

FOR LEASE

END-CAP RETAIL SPACE FOR LEASE
10948 IMPERIAL HWY | NORWALK, CA 90650

FOR LEASE



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LEASING

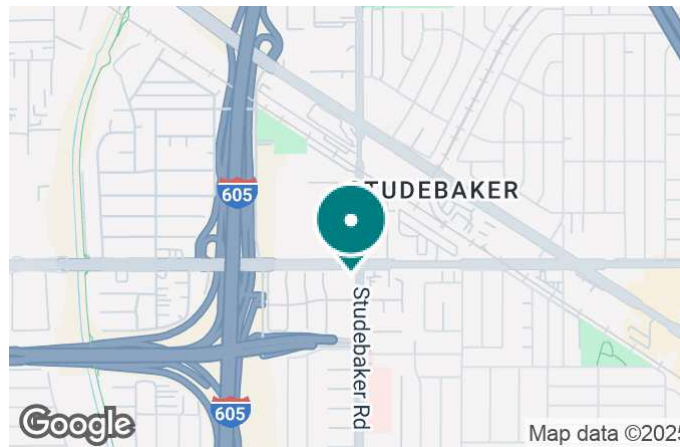
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- Prominent 1,294 SF end cap space for lease
- Strategically positioned at southwest corner of Imperial Highway and Studebaker Road
- Outstanding visibility with pylon signage available
- Approximately 69,000 vehicles daily on Imperial Highway
- End cap configuration provides maximum exposure and flexible retail opportunities
- Directly across from Costco and newly constructed Raising Cane's
- Just off 605 Freeway at Imperial Highway exit
- Additional 243,000 vehicles daily from freeway traffic
- Densely populated infill market with approximately 244,000 residents within 3-mile radius
- Powerful retail synergy with established anchor tenants drives consistent customer traffic

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,124	74,382	185,880
Total Population	29,279	253,017	631,812
Average HH Income	\$123,053	\$110,043	\$112,560

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

1,294 SF end-cap space available on high-visibility corner strip center at a major signalized intersection. Property features pylon signage, ample parking in on-site lot, and access from both cross streets. High traffic counts, A+ adjacent retailers, including Costco, and dense residential population ensure a steady stream of active consumer traffic.

LOCATION DESCRIPTION

Superbly located directly across from Costco and the newly constructed Raising Cane's at the major signalized intersection of Imperial Hwy and Studebaker Road. Situated immediately off the 605 Freeway at the Imperial Hwy exit, the property sees roughly 243,000 vehicles daily from freeway traffic, while serving a densely populated infill market of 244,000+ residents within a three-mile radius. Freeway accessibility, established anchor tenants, and substantial population density make this site ideal for a range of potential uses.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	1,294 SF
Lot Size:	20,886 SF
Building Size:	7,590 SF

SPACES	LEASE RATE	SPACE SIZE
End-Cap	Negotiable	1,294 SF

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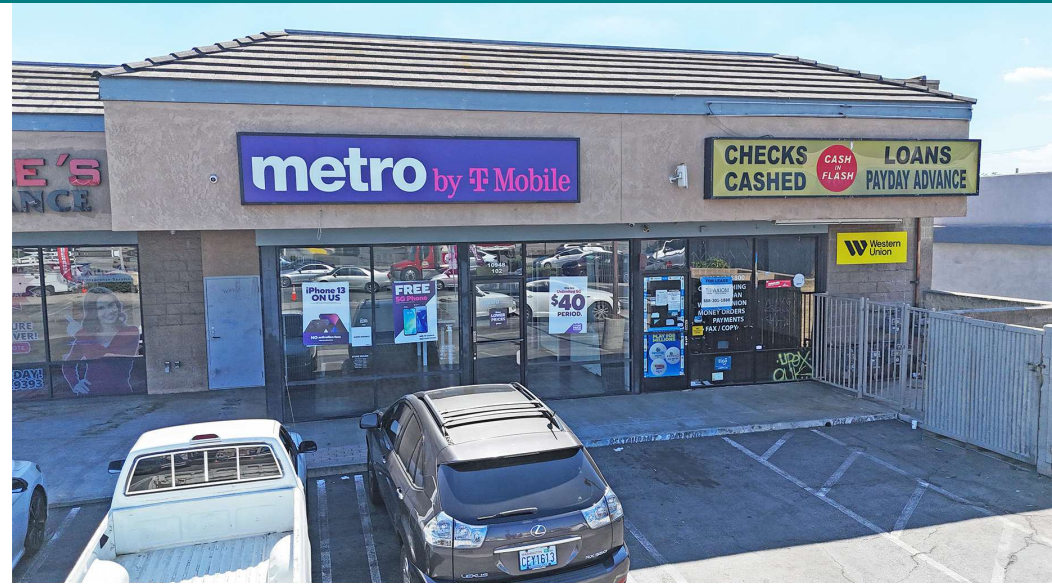
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SITE OVERVIEW

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INTERIOR PHOTOS

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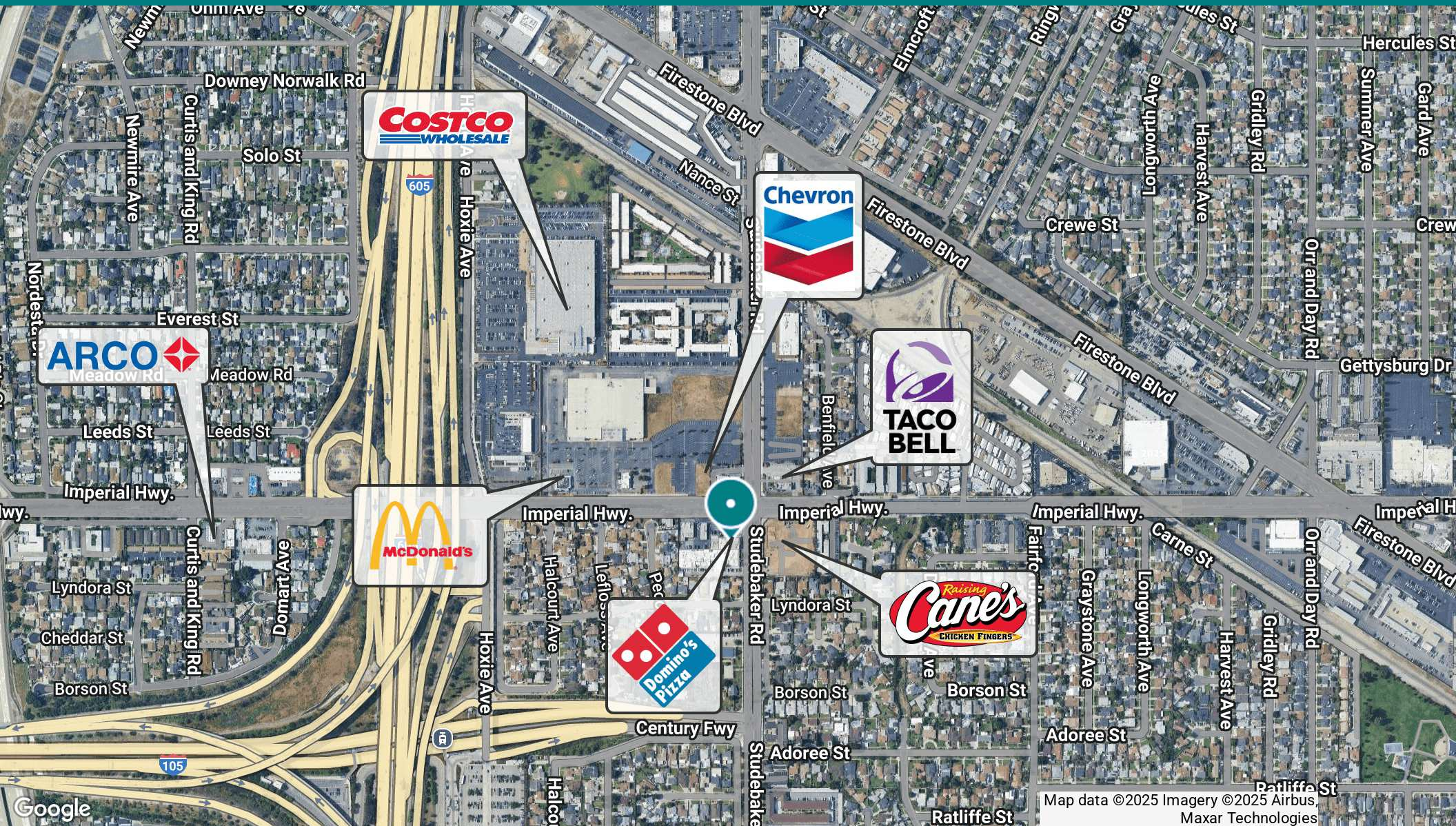
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RETAILER MAP

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Map data ©2025 Imagery ©2025 Airbus
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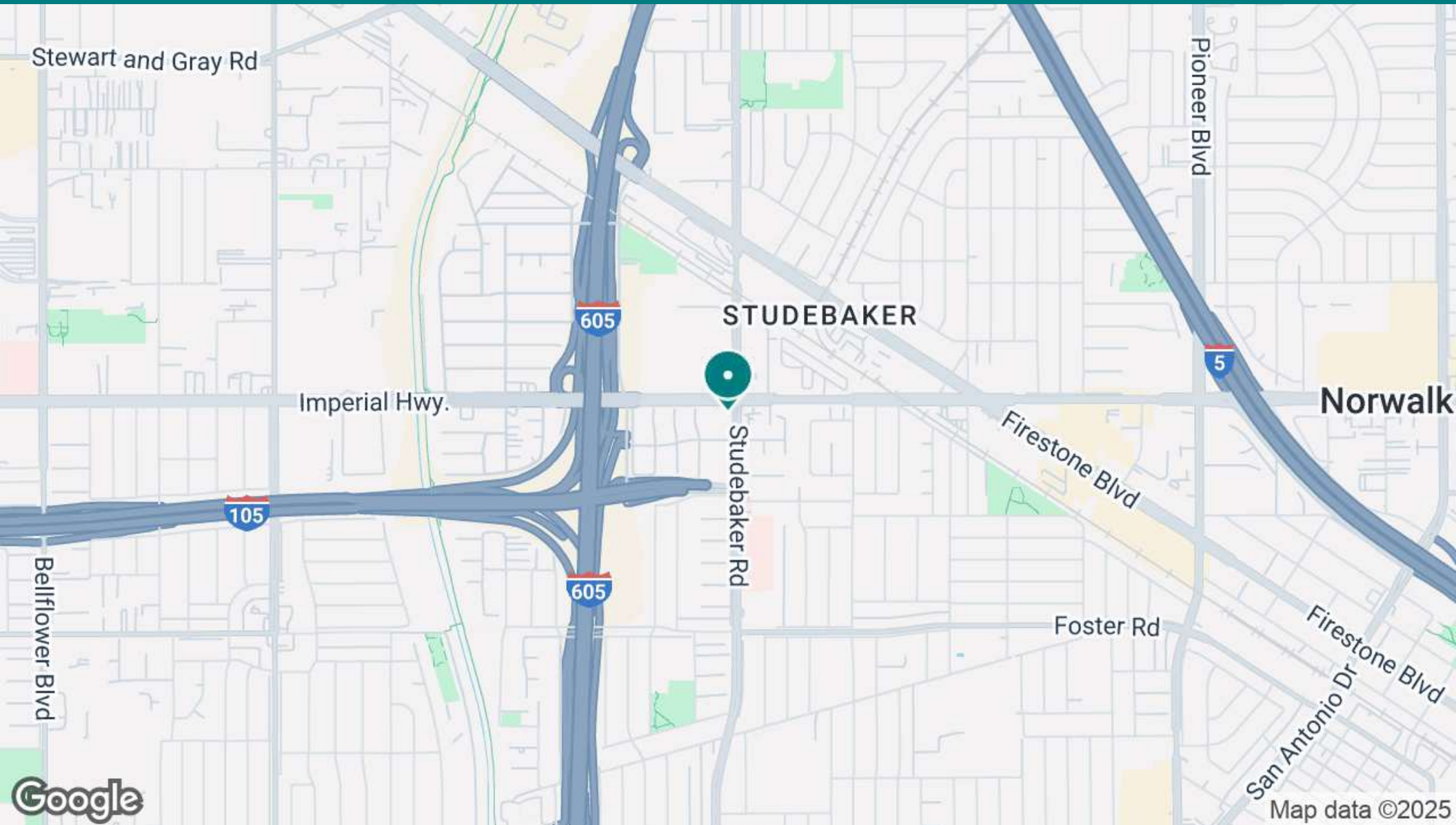
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,279	253,017	631,812
Average Age	39	39	40
Average Age (Male)	38	38	38
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,124	74,382	185,880
# of Persons per HH	3.6	3.4	3.4
Average HH Income	\$123,053	\$110,043	\$112,560
Average House Value	\$635,276	\$729,123	\$746,136
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	74.4%	72.2%	68.4%
RACE	1 MILE	3 MILES	5 MILES
% White	19.3%	19.3%	20.6%
% Black	5.7%	5.6%	5.4%
% Asian	10.0%	11.4%	13.7%
% Hawaiian	0.5%	0.4%	0.4%
% American Indian	2.6%	2.2%	2.1%
% Other	40.4%	39.1%	36.8%

Demographics data derived from AlphaMap

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