310.272.7397

E ALEX@CAG-RE.COM

LIC. 01352902

COMMERCIAL ASSET GROUP

1801 CENTURY PARK EAST, STE 1550

LOS ANGELES, CA 90067

P 310.275.8222 F 818.385.1470

WWW.CAG-RE.COM LIC. 01876070