

# FOR SALE 7-UNIT COMMERCIAL BUILDING



COLDWELL BANKER  
COMMERCIAL  
BLAIR



14000 PIONEER BLVD.  
NORWALK, CALIFORNIA 90650

For more information contact:

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**COLDWELL BANKER COMMERCIAL**

CBC Blair

333 West Broadway, Ste. 312

Long Beach, CA 90802

Company BRE #01330395

www.cbcblair.com





## BUILDING DESCRIPTION

<b>ADDRESS:</b>	14000 PIONEER BLVD. NORWALK, CA 90650
<b>SALE PRICE:</b>	\$1,795,000
<b>PRICE PSF:</b>	\$257.68 PSF
<b>BUILDING SIZE:</b>	6,966 SF
<b>LOT SIZE:</b>	10,098 SF
<b>ZONING:</b>	NOC3
<b>APN:</b>	8054-020-008
<b>YEAR BUILT:</b>	1955
<b>ACTUAL CAP RATE:</b>	5.78%
<b>PRO FORMA CAP RATE:</b>	8.98%

## PROPERTY HIGHLIGHTS

- Densely populated neighborhood
- Near 605, 205 and 5 Freeways
- Directly across from Norwalk Square
- High traffic counts: +/- 21,000 avg. CPD
- All tenants are one short-term leases

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# RENT ROLL

Address	Tenant	SF	Rent	Rent PSF	Expiration	Annual Increase
13936	Infinity Discount Group	1,200	\$ 1,470	\$ 1.23	Month-to-Month	
13938	Beauty Vault	1,150	\$ 1,433	\$ 1.25	Month-to-Month	
13940	Ayala Tax	1,050	\$ 1,300	\$ 1.24	Month-to-Month	
14000	Mr Phone Repair	900	\$ 1,406	\$ 1.56	Month-to-Month	
14000.5	Tattoo Shop	600	\$ 1,470	\$ 2.45	11/30/2025	5% annual increase
14000A	Lucid Contact	1,150	\$ 860	\$ 0.75	Month-to-Month	
14002	Winner's Circle	500	\$ 1,260	\$ 2.52	1/31/2026	5% annual increase

**Total Monthly Rent** \$ 9,199  
**Total Annual Rent** \$ 110,388



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# PHOTOS



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# DEMOGRAPHICS 1 OF 3

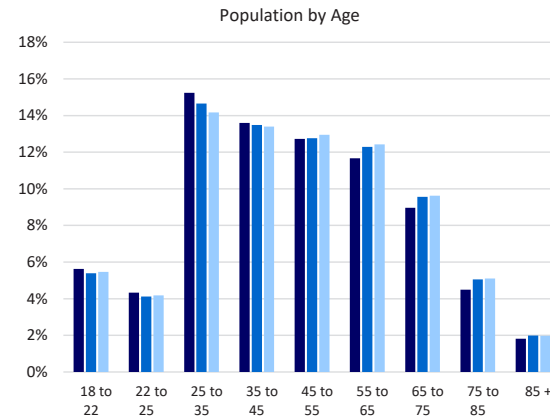
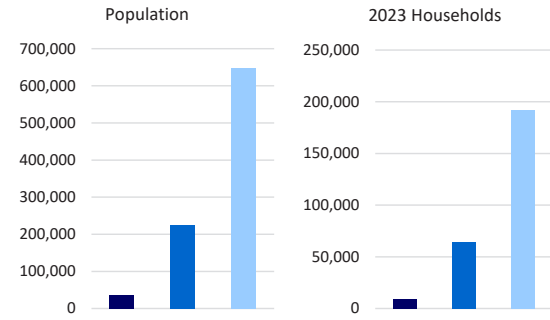
## Demographics for 14000 Pioneer Blvd, Norwalk, California 90650



### Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
<b>Current</b>						
2023 Population	35,240	---	224,609	---	647,882	---
2028 Projected Population	35,464	---	226,496	---	653,229	---
Pop Growth (%)	0.6%	---	0.8%	---	0.8%	---
2023 Households	9,652	---	64,726	---	192,263	---
2028 Projected Households	9,710	---	65,262	---	193,841	---
HH Growth (%)	0.6%	---	0.8%	---	0.8%	---
<b>Census Year</b>						
2000 Population	36,281	---	221,931	---	637,040	---
2010 Population	35,807	---	226,179	---	652,885	---
Pop Growth (%)	-1.3%	---	1.9%	---	2.5%	---
2000 Households	9,389	---	61,650	---	186,026	---
2010 Households	9,801	---	65,104	---	193,645	---
HH Growth (%)	4.4%	---	5.6%	---	4.1%	---
<b>Total Population by Age</b>						
Average Age (2023)	38.9		39.9		40.0	
<b>Children (2023)</b>						
0 - 4 Years	1,984		12,314		34,969	
5 - 9 Years	1,965		11,918		34,508	
10-13 Years	1,737		10,679		30,773	
14-17 Years	1,902		11,583		33,829	
<b>Adults (2023)</b>						
18 to 22	1,985	5.6%	12,104	5.4%	35,426	5.5%
22 to 25	1,528	4.3%	9,255	4.1%	27,130	4.2%
25 to 35	5,370	15.2%	32,912	14.7%	91,833	14.2%
35 to 45	4,791	13.6%	30,299	13.5%	86,775	13.4%
45 to 55	4,484	12.7%	28,652	12.8%	83,859	12.9%
55 to 65	4,109	11.7%	27,599	12.3%	80,476	12.4%
65 to 75	3,158	9.0%	21,485	9.6%	62,380	9.6%
75 to 85	1,585	4.5%	11,348	5.1%	33,082	5.1%
85 +	641	1.8%	4,461	2.0%	12,842	2.0%



4/5/2024

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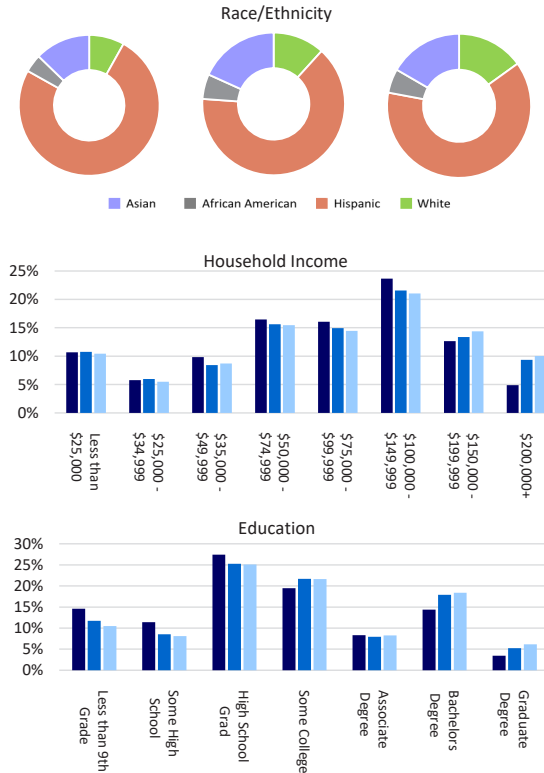
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	1 Mile		3 Miles		5 Miles	
<b>Population by Race/Ethnicity (2023)</b>						
White, Non-Hispanic	2,797	7.9%	25,480	11.3%	94,346	14.6%
Hispanic	25,852	73.4%	140,015	62.3%	394,033	60.8%
Black	1,424	4.0%	12,244	5.5%	33,877	5.2%
Asian	4,392	12.5%	39,670	17.7%	104,267	16.1%
<b>Language at Home (2023)</b>						
Spanish	18,527	55.7%	99,259	46.8%	265,772	43.4%
Asian Language	1,622	4.9%	14,037	6.6%	43,134	7.0%
<b>Ancestry (2023)</b>						
American Indian (ancestry)	88	0.2%	534	0.2%	1,350	0.2%
Hawaiian (ancestry)	104	0.3%	935	0.4%	2,561	0.4%
<b>Household Income (2023)</b>						
<b>Per Capita Income</b>	\$27,421	---	\$31,411	---	\$33,739	---
<b>Average HH Income</b>	\$100,112	---	\$109,000	---	\$113,692	---
<b>Median HH Income</b>	\$85,070	---	\$89,329	---	\$91,216	---
Less than \$25,000	1,032	10.7%	6,967	10.8%	20,078	10.4%
\$25,000 - \$34,999	556	5.8%	3,856	6.0%	10,546	5.5%
\$35,000 - \$49,999	949	9.8%	5,448	8.4%	16,722	8.7%
\$50,000 - \$74,999	1,589	16.5%	10,117	15.6%	29,689	15.4%
\$75,000 - \$99,999	1,551	16.1%	9,665	14.9%	27,796	14.5%
\$100,000 - \$149,999	2,285	23.7%	13,969	21.6%	40,490	21.1%
\$150,000 - \$199,999	1,220	12.6%	8,653	13.4%	27,663	14.4%
\$200,000+	470	4.9%	6,050	9.3%	19,280	10.0%
<b>Education (2023)</b>						
Less than 9th Grade	3,525	14.6%	18,420	11.8%	47,337	10.5%
Some High School	2,759	11.4%	13,340	8.5%	36,512	8.1%
High School Grad	6,614	27.4%	39,559	25.2%	113,291	25.1%
Some College	4,699	19.5%	33,989	21.7%	97,627	21.6%
Associate Degree	2,013	8.3%	12,434	7.9%	37,411	8.3%
Bachelors Degree	3,473	14.4%	28,069	17.9%	82,874	18.4%
Graduate Degree	829	3.4%	8,217	5.2%	27,817	6.2%



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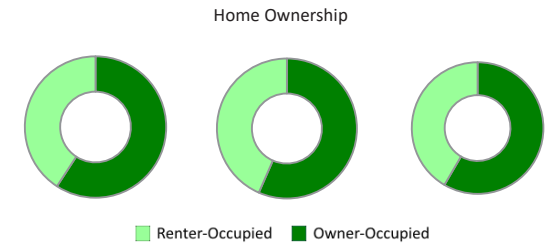
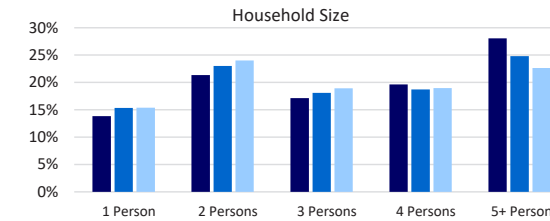
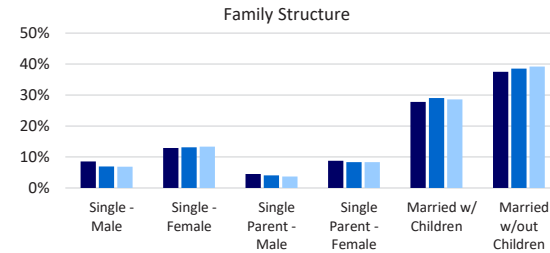
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<b>Family Structure (2023)</b>	7,984		51,821		153,643	
Single - Male	681	8.5%	3,579	6.9%	10,513	6.8%
Single - Female	1,028	12.9%	6,788	13.1%	20,458	13.3%
Single Parent - Male	360	4.5%	2,115	4.1%	5,719	3.7%
Single Parent - Female	702	8.8%	4,319	8.3%	12,768	8.3%
Married w/ Children	2,216	27.8%	15,041	29.0%	43,976	28.6%
Married w/out Children	2,995	37.5%	19,979	38.6%	60,209	39.2%
<b>Household Size (2023)</b>						
1 Person	1,334	13.8%	9,940	15.4%	29,607	15.4%
2 Persons	2,061	21.3%	14,887	23.0%	46,206	24.0%
3 Persons	1,656	17.2%	11,720	18.1%	36,427	18.9%
4 Persons	1,894	19.6%	12,131	18.7%	36,493	19.0%
5+ Persons	2,708	28.1%	16,049	24.8%	43,529	22.6%
<b>Home Ownership (2023)</b>	9,652		64,726		192,263	
Owners	5,713	59.2%	36,617	56.6%	112,292	58.4%
Renters	3,939	40.8%	28,108	43.4%	79,971	41.6%
<b>Components of Change (2023)</b>						
Births	406	1.2%	2,490	1.1%	7,049	1.1%
Deaths	239	0.7%	1,624	0.7%	4,719	0.7%
Migration	-113	-0.3%	-916	-0.4%	-3,049	-0.5%
<b>Unemployment Rate (2023)</b>	4.1%		5.5%		4.8%	
<b>Employment, Pop 16+ (2023)</b>	28,627		184,001		530,860	
Armed Services	64	0.2%	259	0.1%	501	0.1%
Civilian	18,161	63.4%	116,834	63.5%	340,951	64.2%
Employed	17,411	60.8%	110,260	59.9%	324,483	61.1%
Unemployed	750	2.6%	6,574	3.6%	16,468	3.1%
Not in Labor Force	10,466	36.6%	67,167	36.5%	189,909	35.8%
<b>Businesses</b>						
Establishments	1,031	---	9,034	---	26,424	---
Employees (FTEs)	9,770	---	84,755	---	242,042	---



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