

# CORNER OF SLAUSON AVE AND NORWALK BLVD

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11515 SLAUSON AVE  
WHITTIER, CA 90606



## COMMERCIAL ASSET GROUP



- Prime Whittier corridor near major cross streets, surrounded by established retail, residential neighborhoods, and daily commuters
- Signalized corner of Slauson Ave and Norwalk Blvd
- High ceilings – ideal for retail, showroom, or service use
- Prominent signage available
- Easy access & ample customer exposure
- Seeking cell phone and repair, fitness, takeout food, barber shop
- Excellent street visibility

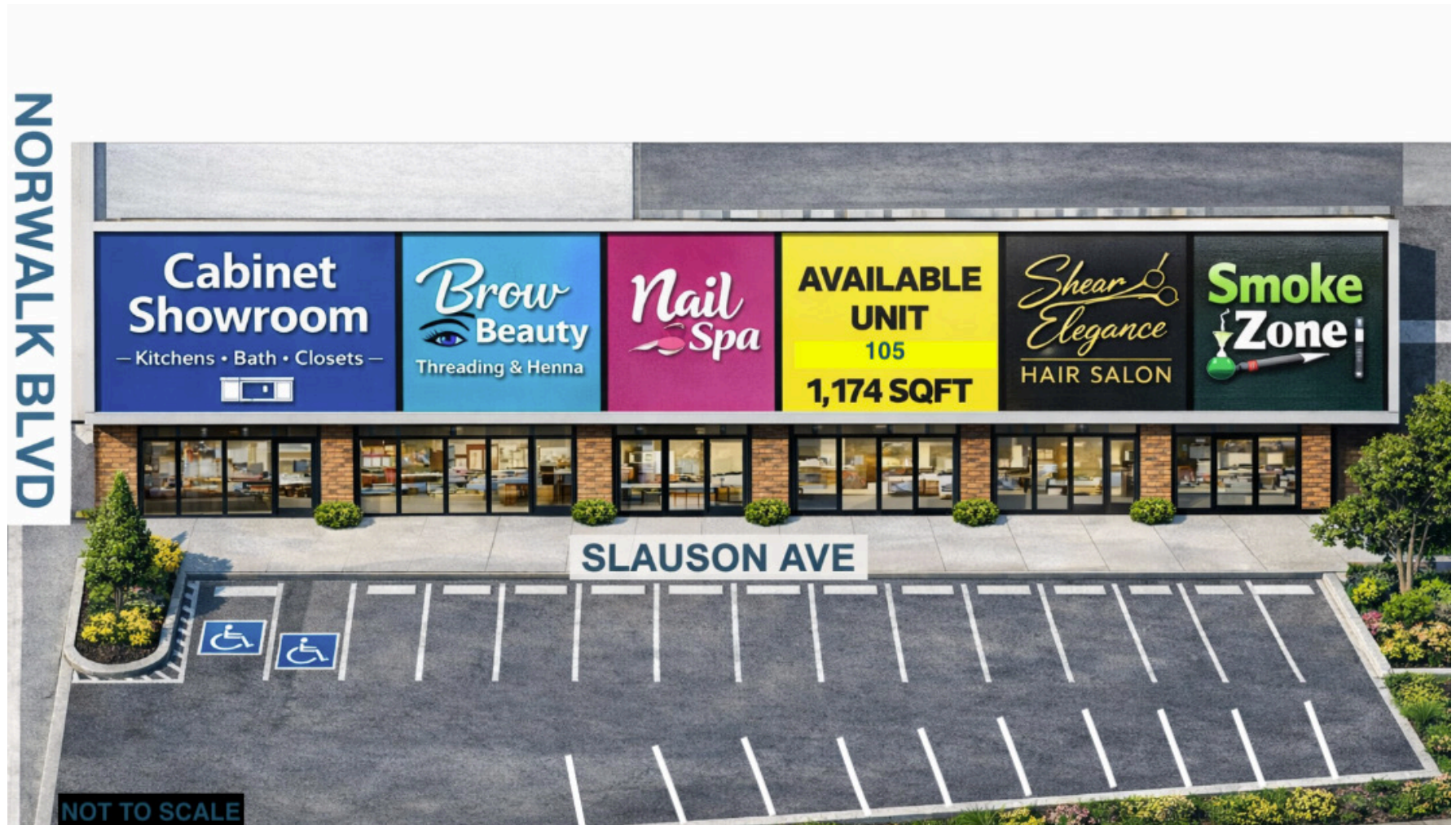


**SPACE SIZE**  
**UNIT 105: ±1,174 RSF**

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# SITE PLAN



# DEMOGRAPHICS

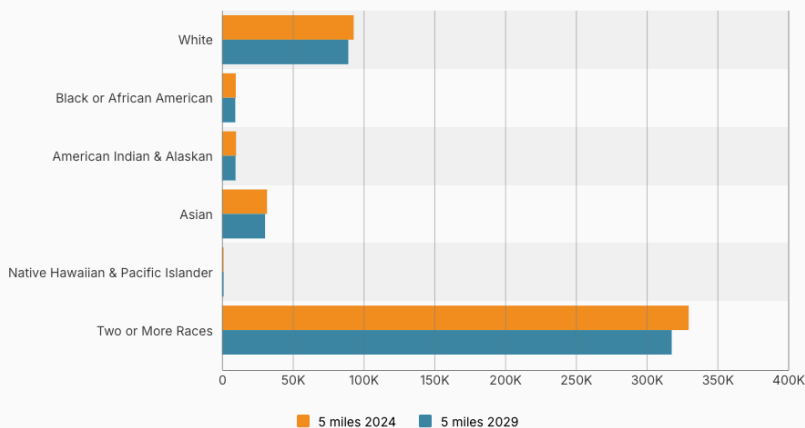
## Population

	2 miles	5 miles	10 miles
2020 Population	89,829	508,616	2,573,095
2024 Population	83,920	475,218	2,392,149
2029 Population Projection	80,727	457,150	2,302,757
Annual Growth 2020-2024	-1.6%	-1.6%	-1.8%
Annual Growth 2024-2029	-0.8%	-0.8%	-0.7%
Median Age	38.5	38.4	38.1
Bachelor's Degree or Higher	15%	20%	21%
U.S. Armed Forces	11	320	1,228

## Population By Race

	2 miles	5 miles	10 miles
White	15,330	93,018	388,998
Black	1,162	9,719	85,676
American Indian/Alaskan Native	1,969	9,892	41,697
Asian	2,621	31,795	446,074
Hawaiian & Pacific Islander	171	1,115	6,936
Two or More Races	62,667	329,680	1,422,768
Hispanic Origin	73,428	377,999	1,594,715

## Population By Race



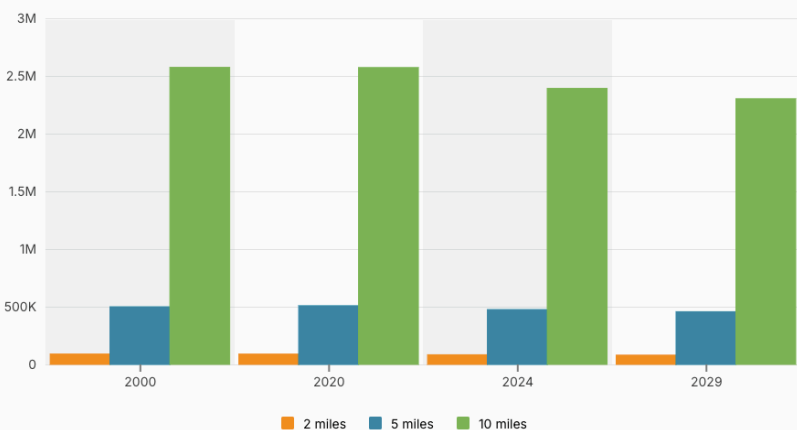
## Households

	2 miles	5 miles	10 miles
2020 Households	25,614	150,193	744,127
2024 Households	23,704	139,029	686,666
2029 Household Projection	22,737	133,393	659,674
Annual Growth 2020-2024	-0.3%	-0.3%	-0.3%
Annual Growth 2024-2029	-0.8%	-0.8%	-0.8%
Owner Occupied Households	13,976	76,730	340,617
Renter Occupied Households	8,761	56,663	319,057
Avg Household Size	3.4	3.3	3.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$888.8M	\$5.2B	\$24.9B

## Income

	2 miles	5 miles	10 miles
Avg Household Income	\$97,047	\$100,683	\$96,141
Median Household Income	\$78,662	\$81,021	\$75,039
< \$25,000	3,232	18,880	106,967
\$25,000 - 50,000	4,140	23,696	122,858
\$50,000 - 75,000	4,000	22,256	113,356
\$75,000 - 100,000	3,273	19,447	96,065
\$100,000 - 125,000	3,078	16,238	74,706
\$125,000 - 150,000	1,821	10,912	50,649
\$150,000 - 200,000	2,357	15,746	64,429

## Population





# AERIAL







COMMERCIAL  
ASSET GROUP



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