

SIGNALIZED CORNER SHOPPING CENTER - PRIME MAYWOOD FOR LEASE



4505 SLAUSON AVE
MAYWOOD, CA 90270



COMMERCIAL
ASSET GROUP


These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

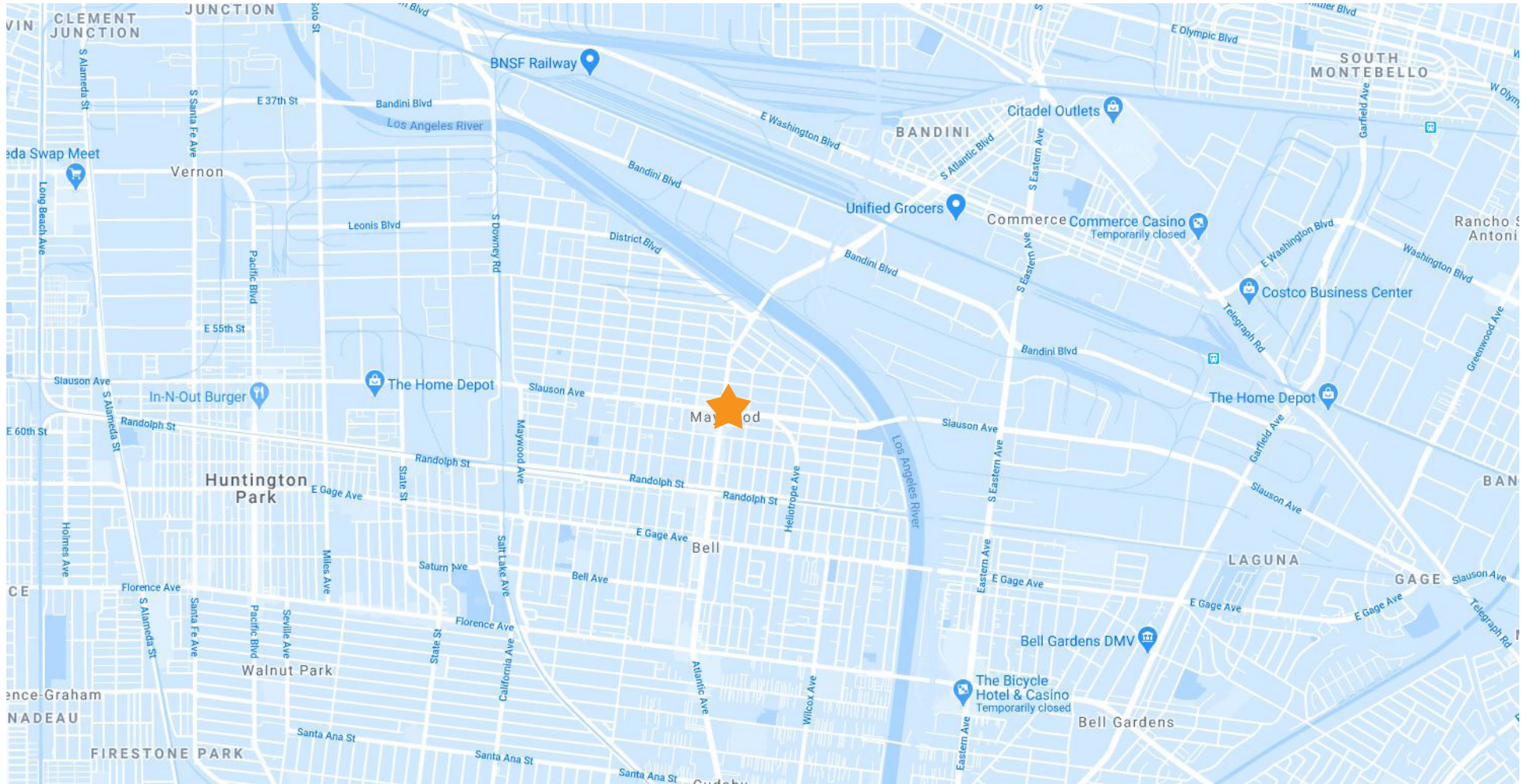
SPACE SIZE

UNITS C+D: ±1,525

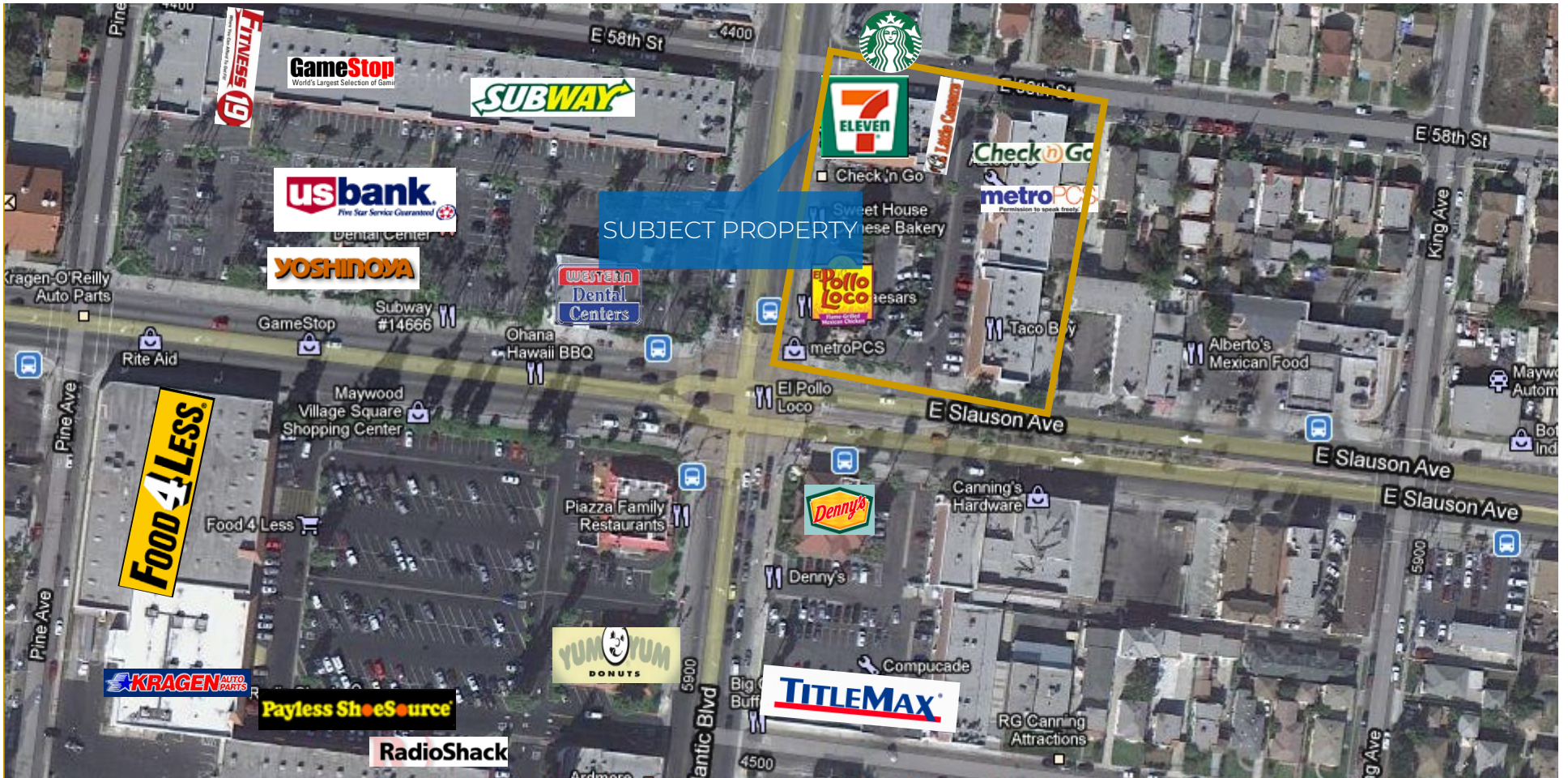
AVERAGE CPD

59,000

- 
- RETAIL SPACE AVAILABLE IN A VERY BUSY SHOPPING CENTER - 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



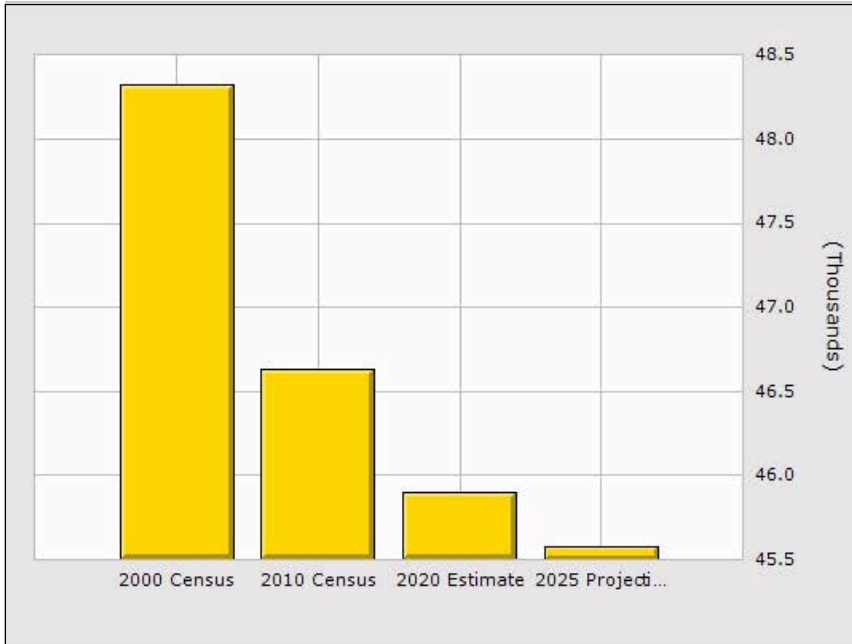
MAP



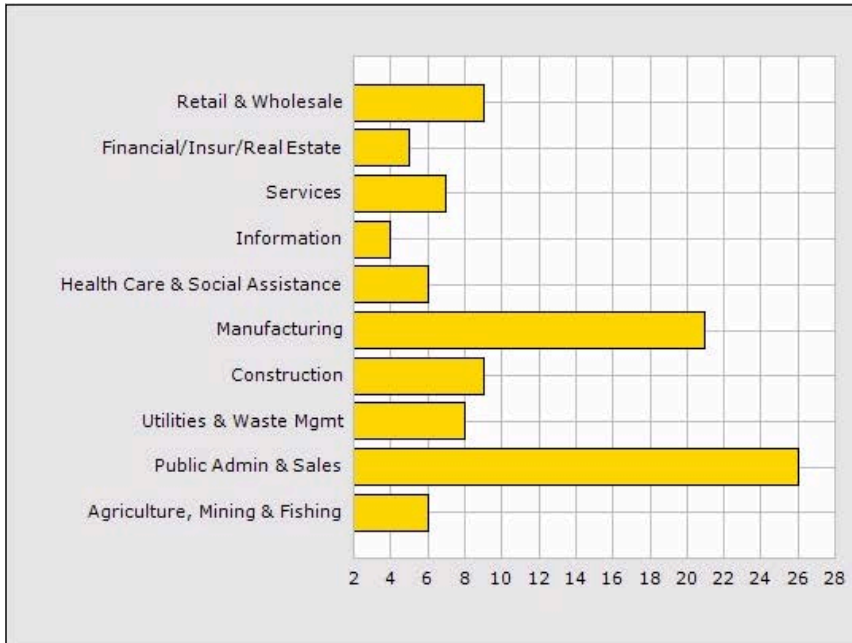
AERIAL



ADDITIONAL PHOTOS



	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

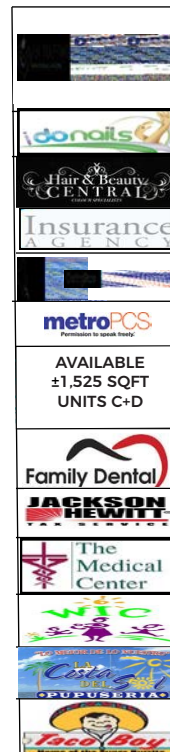


	1 Mile	2 Mile	3 Mile
Population			
2020 Total Population:	45,902	131,957	303,690
2025 Population:	45,577	131,249	300,833
Pop Growth 2020-2025:	(0.71%)	(0.54%)	(0.94%)
Average Age:	33.40	33.50	33.50
Households			
2020 Total Households:	11,091	31,898	73,332
HH Growth 2020-2025:	(0.72%)	(0.52%)	(0.99%)
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

DEMOGRAPHICS

58th Street

Site Plan



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