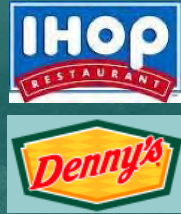


FOR LEASE

ENDCAP AVAILABLE IN WALMART PAD IN NORWALK



NEIGHBORING RETAILERS



11755 IMPERIAL HWY | NORWALK, CA 90650
NWC OF IMPERIAL + PIONEER

FEATURES + AMENITIES

- APPROX. 1,320 SQFT ENDCAP AVAILABLE
- PAD TO HIGH VOLUME WALMART
- FORMER NAIL SALON
- STRONG TRAFFIC COUNTS
- AMPLE PARKING
- RIGHT OFF THE 5 FREEWAY
- COUNTLESS NATIONALS IN IMMEDIATE VICINITY
- DENSE HISPANIC DEMOGRAPHICS



EXCLUSIVELY REPRESENTED BY

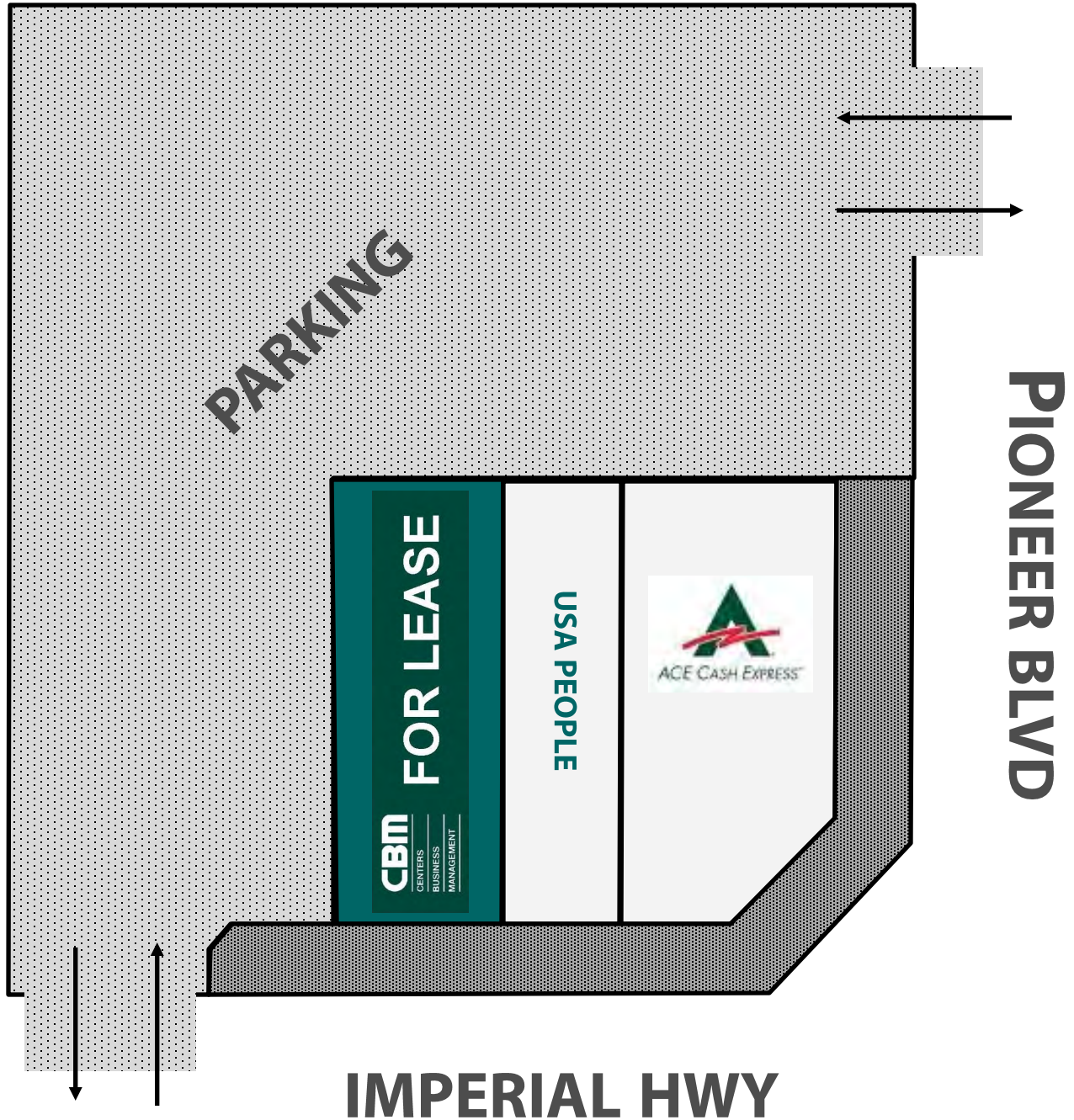
JASON EHRENPREIS

CA REAL ESTATE LIC #1741961
310.575.1517 x213
JASON@CBM1.COM

DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	35,802	220,711	652,300
AVG HH INCOME	\$70,488	\$77,174	\$81,692

SITE PLAN

11755 IMPERIAL HWY | NORWALK, CA 90650



JASON EHRENPREIS x213 | JASON@CBM1.COM

ADDITIONAL PHOTOS

11755 IMPERIAL HWY | NORWALK, CA 90650



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1517 S. SEPULVEDA BLVD.
LOS ANGELES, CA 90025

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AERIAL PHOTOS

11755 IMPERIAL HWY | NORWALK, CA 90650



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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2017B			
Total Population	35,802	220,711	652,300
Female Population	51.00%	50.71%	51.19%
Male Population	49.00%	49.29%	48.81%
Population Density	11,395	7,805	8,304
Population Median Age	34.4	34.3	35.4
Employed Civilian Population 16+	16,179	97,577	291,244
% White Collar	48.4%	52.9%	57.5%
% Blue Collar	51.6%	47.1%	42.5%
Total Q4 2017 Employees	11,042	96,533	254,120
Total Q4 2017 Establishments*	752	6,995	21,446
Population Growth 2000-2010	3.17%	2.07%	1.50%
Population Growth 2017B-2022	-0.95%	-0.72%	-0.42%
Income: 2017B			
Average Household Income	\$70,488	\$77,174	\$81,692
Median Household Income	\$59,743	\$63,220	\$64,119
Per Capita Income	\$19,282	\$21,256	\$23,982
Avg Income Growth 2000-2010	27.17%	32.86%	35.66%
Avg Income Growth 2017B-2022	11.05%	12.56%	12.90%
Households: 2017B			
Households	9,564	60,235	189,394
Average Household Size	3.66	3.60	3.39
Hhld Growth 2000-2010	2.13%	1.27%	0.38%
Hhld Growth 2017B-2022	2.49%	1.08%	1.14%
Housing Units: 2017B			
Occupied Units	9,564	60,235	189,394
% Occupied Units	98.59%	98.30%	98.40%
% Vacant Housing Units	1.41%	1.70%	1.60%
Owner Occ Housing Growth 2000-2010	-0.92%	-0.91%	-1.16%
Owner Occ Housing Growth 2000-2022	-1.06%	-0.23%	0.32%
Owner Occ Housing Growth 2017B-2022	1.21%	0.68%	0.70%
Occ Housing Growth 2000-2010	2.13%	1.27%	0.38%
Occ Housing Growth 2010-2022	4.24%	4.38%	4.51%
Occ Housing Growth 2017B-2022	2.49%	1.08%	1.14%
Race and Ethnicity: 2017B			
% American Indian or Alaska Native Population	1.29%	1.08%	0.98%
% Asian Population	10.93%	12.03%	13.67%
% Black Population	4.13%	4.56%	4.93%
% Hawaiian or Pacific Islander Population	0.35%	0.34%	0.38%
% Multirace Population	4.44%	4.27%	4.36%
% Other Race Population	28.62%	28.32%	25.84%
% White Population	50.25%	49.40%	49.84%
% Hispanic Population	74.47%	71.34%	65.04%
% Non Hispanic Population	26.38%	29.59%	35.70%