



# FOR LEASE CARWOOD CENTER

4200 Woodruff Avenue, NEC Carson & Woodruff  
Lakewood, California



**Dominant Shopping Center Servicing Lakewood, Long Beach | 1,165 SF to 6,199 SF Retail**

**For leasing opportunities, please contact:**

Matt Hammond (Lic. #01235239)  
mhammond@coreland.com | 714.210.6711

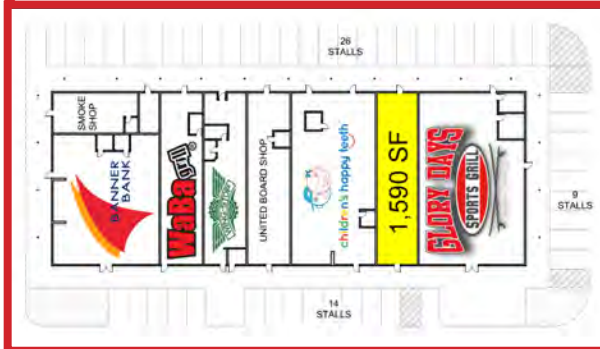
Ben Terry (Lic. #01360049)  
bterry@coreland.com | 714.210.6750

**CORELAND**  
COMPANIES

17542 E. 17th Street, Suite 420 | Tustin, CA 92780  
t 714.573.7780 | f 714.573.7790

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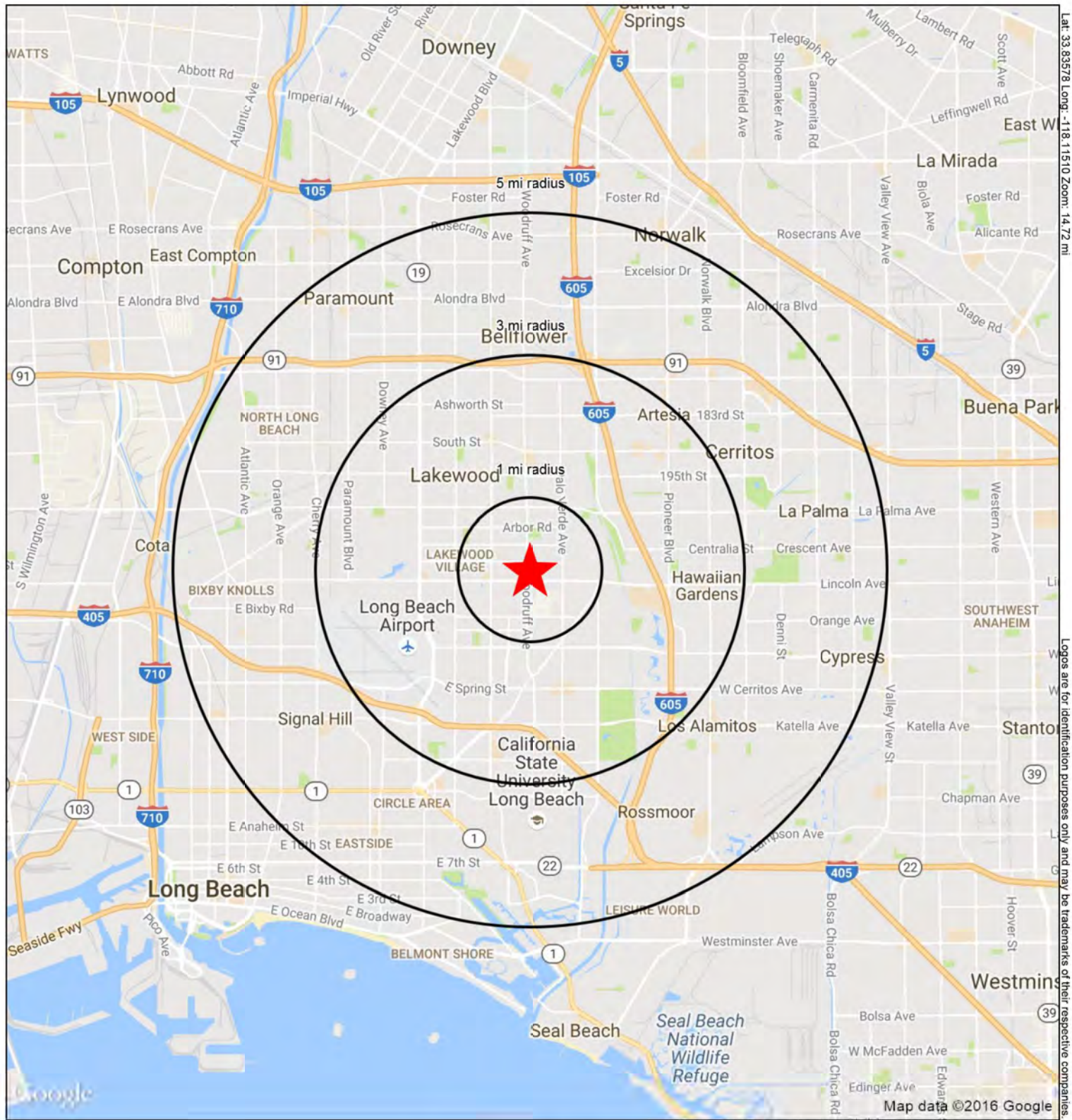
## DEMOGRAPHICS

|                | 1 MILE    | 2 MILES  | 3 MILES  |
|----------------|-----------|----------|----------|
| Population     | 24,938    | 190,328  | 676,644  |
| Avg. HH Income | \$108,095 | \$97,457 | \$87,214 |

TRAFFIC COUNT: Over 52,000 cars per day on Carson Street and Woodruff Avenue intersection.

TENANT ROSTER AND AVAILABILITY

| SPACE  | TENANT/STATUS                            | SQUARE FOOTAGE |
|--------|--|----------------|
| 4132   | Glory Day Pizza                          | 3,950          |
| 4132-1 | AVAILABLE                                | 1,590          |
| 4134   | Children's Happy Teeth                   | 3,200          |
| 4140   | United Board Shop                        | 1,600          |
| 4142   | Wingstop                                 | 3,200          |
| 4144   | Waba Grill                               | 1,600          |
| 4146   | Banner Bank                              | 2,925          |
| 4152   | Smoke Shop                               | 750            |
| 4154   | Fit Body Boot Camp                       | 2,922          |
| 4160   | Carwood Cleaners                         | 897            |
| 4164   | AVAILABLE                                | 1,797          |
| 4170   | AVAILABLE                                | 1,776          |
| 4172   | AVAILABLE                                | 1,461          |
| 4174   | Escrow Masters - Available March 1, 2019 | 1,165          |
| 4176   | Threading Salon                          | 888            |
| 4178   | Margarita Lizarraga                      | 888            |
| 4180   | D&D Dental                               | 1,000          |
| 4180-1 | Farmer's Insurance                       | 888            |
| 4180-2 | Foot Spa                                 | 1,048          |
| 4182   | The Donut Center                         | 1,100          |
| 4186   | Martial Arts Training Alliance           | 1,800          |
| 4192   | RE/MAX / College Park                    | 2,502          |
| 4196   | B&C Nails                                | 975            |
| 4198   | Lakewood Optometry                       | 1,170          |
| 4202   | SalonCentric                             | 2,502          |
| 4206   | HearX                                    | 1,170          |
| 4208   | Supercuts                                | 1,170          |
| 4210   | Subway                                   | 1,170          |
| 4212   | Chronic Tacos                            | 1,300          |
| 4214   | Javatinis                                | 1,430          |
| 4216   | Ginzaya Japanese Restaurant              | 2,210          |



Lat: 33.83578 Long: -118.11510 Zoom: 14.72 mi  
Logos are for identification purposes only and may be trademarks of their respective companies.

### Carwood Center

4200 Woodruff Ave, Lakewood, CA 90713



# SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.8344/-118.1154

RS1

| Carwood Center                        |   | 1 mi radius | 3 mi radius | 5 mi radius |
|---------------------------------------|---|-------------|-------------|-------------|
| 4200 Woodruff Ave, Lakewood, CA 90713 |   |             |             |             |
| POPULATION                            | 2016 Estimated Population                             | 24,938      | 190,328     | 676,644     |
|                                       | 2021 Projected Population                             | 25,670      | 196,073     | 698,571     |
|                                       | 2010 Census Population                                | 24,881      | 188,186     | 662,163     |
|                                       | 2000 Census Population                                | 24,297      | 185,947     | 655,271     |
|                                       | Projected Annual Growth 2016 to 2021                  | 0.6%        | 0.6%        | 0.6%        |
|                                       | Historical Annual Growth 2000 to 2016                 | 0.2%        | 0.1%        | 0.2%        |
|                                       | 2016 Median Age                                       | 39.4        | 38.5        | 36.8        |
| HOUSEHOLDS                            | 2016 Estimated Households                             | 9,001       | 64,613      | 223,240     |
|                                       | 2021 Projected Households                             | 9,383       | 67,394      | 233,500     |
|                                       | 2010 Census Households                                | 8,902       | 63,395      | 216,831     |
|                                       | 2000 Census Households                                | 8,944       | 63,492      | 216,634     |
|                                       | Projected Annual Growth 2016 to 2021                  | 0.8%        | 0.9%        | 0.9%        |
|                                       | Historical Annual Growth 2000 to 2016                 | -           | 0.1%        | 0.2%        |
| RACE AND ETHNICITY                    | 2016 Estimated White                                  | 71.2%       | 54.9%       | 46.2%       |
|                                       | 2016 Estimated Black or African American              | 4.3%        | 8.0%        | 10.1%       |
|                                       | 2016 Estimated Asian or Pacific Islander              | 10.2%       | 19.1%       | 21.2%       |
|                                       | 2016 Estimated American Indian or Native Alaskan      | 0.6%        | 0.6%        | 0.6%        |
|                                       | 2016 Estimated Other Races                            | 13.7%       | 17.4%       | 21.8%       |
|                                       | 2016 Estimated Hispanic                               | 26.5%       | 31.7%       | 38.0%       |
| INCOME                                | 2016 Estimated Average Household Income               | \$108,095   | \$97,457    | \$87,214    |
|                                       | 2016 Estimated Median Household Income                | \$93,995    | \$83,425    | \$72,363    |
|                                       | 2016 Estimated Per Capita Income                      | \$39,031    | \$33,128    | \$28,854    |
| EDUCATION (AGE 25+)                   | 2016 Estimated Elementary (Grade Level 0 to 8)        | 2.6%        | 6.7%        | 9.7%        |
|                                       | 2016 Estimated Some High School (Grade Level 9 to 11) | 5.8%        | 6.6%        | 7.9%        |
|                                       | 2016 Estimated High School Graduate                   | 18.7%       | 21.0%       | 21.1%       |
|                                       | 2016 Estimated Some College                           | 28.0%       | 25.6%       | 23.5%       |
|                                       | 2016 Estimated Associates Degree Only                 | 11.4%       | 9.1%        | 8.3%        |
|                                       | 2016 Estimated Bachelors Degree Only                  | 20.9%       | 20.7%       | 19.7%       |
|                                       | 2016 Estimated Graduate Degree                        | 12.5%       | 10.3%       | 9.9%        |
| BUSINESS                              | 2016 Estimated Total Businesses                       | 511         | 7,081       | 23,378      |
|                                       | 2016 Estimated Total Employees                        | 3,637       | 81,844      | 249,412     |
|                                       | 2016 Estimated Employee Population per Business       | 7.1         | 11.6        | 10.7        |
|                                       | 2016 Estimated Residential Population per Business    | 48.8        | 26.9        | 28.9        |

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