

AVAILABLE FOR LEASE, BUILD TO SUIT OR SALE

NEC 1ST AVENUE & WADSWORTH BOULEVARD | LAKEWOOD



INFORMATION

- 9,453sf Pad available for lease, build to suit or sale.
- Just off the hard corner of Wadsworth Blvd & 1st Ave.
- Located next to Einstein Bros Bagels and Petmart, with Walmart Supercenter, Sprouts and Planet Fitness as anchors at the intersection.
- Great visibility and access directly onto 1st Ave.
- Flexible zoning (M-G-U Lakewood)
- High traffic corridor.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	17,824	153,585	358,443
Avg. HH Inc.	\$78,441	\$65,016	\$72,768
Employees	11,052	62,576	197,134
Businesses	1,088	6,366	19,134

Source: Allocate Data 2017

TRAFFIC COUNTS

On Wadsworth Blvd north of 6th Ave	58,434 cars/day
On 1st Ave east of Wadsworth Blvd	11,930 cars/day ²
On 1st Ave west of Wadsworth Blvd	5,845 cars/day ³
On Wadsworth Blvd north of 1st Ave	45,634 cars/day ⁴

Source: DRCOG 2015, 2016², 2013³, Google Earth 2012⁴

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B R O K E R A G E

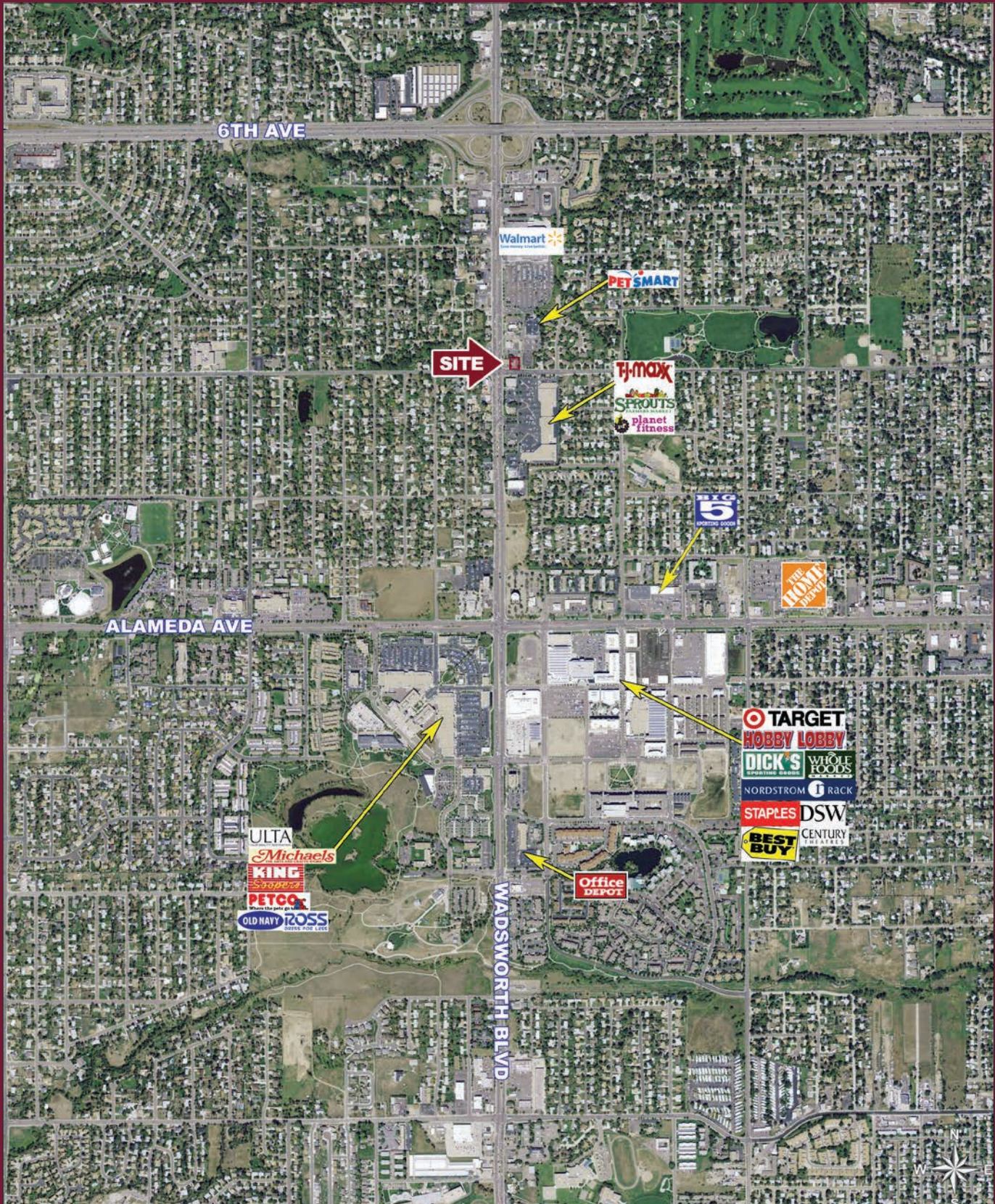
we are
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