

**Excellent Retail and Office Space For Lease in Busy Center**  
**NORTH PLAZA: 4111-4117 SOUTH STREET**  
**LAKEWOOD, CA 90712**





# NORTH PLAZA

LAKEWOOD, CA 90712

- Prime Lakewood ground floor retail & second floor office space for lease.
- Join existing established retail and office tenants at North Plaza.
- Adjacent retail suites available with increased exposure and signage.
- Retail suites 4115 and 4117 can be leased together for a total of 2,975 SF.
- Retail suites feature open reception and waiting areas with multiple private treatment rooms, restrooms, a consulting area, storage rooms and more.
- Spaces can be used for retail, office and/or service-related uses.
- Retail suite is available now, office space can be available in 30-60 days.
- In a high-traffic & densely populated area just south of the 91 freeway exit.
- North Plaza has abundant on-site parking and excellent visibility.
- The property has easy access with north and south entrances on both sides.
- Centrally located between the 91, 105, 605, 405 and 710 freeways.
- Property features a pylon sign on South Street for increased signage.
- **Please contact agent for details and do not disturb the current tenants.**

## LISTING OVERVIEW

|                       |  |
|-----------------------|--|
| <b>Address:</b>       | 4105-4129 South St., Lakewood, CA 90712  |
| <b>Suite Details:</b> | <b>4111-E:</b> 1,100 SF office: \$1.25/SF NNN<br><b>4111-F:</b> 1,723 SF office: \$1.25/SF NNN<br><b>4115:</b> 1,635 SF retail, \$1.85/SF NNN<br><b>4117:</b> 1,340 SF retail, \$1.85/SF NNN<br><b>- Retail suites 4115 &amp; 4117 can be leased together for a total of 2,975 SF.</b> |
| <b>Availability:</b>  | Retail is available now, the office suite can be made available within 30-60 days.   |
| <b>Space Uses:</b>    | Retail, Office or Service Use  |
| <b>Lease Terms:</b>   | 3 - 10 Years   |
| <b>Year Built:</b>    | 1974   |
| <b>Notes:</b>         | Building features pylon signage on South St.   |

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4115 SOUTH STREET

LAKEWOOD, CA 90712

PROPERTY PHOTOS: Property Exterior



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The information contained herein has been obtained from sources we deem reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Lessee must verify the information and bears all risk for any inaccuracies. MEI Real Estate Services: 5757 W. Century Blvd., Suite 605, Los Angeles, CA 90045 | DRE # 01100993 | www.meirealty.com

# 4115 SOUTH STREET

LAKEWOOD, CA 90712

PROPERTY PHOTOS: Retail Suites 4115 and 4117



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# 4115 SOUTH STREET

LAKEWOOD, CA 90712

PROPERTY PHOTOS: Office Suite 4111-F



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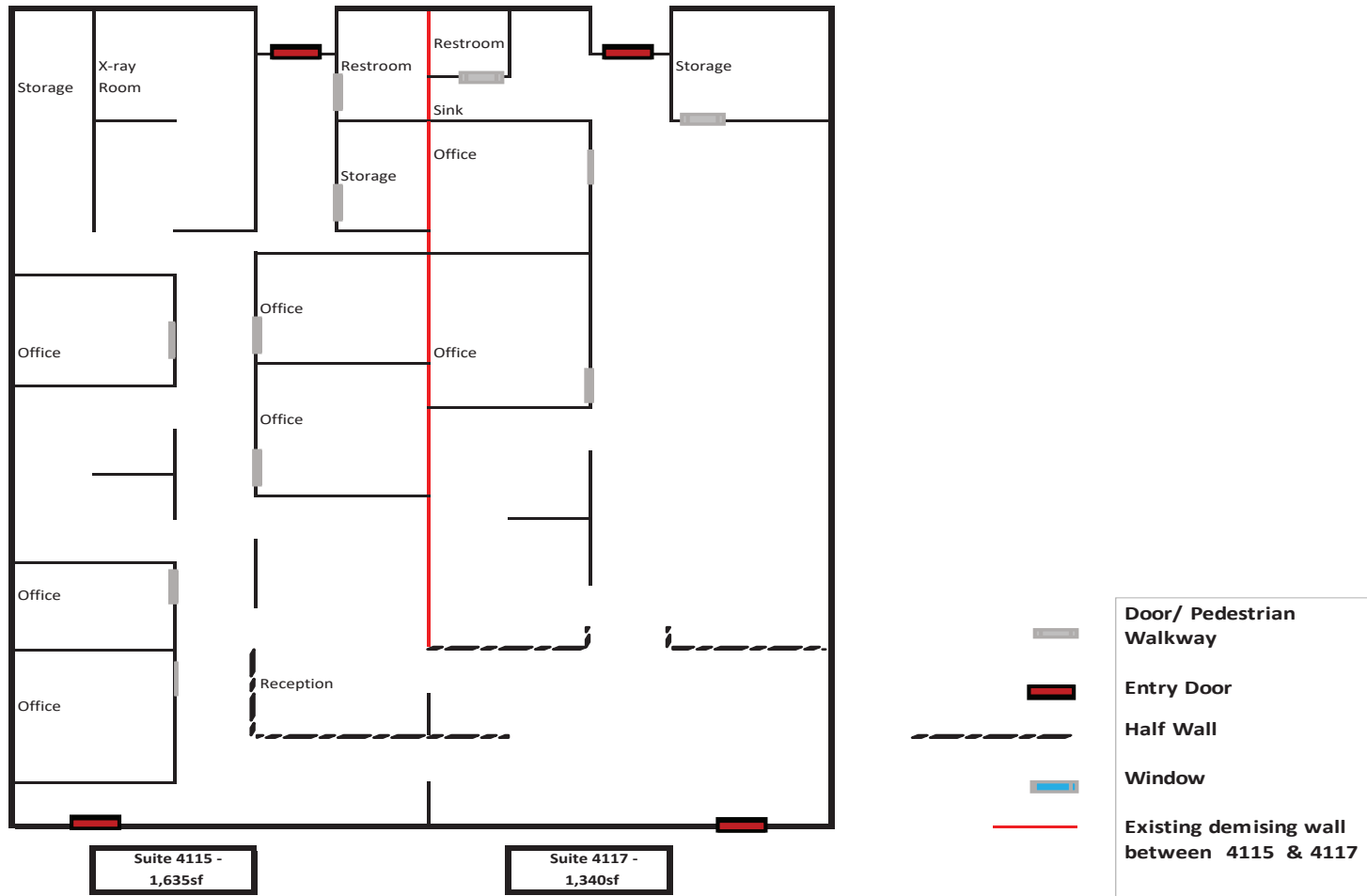


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# 4115 SOUTH STREET

LAKEWOOD, CA 90712

## Retail Suites 4115 and 4117 Space Plan (Not to Scale- Lessee to Verify)



**\*Drawing is not to Scale- Lessee to Verify**

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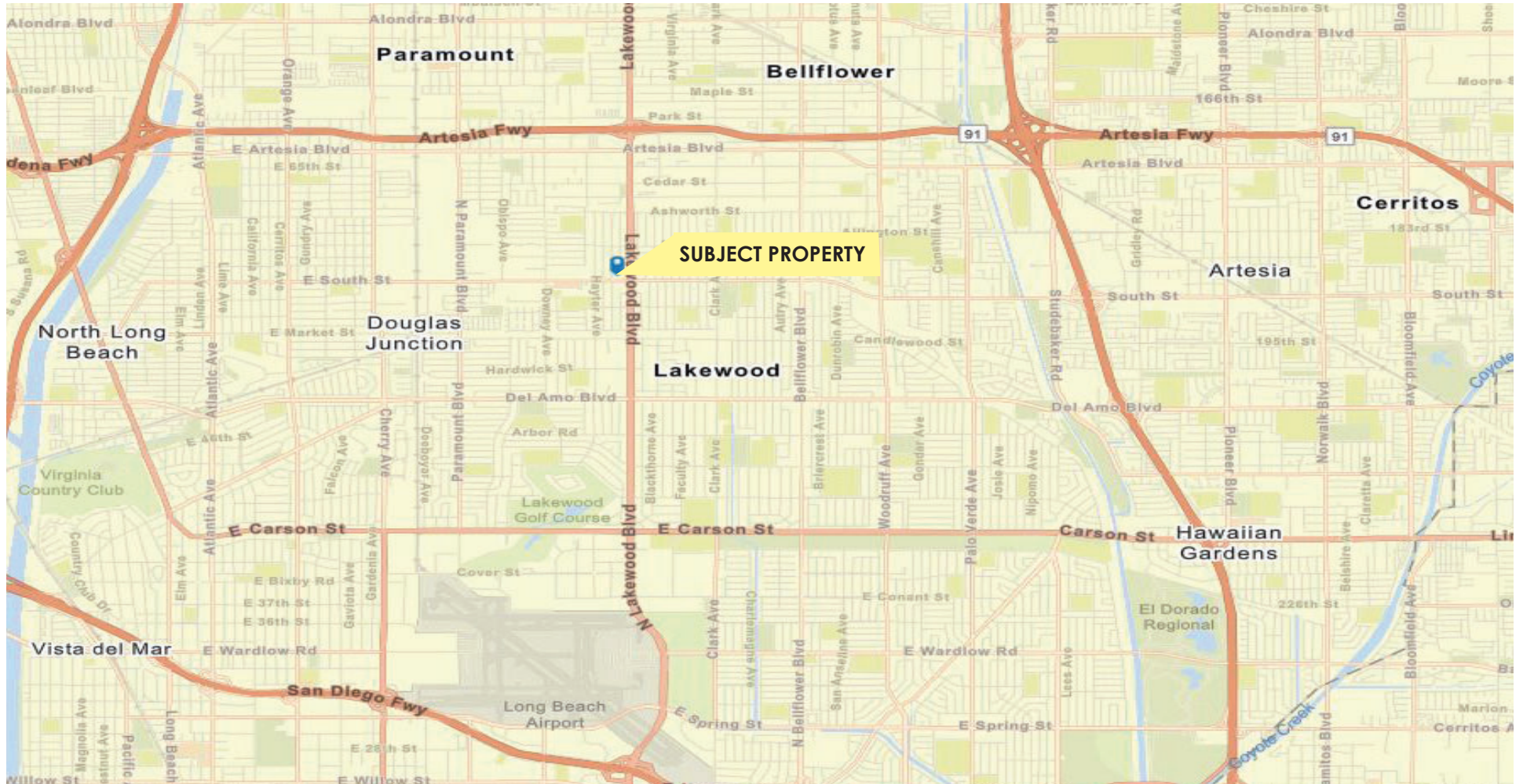
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# 4115 SOUTH STREET

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## STREET LOCATOR MAP



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## DEMOGRAPHICS

Rings: 1, 3, 5 mile radii

Latitude: 33.86082  
Longitude: -118.14383

|                                 | 1 mile    | 3 miles   | 5 miles   |
|---------------------------------|-----------|-----------|-----------|
| <b>Population</b>               |           |           |           |
| 2010 Population                 | 30,367    | 261,658   | 680,560   |
| 2020 Population                 | 32,000    | 268,878   | 691,356   |
| 2023 Population                 | 31,762    | 263,618   | 678,067   |
| 2028 Population                 | 31,312    | 258,507   | 665,848   |
| 2010-2020 Annual Rate           | 0.53%     | 0.27%     | 0.16%     |
| 2020-2023 Annual Rate           | -0.23%    | -0.61%    | -0.60%    |
| 2023-2028 Annual Rate           | -0.28%    | -0.39%    | -0.36%    |
| 2023 Male Population            | 48.5%     | 48.8%     | 49.1%     |
| 2023 Female Population          | 51.5%     | 51.2%     | 50.9%     |
| 2023 Median Age                 | 37.0      | 34.9      | 34.8      |
| <b>Median Household Income</b>  |           |           |           |
| 2023 Median Household Income    | \$92,848  | \$79,248  | \$81,659  |
| 2028 Median Household Income    | \$104,260 | \$90,861  | \$93,075  |
| 2023-2028 Annual Rate           | 2.35%     | 2.77%     | 2.65%     |
| <b>Average Household Income</b> |           |           |           |
| 2023 Average Household Income   | \$117,471 | \$105,014 | \$108,812 |
| 2028 Average Household Income   | \$135,641 | \$121,657 | \$125,790 |
| 2023-2028 Annual Rate           | 2.92%     | 2.99%     | 2.94%     |
| <b>Per Capita Income</b>        |           |           |           |
| 2023 Per Capita Income          | \$37,265  | \$33,688  | \$33,253  |
| 2028 Per Capita Income          | \$43,242  | \$39,316  | \$38,717  |
| 2023-2028 Annual Rate           | 3.02%     | 3.14%     | 3.09%     |

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FOR LEASE: RETAIL & OFFICE SPACE  
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