

Kalnor Bldg 12100 Imperial Hwy

12100 Imperial Hwy, Norwalk CA 90650-3081



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exp[®]
COMMERCIAL

THE SPACE

Location	12100 Imperial Hwy, Norwalk, CA, 90650-3081
COUNTY	Los Angeles
APN	8047-004-001

HIGHLIGHTS

- Medical/Office Available for Lease
- Reception Area
- Private Offices
- Two Office's with Sinks
- Updated office with Large Windows, 4 Private Offices, 2 Sinks, Reception Area and Storage area. Excellent location for a Medical, Dental, Med Spa and Other complimentary medical uses.
- Free/Ample Parking.
- Great Signalized Medical/Regular Office Building for Lease:
- Centrally located off Imperial Highway and Kalnor Ave. in the Great City of Norwalk. T
- This is a Highly Visible Corner across from a Target Super Center:Including Rite Aid, O'Reilly Auto Parts and 99 Cent Store, Applebee's, Pizza Hut and T-Mobile. Conveniently located down the street from Norwalk City Hall and AMC Theatres and North of the 5 Freeway. Free and Private parking providing easy access for your business clients.
- Excellent Office for all types of business including Insurance, Attorneys, Escrow Offices, Real Estate, Hair Salons, Massage, Cosmetic, Medical Tax, and any other professional businesses.

PROPERTY FEATURES

BUILDING SIZE SF	10,000
LAND ACRES	.45
YEAR BUILT	1983
PROPERTY TYPE	Office/Medical
ZONING TYPE	NOCOPF*
BUILDING CLASS	C
TENANCY	Multi
TYPICAL FLOOR SIZE	5000
NUMBER OF STORIES	2



Population

- Norwalk, situated within Los Angeles County, California, is currently home to approximately 96,190 residents as of 2023. The city is experiencing a negative annual growth rate of -2.11%, resulting in a population decline of -6.19% since the last census conducted in 2020, which recorded a population of 102,532.

The typical household in Norwalk boasts an average income of \$98,365, and the poverty rate stands at 8.89%. Over the recent years, median rental costs have averaged [insert specific amount] per month, while the median house value is [insert specific amount]. The median age in Norwalk is 35.5 years, with males averaging 34.5 years and females averaging 36.5 years.

Norwalk, California Population 2023

96,190



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
29,870	206,650	623,396



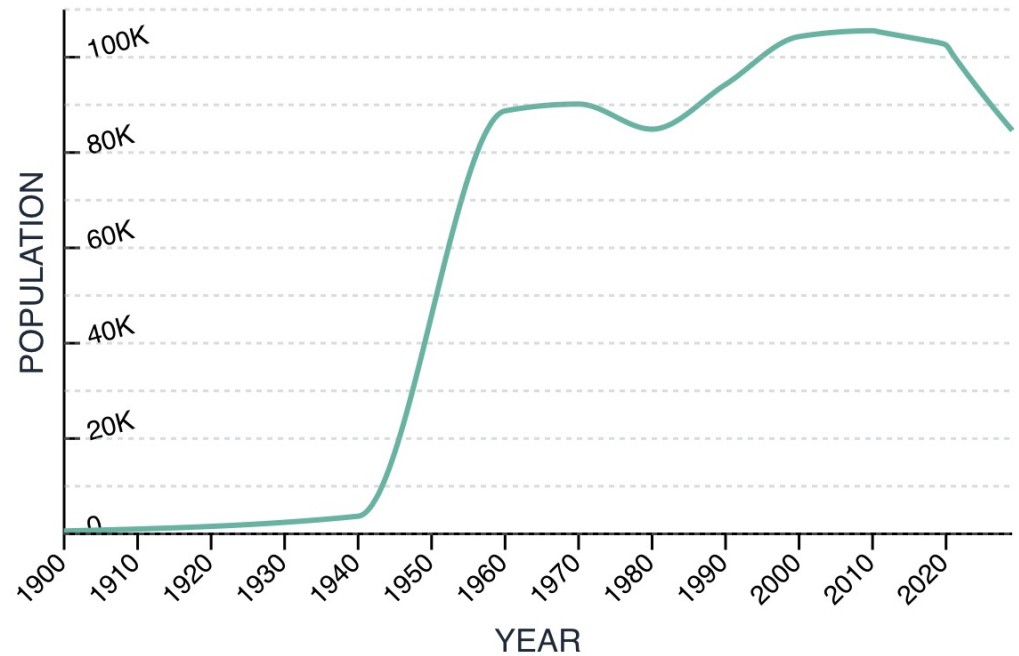
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$98,402	\$109,526	\$113,517



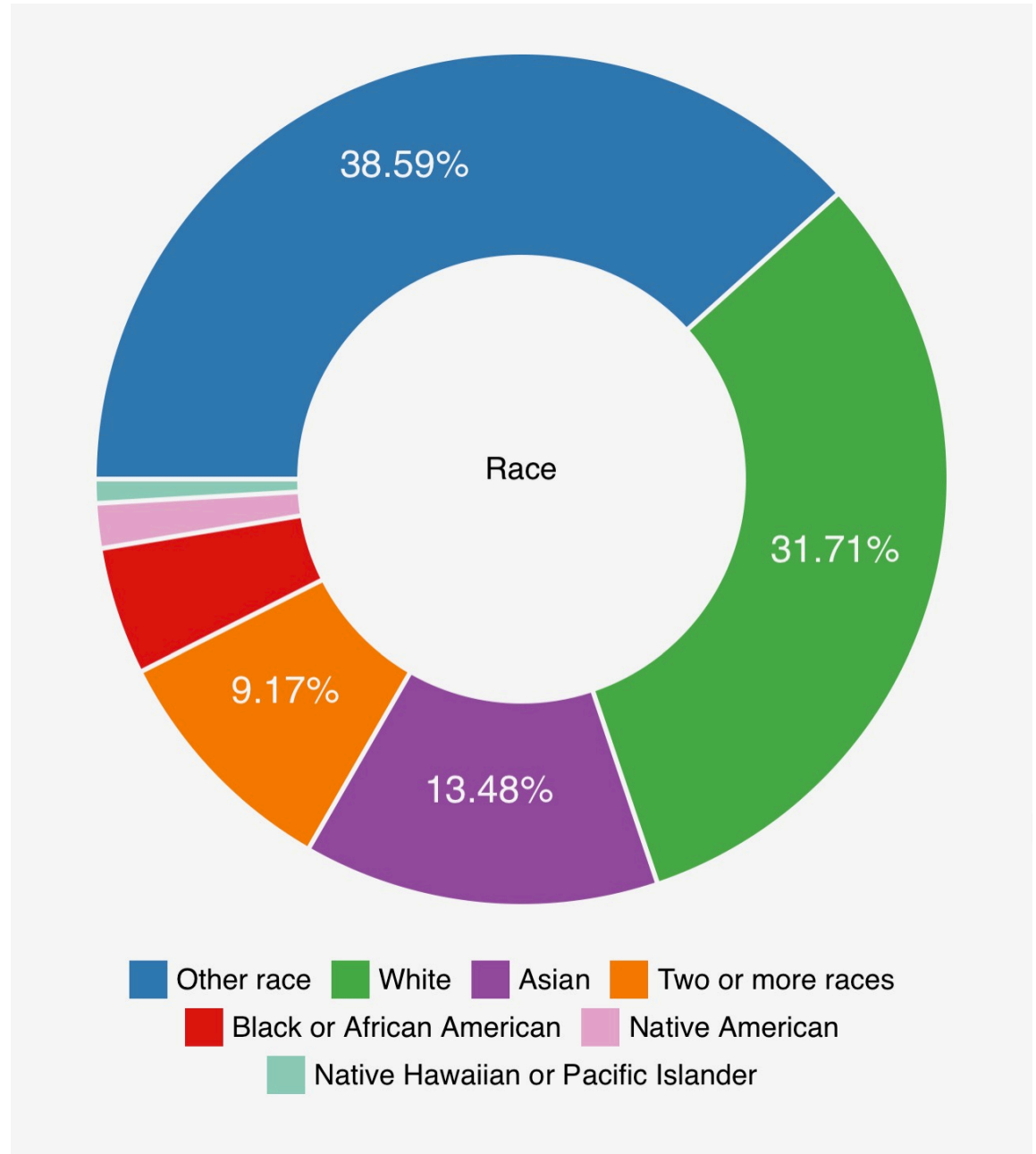
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,376	58,425	187,333



Demographics

- Other race: 38.59%
- White: 31.71%
- Asian: 13.48%
- Two or more races: 9.17%
- Black or African American: 4.74%
- Native American: 1.55%
- Native Hawaiian or Pacific Islander: 0.76%



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	31,447	207,368	616,718
2010 Population	32,451	210,501	627,494
2023 Population	29,870	206,650	623,396
2028 Population	29,243	203,130	614,321
2023 African American	1,366	8,513	28,318
2023 American Indian	734	4,695	12,475
2023 Asian	3,711	28,327	94,557
2023 Hispanic	22,289	147,122	410,573
2023 Other Race	11,826	77,779	211,821
2023 White	5,622	41,796	143,772
2023 Multiracial	6,500	44,745	130,181
2023-2028: Population: Growth Rate	-2.10 %	-1.70 %	-1.45 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	687	3,750	12,595
\$15,000-\$24,999	471	2,803	9,707
\$25,000-\$34,999	508	3,524	10,729
\$35,000-\$49,999	682	4,945	17,090
\$50,000-\$74,999	1,444	9,612	28,932
\$75,000-\$99,999	1,326	8,819	27,299
\$100,000-\$149,999	1,914	12,646	38,435
\$150,000-\$199,999	849	7,117	22,229
\$200,000 or greater	495	5,203	20,308
Median HH Income	\$80,932	\$86,132	\$86,575
Average HH Income	\$98,402	\$109,526	\$113,517

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,428	57,076	185,466
2010 Total Households	8,390	56,406	182,028
2023 Total Households	8,376	58,425	187,333
2028 Total Households	8,277	57,885	186,100
2023 Average Household Size	3.52	3.49	3.28
2000 Owner Occupied Housing	4,815	36,400	111,065
2000 Renter Occupied Housing	3,408	19,367	70,007
2023 Owner Occupied Housing	4,820	36,569	111,844
2023 Renter Occupied Housing	3,556	21,856	75,489
2023 Vacant Housing	249	1,740	5,963
2023 Total Housing	8,625	60,165	193,296
2028 Owner Occupied Housing	4,821	36,764	112,405
2028 Renter Occupied Housing	3,456	21,121	73,694
2028 Vacant Housing	361	2,465	8,192
2028 Total Housing	8,638	60,350	194,292
2023-2028: Households: Growth Rate	-1.20 %	-0.95 %	-0.65 %



Source: esri

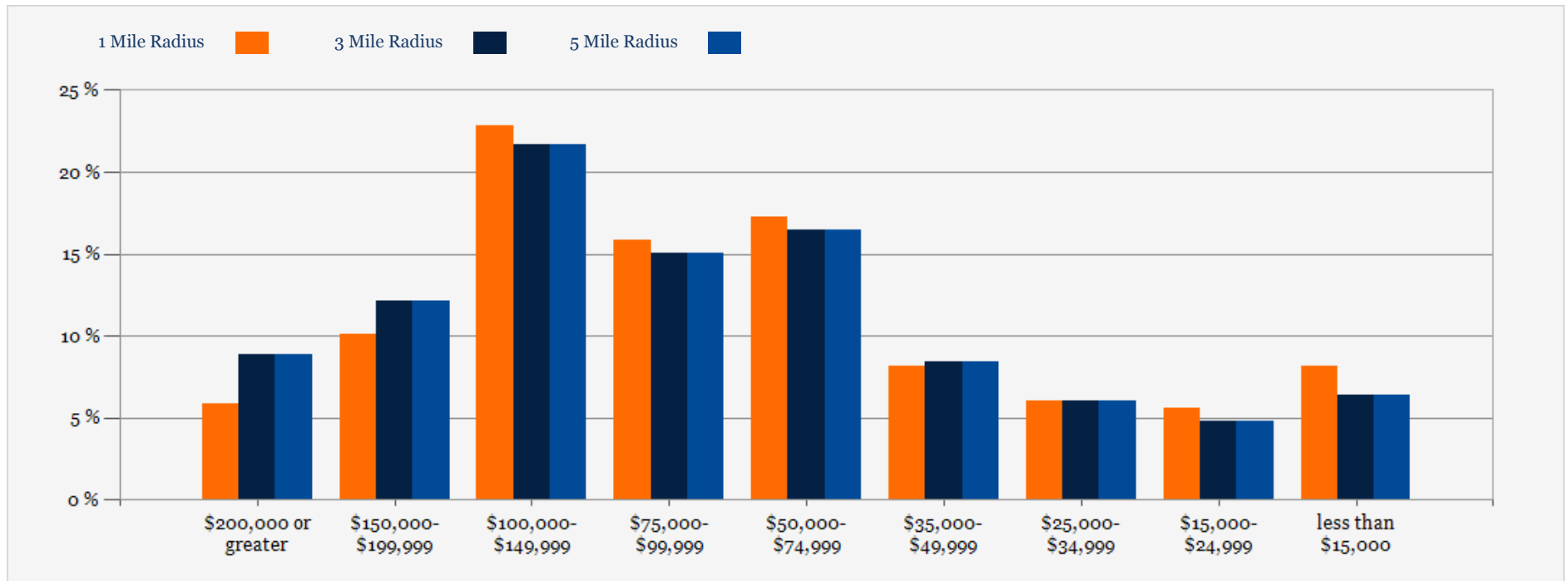
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,416	17,143	50,220
2023 Population Age 35-39	2,187	14,353	42,867
2023 Population Age 40-44	2,007	13,481	40,442
2023 Population Age 45-49	1,787	12,333	37,248
2023 Population Age 50-54	1,682	12,192	37,345
2023 Population Age 55-59	1,538	11,084	34,921
2023 Population Age 60-64	1,494	11,003	34,551
2023 Population Age 65-69	1,256	9,335	29,445
2023 Population Age 70-74	1,058	7,805	24,483
2023 Population Age 75-79	734	5,491	17,650
2023 Population Age 80-84	451	3,347	10,835
2023 Population Age 85+	390	3,142	10,890
2023 Population Age 18+	22,456	158,389	481,369
2023 Median Age	34	35	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,950	\$86,577	\$84,793
Average Household Income 25-34	\$97,476	\$106,781	\$107,313
Median Household Income 35-44	\$98,747	\$104,698	\$103,050
Average Household Income 35-44	\$120,374	\$130,606	\$130,450
Median Household Income 45-54	\$95,399	\$104,667	\$106,665
Average Household Income 45-54	\$113,992	\$129,180	\$135,213
Median Household Income 55-64	\$85,116	\$93,222	\$96,923
Average Household Income 55-64	\$101,184	\$115,994	\$124,184
Median Household Income 65-74	\$60,957	\$68,204	\$73,102
Average Household Income 65-74	\$78,980	\$91,986	\$98,172
Average Household Income 75+	\$52,032	\$63,046	\$67,949

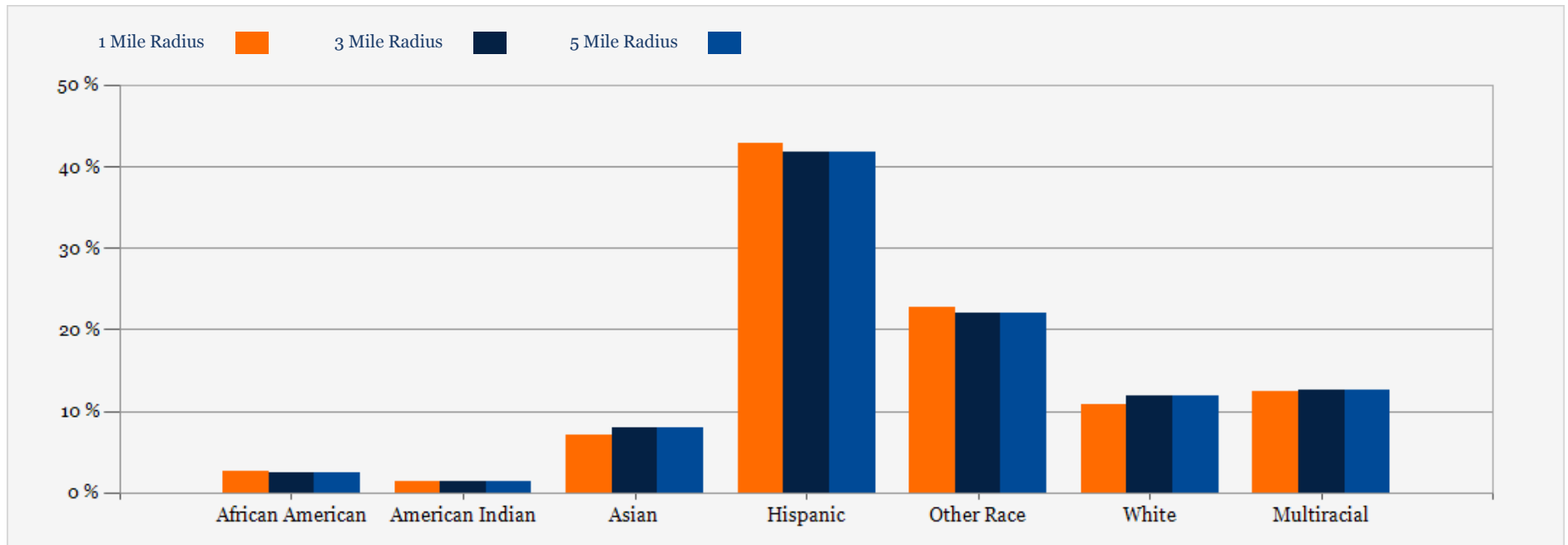
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,230	15,554	46,485
2028 Population Age 35-39	2,338	16,660	49,959
2028 Population Age 40-44	2,097	14,068	42,087
2028 Population Age 45-49	1,892	12,905	38,934
2028 Population Age 50-54	1,685	11,779	35,774
2028 Population Age 55-59	1,573	11,375	35,162
2028 Population Age 60-64	1,372	9,986	31,542
2028 Population Age 65-69	1,277	9,597	30,192
2028 Population Age 70-74	1,113	8,095	25,372
2028 Population Age 75-79	847	6,362	19,939
2028 Population Age 80-84	579	4,320	13,829
2028 Population Age 85+	453	3,639	12,402
2028 Population Age 18+	22,337	157,794	480,953
2028 Median Age	36	37	38

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,055	\$95,199	\$94,104
Average Household Income 25-34	\$107,954	\$119,344	\$121,549
Median Household Income 35-44	\$107,486	\$115,577	\$115,547
Average Household Income 35-44	\$137,040	\$149,303	\$151,067
Median Household Income 45-54	\$103,191	\$113,037	\$117,100
Average Household Income 45-54	\$127,954	\$146,009	\$153,845
Median Household Income 55-64	\$95,932	\$104,521	\$108,608
Average Household Income 55-64	\$116,010	\$133,540	\$143,647
Median Household Income 65-74	\$76,230	\$82,340	\$86,390
Average Household Income 65-74	\$94,874	\$109,542	\$117,026
Average Household Income 75+	\$64,351	\$77,334	\$83,901

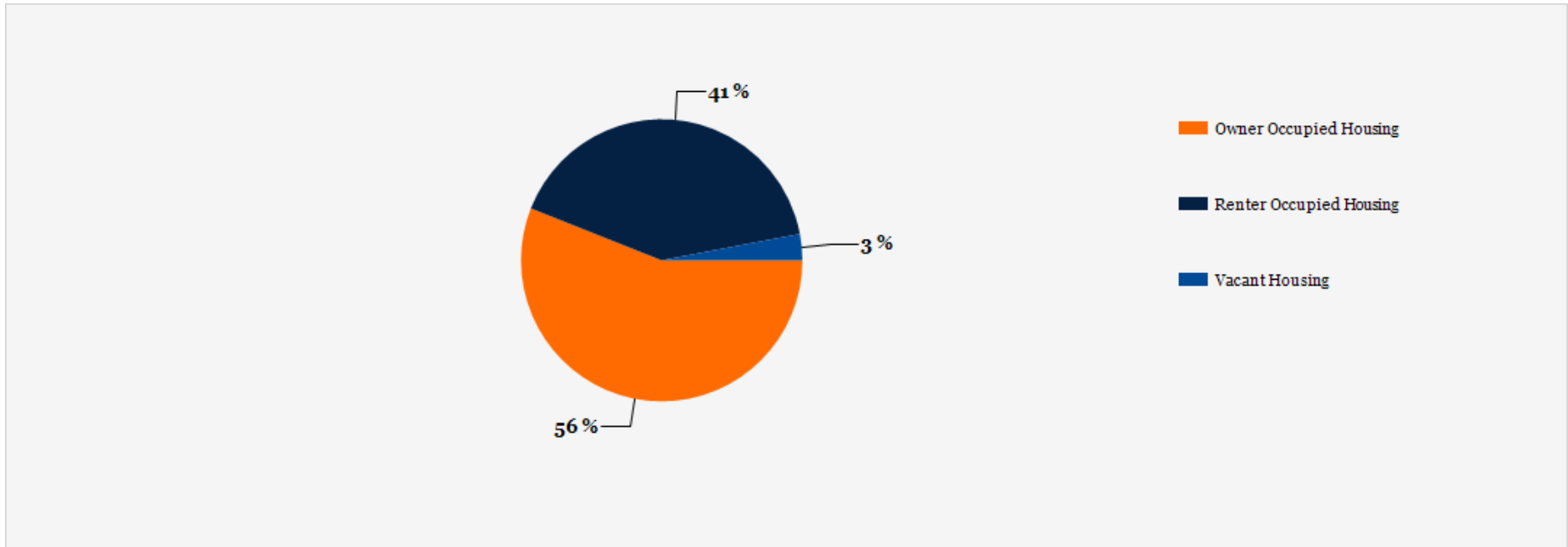
2023 Household Income



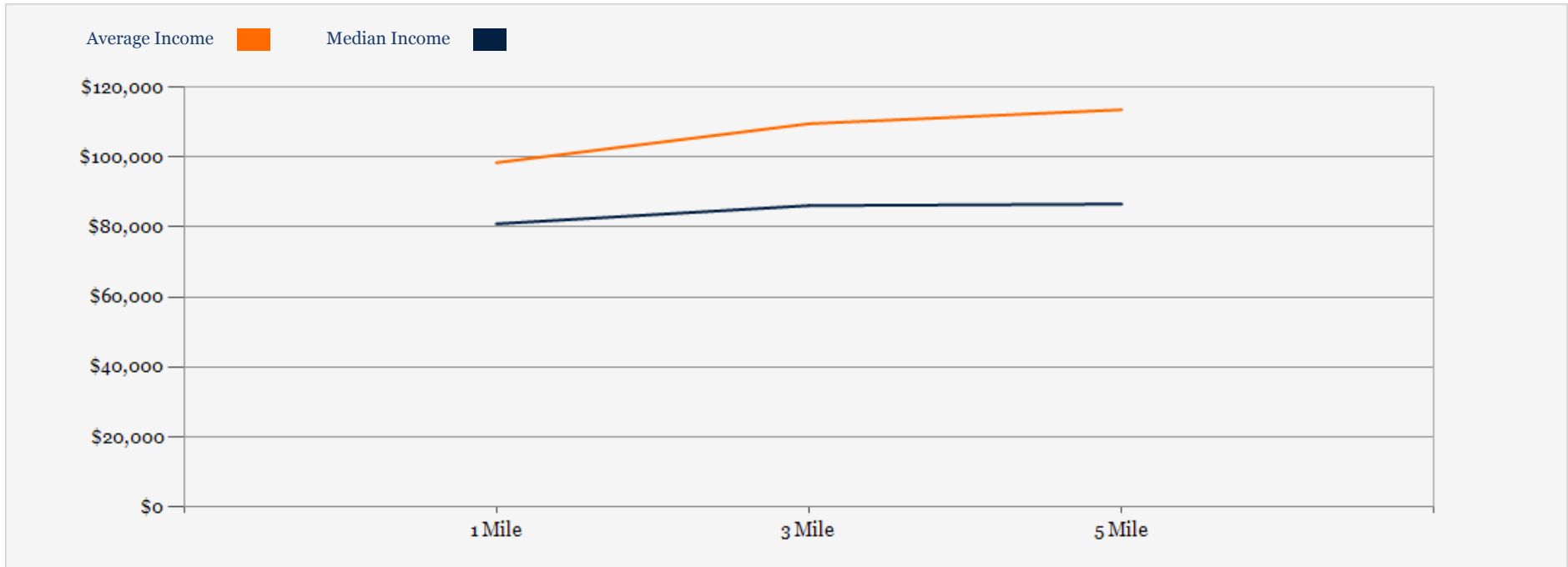
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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