



cag COMMERCIAL ASSET GROUP
For Lease
310.275.8222

SIGNALIZED CORNER SHOPS - PRIME MAYWOOD FOR LEASE

4505 SLAUSON AVENUE, MAYWOOD, CA 90270

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BUSY MAYWOOD SHOPPING CENTER IN-LINE RETAIL SPACE FOR LEASE

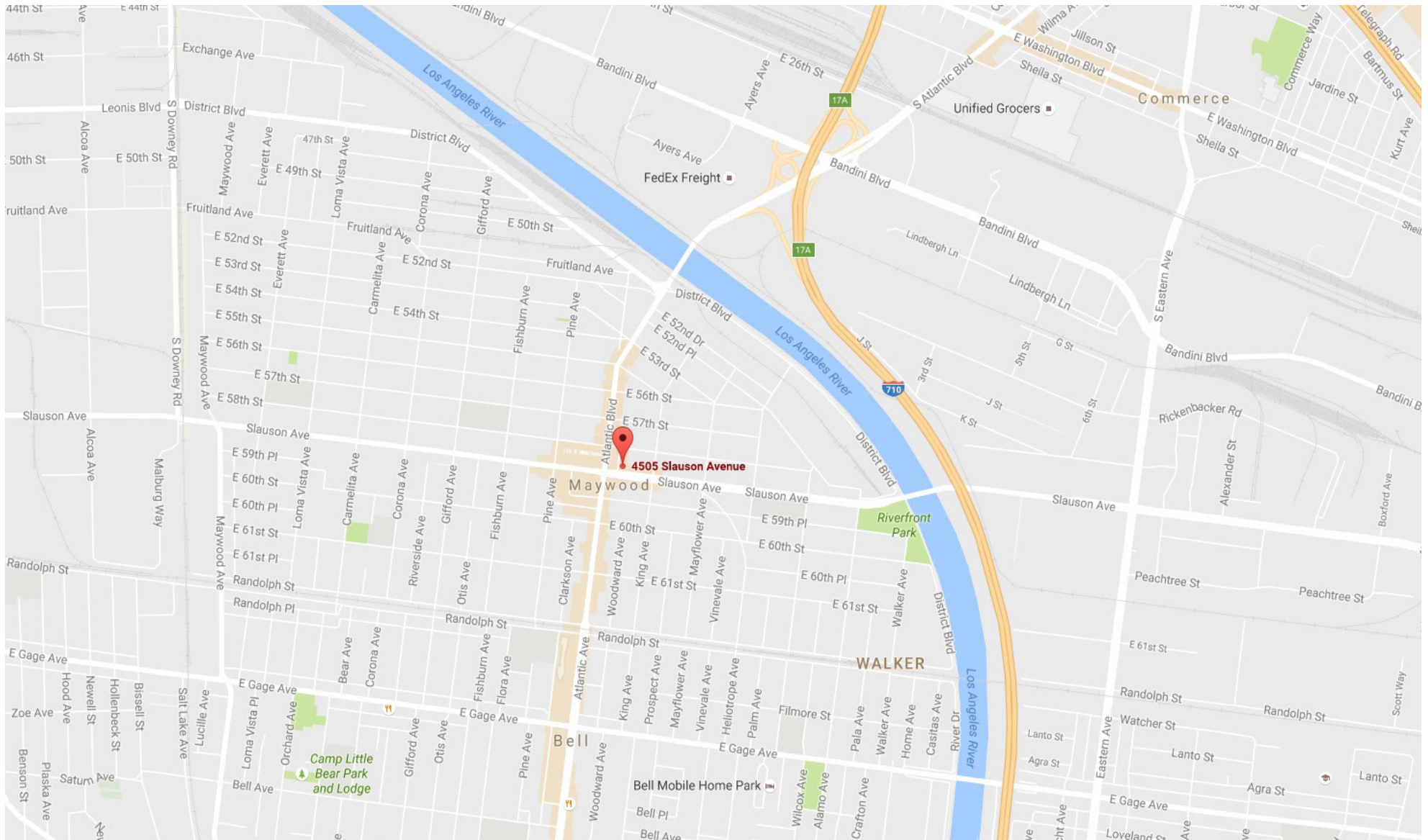
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Highlights

- Retail Space Available in a Very Busy Shopping Center, Approximately 900 Sq. Ft. to 1,525 Sq. Ft.
- Tremendous Visibility
- Pole Signage Available
- 3 Entry/Exits Atlantic Blvd & Slauson Ave & 58th Street
- Ideal for Title Loans, Real Estate Office, Pharmacy, Clothing, Cash4Gold, Pet Grooming, Etc.
- Located on a Signalized Corner of Main & Main. One of the Busiest Corners of Maywood.
- Surrounded by Successful Tenants
- Excellent Traffic Counts. 59,000
- All Day Pedestrian Traffic
- Strong Area Demographics
- 1-Mile AVG HH Income: \$49,400
- 1-Mile Population: 51,066
- 4 corner retailers: Denny's, Food4Lessess, Western Dental, RadioShack

MAP

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AERIAL

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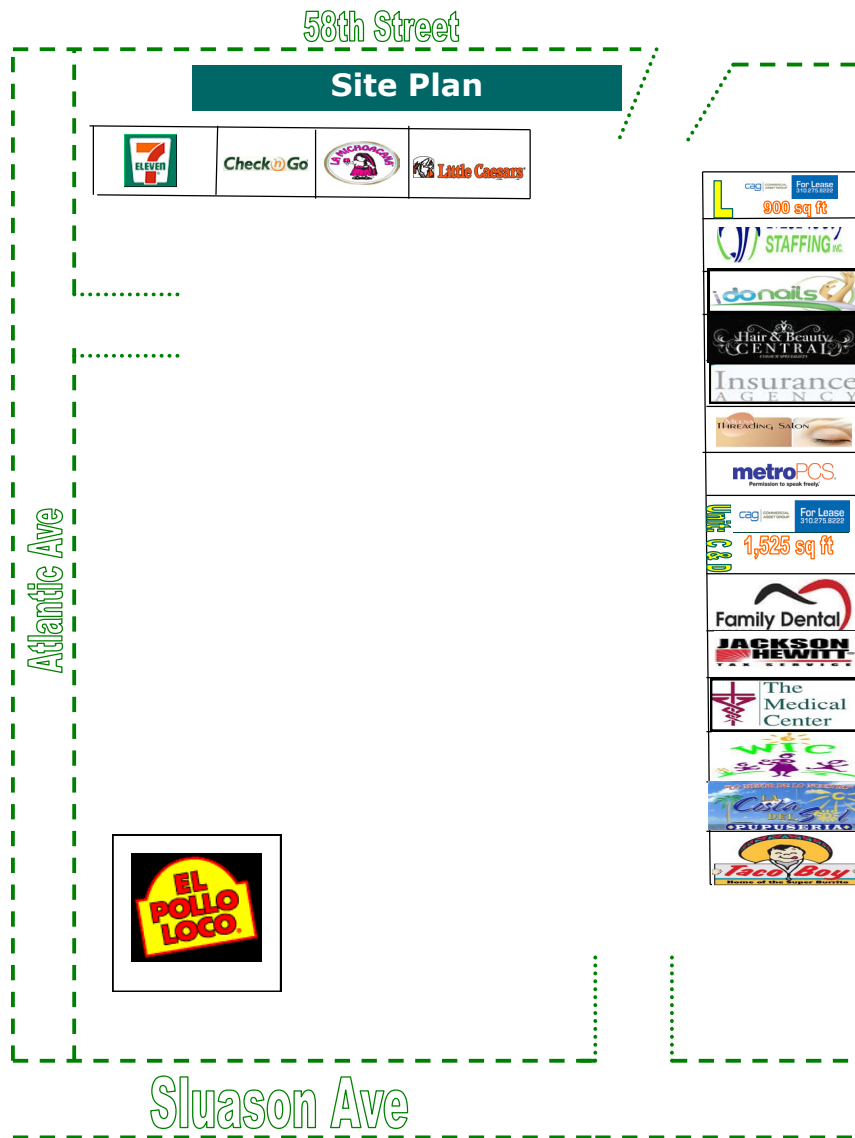
DEMOGRAPHICS

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	1 mile(s)	2 mile(s)	3 mile(s)
Population: 2014B			
Total Population	69,437	172,837	322,925
Female Population	49.6%	49.7%	50.0%
Male Population	50.4%	50.3%	50.0%
Population Density	22,099	13,752	11,420
Population Median Age	28.5	28.6	28.9
Total Employees	9,209	45,159	103,535
Total Establishments*	967	3,456	8,208
Population Growth 2000-2010	-5.3%	-3.2%	-2.1%
Population Growth 2014B-2019	-0.3%	0.1%	0.2%
Income: 2014B			
Average Household Income	\$47,400	\$49,464	\$50,198
Median Household Income	\$35,575	\$38,024	\$37,976
Per Capita Income	\$11,799	\$12,023	\$12,378
Avg Income Growth 2000-2010	29.8%	29.0%	28.6%
Avg Income Growth 2014B-2019	16.5%	16.3%	16.6%
Households: 2014B			
Households	17,136	41,703	79,149
Average Household Size	4.00	4.08	4.03
Hhld Growth 2000-2010	-1.9%	0.4%	1.2%
Hhld Growth 2014B-2019	0.1%	0.3%	0.4%
Housing Units: 2014B			
Occupied Units	17,136	41,703	79,149
% Occupied Units	98.8%	98.8%	98.7%
% Vacant Housing Units	1.2%	1.2%	1.3%
Owner Occ Housing Growth 2000-2010	-5.6%	-1.2%	0.4%
Owner Occ Housing Growth 2000-2019	-9.8%	-4.8%	-2.3%
Owner Occ Housing Growth 2014B-2019	-1.2%	-0.8%	-0.4%
Occ Housing Growth 2000-2010	-1.9%	0.4%	1.2%
Occ Housing Growth 2010-2019	2.5%	2.8%	3.0%
Occ Housing Growth 2014B-2019	0.1%	0.3%	0.4%
Race and Ethnicity: 2014B			
% American Indian or Alaska Native Population	0.9%	1.0%	1.1%
% Asian Population	0.6%	0.6%	0.7%
% Black Population	0.7%	0.8%	0.9%
% Hawaiian or Pacific Islander Population	0.1%	0.1%	0.1%
% Multirace Population	4.4%	3.9%	3.8%
% Other Race Population	42.1%	42.7%	42.7%
% White Population	51.3%	50.9%	50.7%
% Hispanic Population	95.4%	96.2%	95.9%
% Non Hispanic Population	4.6%	3.8%	4.1%

SITE PLAN

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For more information, please call.



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