



KNOTT AVE (27,679 CPD)

LINCOLN AVE (30,986 CPD)

Restaurant Space For Lease

Available:

±1,000 SF

Contact us:

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865 S. Figueroa St., Suite 3500

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Northgate Market Shopping Center

8951 KNOTT AVENUE

BUENA PARK, CA 90620

Property Highlights

- Anchored by a high performing Northgate Gonzalez Market
- Strong traffic counts and within a high density area underserved in many retail categories.
- Strong population with over 249,000 people within 3 miles, and over 78,000 households with an average household income of over \$124,000.
- Daytime Population Includes more than 89,000 people within 3 miles.

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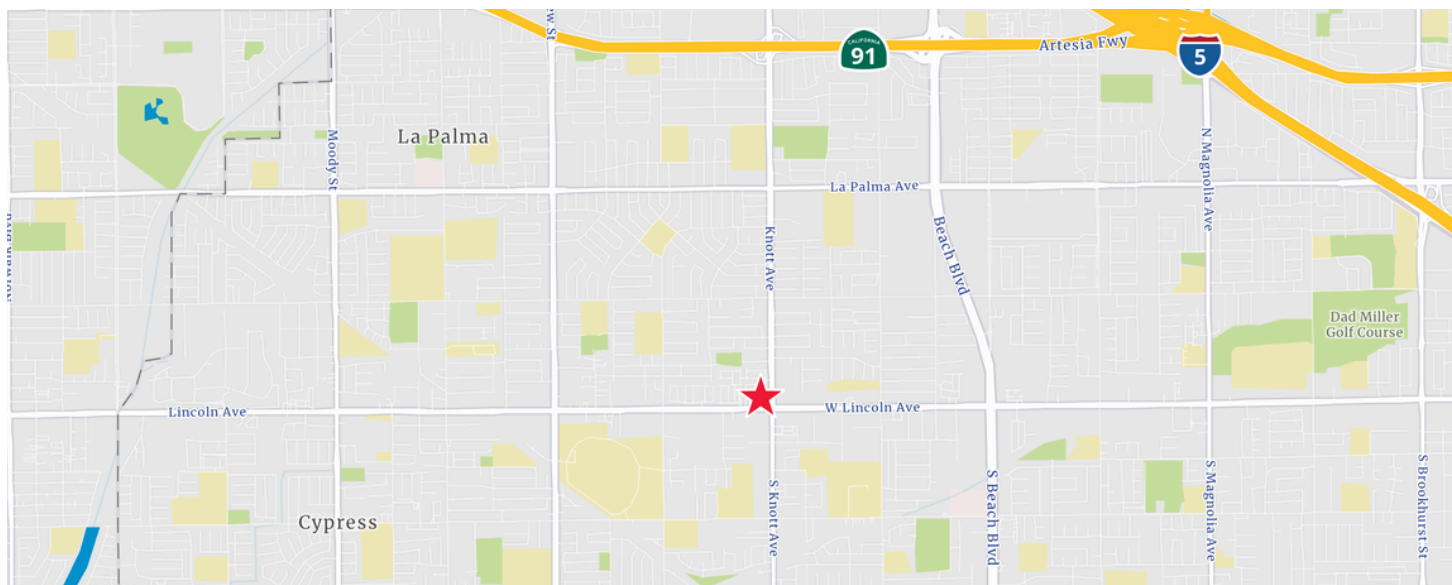
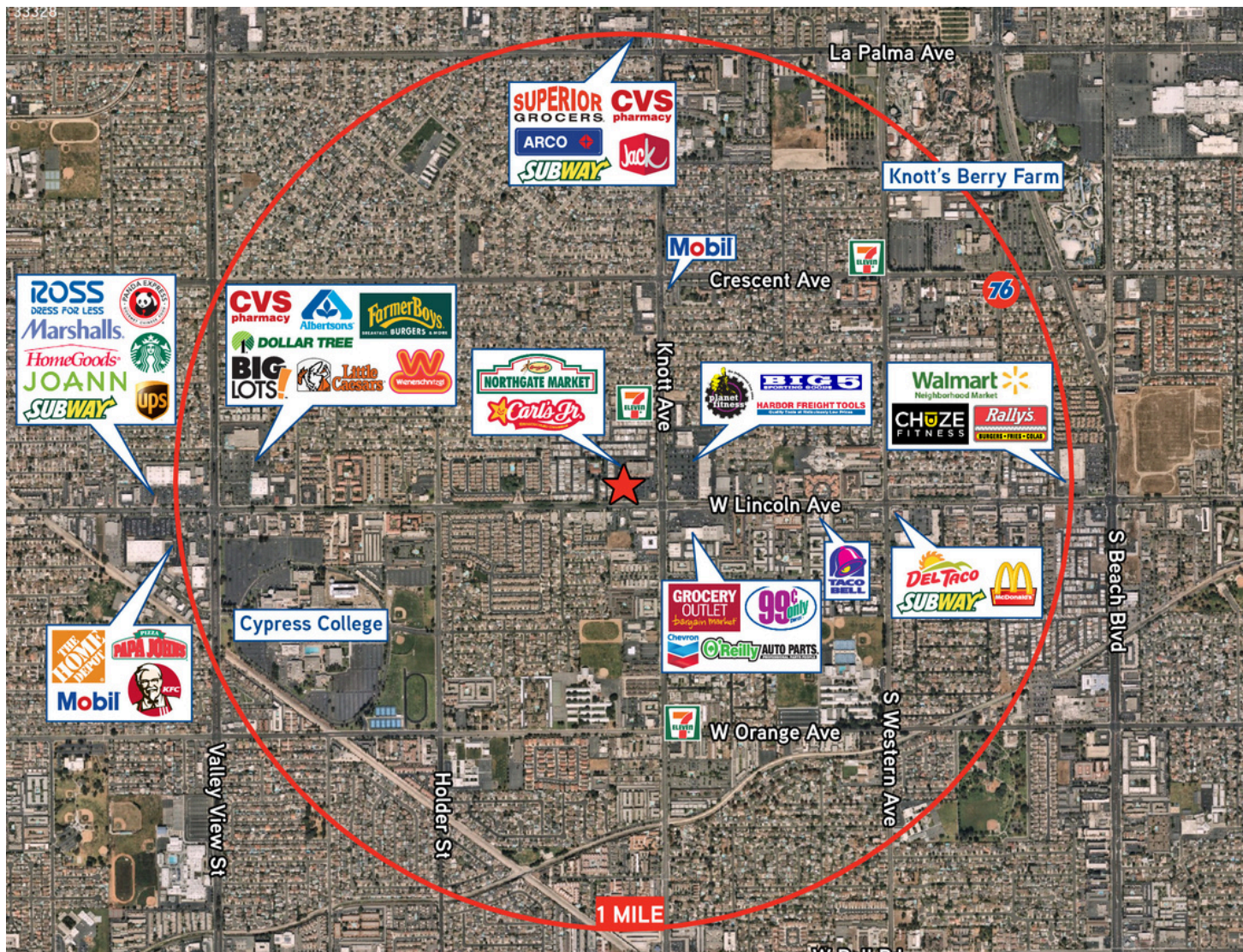
Accelerating success.

Site Plan



 Potentially Available

Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	38,134	249,525	632,190
Total Households	12,237	78,156	196,372
Total Family Households	9,111	59,884	151,552
Average Household Size	3.07	3.16	3.18
Median Age	38.0	39.0	39.6
Population Age 25+	26,555	174,988	445,492
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.32%	0.24%	0.18%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.53%	-0.48%	-0.54%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.14%	-0.20%	-0.18%
Households	0.43%	0.37%	0.38%
Families	0.46%	0.39%	0.40%
Median Household Income	3.01%	2.69%	2.49%
Current Year Population by Sex			
Male Population	18,742	123,730	313,640
% Male	49.1%	49.6%	49.6%
Female Population	19,392	125,795	318,550
% Female	50.9%	50.4%	50.4%
Current Year Race and Ethnicity			
Total	38,133	249,526	632,191
White Alone	25.8%	26.2%	26.1%
Black Alone	3.9%	3.6%	3.2%
American Indian Alone	1.6%	1.4%	1.3%
Asian Alone	29.8%	32.1%	33.1%
Pacific Islander Alone	0.7%	0.6%	0.5%
Some Other Race Alone	25.1%	22.6%	21.9%
Two or More Races	13.3%	13.6%	13.9%
Hispanic Origin	44.0%	41.0%	40.4%
Diversity Index	88.0	87.5	87.3
Current Year Educational Attainment			
Total	26,556	174,989	445,488
Less than 9th Grade	8.8%	7.9%	8.3%
9th - 12th Grade, No Diploma	7.4%	7.3%	7.0%
High School Graduate	21.5%	19.9%	19.9%
GED/Alternative Credential	2.5%	3.0%	2.5%
Some College, No Degree	18.8%	18.5%	17.9%
Associate Degree	8.4%	8.1%	8.4%
Bachelor's Degree	23.9%	24.9%	24.8%
Graduate/Professional Degree	8.6%	10.4%	11.2%
Current Year Income and Households Summary			
Median Household Income	\$80,627	\$96,251	\$99,335
Average Household Income	\$107,638	\$124,746	\$128,313
Per Capita Income	\$34,672	\$39,112	\$39,836
Current Year Summary Business Data			
Total Businesses	781	9,534	25,684
Total Daytime Population	28,426	216,594	560,964
Daytime Population: Workers	8,066	89,198	234,232
Daytime Population: Residents	20,360	127,396	326,732

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