

Freestanding Corner Building



Available For Lease

6121-6161 Atlantic Blvd
Maywood, CA, 90270

Property Details

- Lease Rate: Negotiable
- Lot Size: 2.87 acres
- Parking: ±211 parking stalls

Property Highlights

- Former 99 Cent Only with dedicated parking and excellent frontage along Atlantic Blvd.
- Located at a busy signalized intersection (Atlantic Blvd & Randolph St) with approximately 38,000 cars per day traffic.
- Strong Demographics: Over 280,000 people within 3-miles with an average household income of \$77,251
- Prominent signage tower available
- Adjacent to strong performing dd's Discounts

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Available:

±16,797 SF

±8,338 SF

(±25,135 SF Combined)

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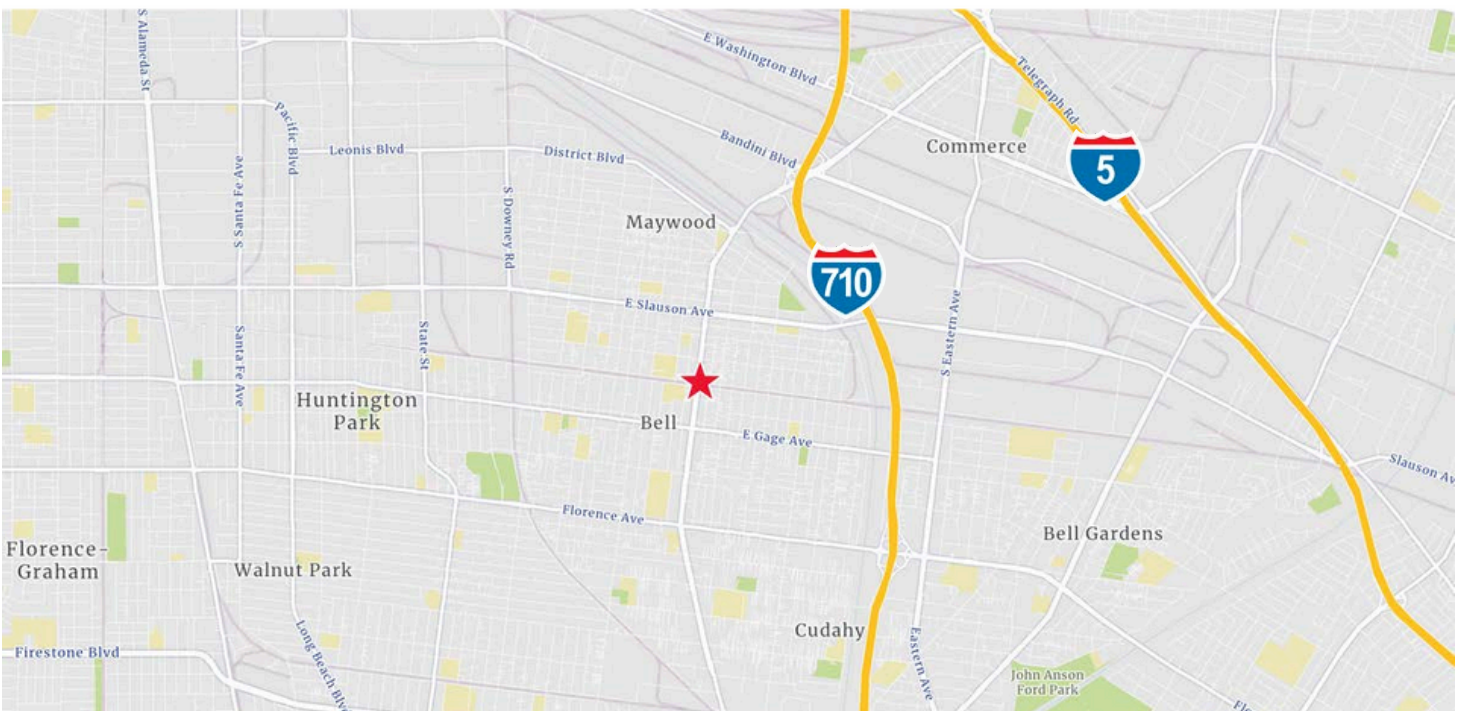
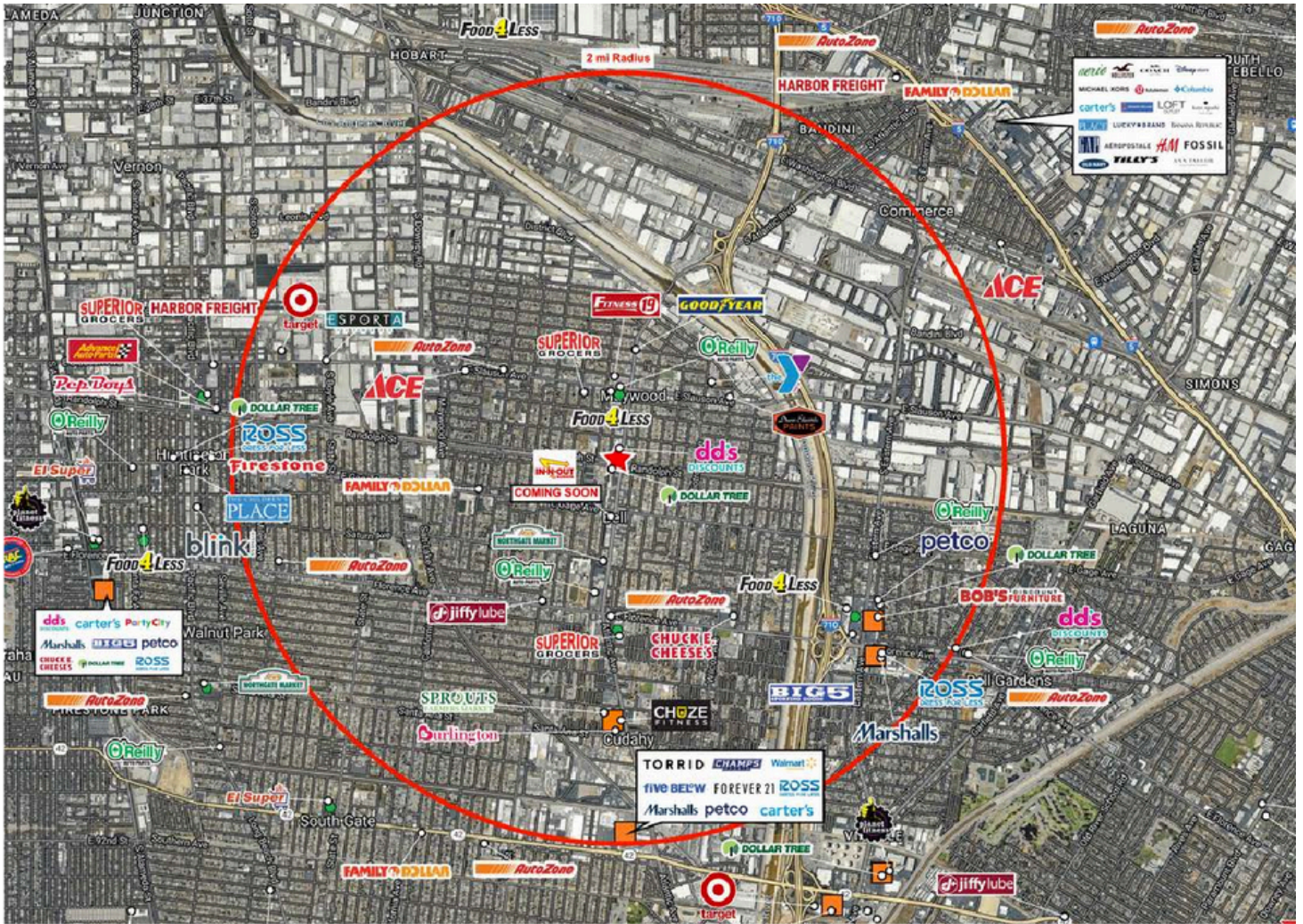
Aerials



Site Plan



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	56,466	280,350	885,020
Total Households	15,671	76,556	240,181
Total Family Households	12,703	62,467	191,730
Average Household Size	3.59	3.64	3.64
Median Age	33.8	34.1	34.1
Population Age 25+	35,937	180,346	569,343
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.59%	-0.49%	-0.20%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-1.11%	-0.98%	-0.84%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.73%	-0.61%	-0.49%
Households	-0.09%	0.03%	0.16%
Families	-0.06%	0.05%	0.13%
Median Household Income	3.62%	3.54%	3.94%
Current Year Population by Sex			
Male Population	28,371	140,558	441,687
% Male	50.2%	50.1%	49.9%
Female Population	28,095	139,792	443,333
% Female	49.8%	49.9%	50.1%
Current Year Race and Ethnicity			
Total	56,466	280,350	885,020
White Alone	15.6%	14.7%	14.4%
Black Alone	0.5%	0.8%	4.5%
American Indian Alone	2.8%	3.0%	2.9%
Asian Alone	0.7%	0.7%	2.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	59.0%	60.1%	56.9%
Two or More Races	21.4%	20.6%	19.0%
Hispanic Origin	95.5%	96.2%	89.7%
Diversity Index	61.7	60.5	68.8
Current Year Educational Attainment			
Total	35,937	180,347	569,343
Less than 9th Grade	28.0%	27.7%	25.1%
9th - 12th Grade, No Diploma	14.7%	14.5%	14.0%
High School Graduate	29.0%	27.0%	25.0%
GED/Alternative Credential	1.8%	2.1%	2.5%
Some College, No Degree	13.0%	13.7%	14.7%
Associate Degree	4.1%	5.0%	5.4%
Bachelor's Degree	7.6%	8.0%	9.9%
Graduate/Professional Degree	1.7%	1.9%	3.3%
Current Year Income and Households Summary			
Median Household Income	\$59,027	\$58,798	\$62,821
Average Household Income	\$77,404	\$77,251	\$84,250
Per Capita Income	\$21,465	\$21,094	\$22,978
Current Year Summary Business Data			
Total Businesses	1,244	10,723	29,033
Total Daytime Population	41,121	279,325	802,883
Daytime Population: Workers	9,593	121,076	297,499
Daytime Population: Residents	31,528	158,249	505,384

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