FOR SALE 7-UNIT COMMERCIAL BUILDING



14000 PLONEER BLVD. NORWALK, CALIFORNIA 90650

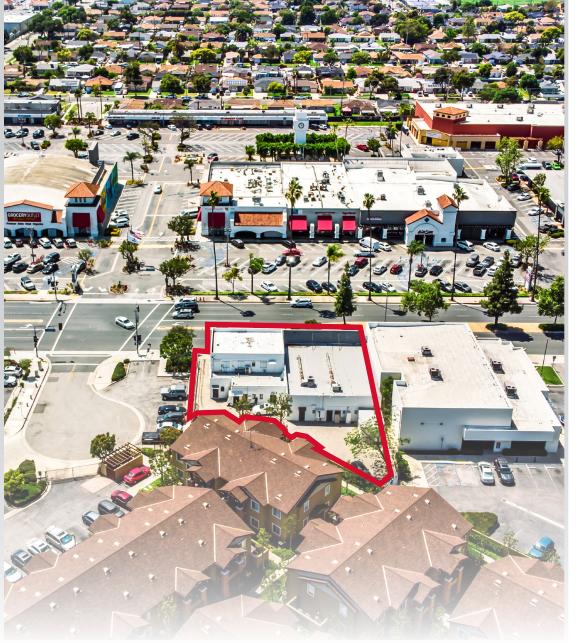
For more information contact:

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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

ADDRESS:	14000 PIONEER BLVD.
	NORWALK, CA 90650
SALE PRICE:	\$1,795,000
PRICE PSF:	\$257.68 PSF
BUILDING SIZE:	6,966 SF
LOT SIZE:	10,098 SF
ZONING:	NOC3
APN:	8054-020-008
YEAR BUILT:	1955
ACTUAL CAP RATE:	5.78%
PRO FORMA CAP RATE:	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	ent 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 Total Annual Rent		\$ \$	9,199 110,388				



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PHOTOS





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DEMOGRAPHICS 1 OF 3

Demographics for 14000 Pioneer Blvd, Norwalk, California 90650

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Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mil	е	3 Miles		5 Miles		
Current							Population 2023 Households
2023 Population	35,240		224,609		647,882		·
2028 Projected Population	35,464		226,496		653,229		700,000 250,000
Pop Growth (%)	0.6%		0.8%		0.8%		600,000
2023 Households	9,652		64,726		192,263		200,000
2028 Projected Households	9,710		65,262		193,841		500,000
HH Growth (%)	0.6%		0.8%		0.8%		400,000 150,000
Census Year							
2000 Population	36,281		221,931		637,040		300,000 100,000
2010 Population	35,807		226,179		652,885		200,000
Pop Growth (%)	-1.3%		1.9%		2.5%		50,000
2000 Households	9,389		61,650		186,026		100,000
2010 Households	9,801		65,104		193,645		0 0
HH Growth (%)	4.4%		5.6%		4.1%		
Total Population by Age							Population by Age
Average Age (2023)	38.9		39.9		40.0		18%
Children (2023)							16%
0 - 4 Years	1,984		12,314		34,969		
5 - 9 Years	1,965		11,918		34,508		14%
10-13 Years	1,737		10,679		30,773		12%
14-17 Years	1,902		11,583		33,829		
Adults (2023)							10%
18 to 22	1,985	5.6%	12,104	5.4%	35,426	5.5%	8%
22 to 25	1,528	4.3%	9,255	5.4% 4.1%	27,130	4.2%	
25 to 35	5,370	4.3%	9,255 32,912	4.1%	91,833	4.2%	6%
25 to 45	4,791	13.2%	30,299	13.5%	86,775	14.2%	4%
45 to 55	4,791 4,484	12.7%	28,652	12.8%	83,859	12.9%	
45 to 65	4,484 4,109	12.7%	28,652	12.8%	80,476	12.9%	2%
65 to 75	3,158	9.0%	21,485	9.6%	62,380	9.6%	0%
75 to 85	1,585	9.0% 4.5%	21,485 11,348	9.6% 5.1%	33,082	9.6% 5.1%	18 to 22 to 25 to 35 to 45 to 55 to 65 to 75 to
75 t0 85 85 +	641	4.5% 1.8%	4,461	5.1% 2.0%	33,082 12,842	5.1% 2.0%	22 25 35 45 55 65 75 85
00 *	041	1.070	4,401	2.070	12,042	2.070	

4/5/2024

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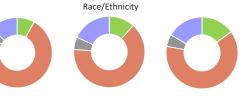
Demographics for 14000 Pioneer Blvd, Norwalk, California 90650

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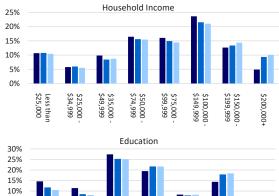
Consumer Profile Report

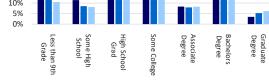
STI: PopStats, 2023 Q4

	1 Mile	Ð	3 Mile	S	5 Miles		
Population by Race/Ethnicity ((2023)						
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%	
Language at Home (2023)	33,256		212,295		612,912		
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%	
Ancestry (2023)							
American Indian (ancestry)	88	0.2%	534	0.2%	1,350	0.2%	
Hawaiin (ancestry)	104	0.3%	935	0.4%	2,561	0.4%	
Household Income (2023)							
Per Capita Income	\$27,421		\$31,411		\$33,739		
Average HH Income	\$100,112		\$109,000		\$113,692		
Median HH Income	\$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%	
Education (2023)	24,140		156,756		451,246		
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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DEMOGRAPHICS 3 OF 3

Demographics for 14000 Pioneer Blvd, Norwalk, California 90650



Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mile 3		3 Mile	3 Miles 5 Miles		es							
•													
Family Structure (2023)	7,984		51,821		153,643				F	amily Stru	ucture		
Single - Male	681	8.5%	3,579	6.9%	10,513	6.8%	50% -			,			
Single - Female	1,028	12.9%	6,788	13.1%	20,458	13.3%	40%						
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%	30% -						
Married w/ Children	2,216	27.8%	15,041	29.0%	43,976	28.6%	20%						
Married w/out Children	2,995	37.5%	19,979	38.6%	60,209	39.2%	10%						
Household Size (2023)							0%						
1 Person	1,334	13.8%	9,940	15.4%	29,607	15.4%		Single -	Single -	Single	Single	Married w/	Married
2 Persons	2,061	21.3%	14,887	23.0%	46,206	24.0%		Male	Female	Parent - Male	Parent - Female	Children	w/out Children
3 Persons	1,656	17.2%	11,720	18.1%	36,427	18.9%				IVIAIG	Female		Children
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%	30%			Househol	d Size		
Home Ownership (2023)	9,652		64,726		192,263		25%		_				
Owners	5,713	59.2%	36,617	56.6%	112,292	58.4%	20%				_		
Renters	3,939	40.8%	28,108	43.4%	79,971	41.6%	15%						
Components of Change (2023)							10%						
Births	406	1.2%	2,490	1.1%	7,049	1.1%	5%						
Deaths	239	0.7%	1,624	0.7%	4,719	0.7%	0%						
Migration	-113	-0.3%	-916	-0.4%	-3,049	-0.5%		1 Persor	2 Pers	sons 3	Persons	4 Persons	5+ Persons
Unemployment Rate (2023)		4.1%		5.5%		4.8%			Hc	ome Owne	ership		
Employment, Pop 16+ (2023)	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%							
Businesses													
Establishments	1,031		9,034		26,424				Renter-Occ	upied	Owner-Oc	cupied	
Employees (FTEs)	9,770		84,755		242,042								

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