

ONE OF THE BEST INTERSECTIONS IN NORWALK - FOR LEASE



12001 FIRESTONE BLVD
NORWALK, CA 90650



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ASSET GROUP

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SPACE SIZE

UNITS 12033 & 12035: **±4,300 SF**

UNIT 12029: **±1,180 SF**

UNIT 12023: **±1,989 SF**

UNIT 12011: **±1,612 SF**

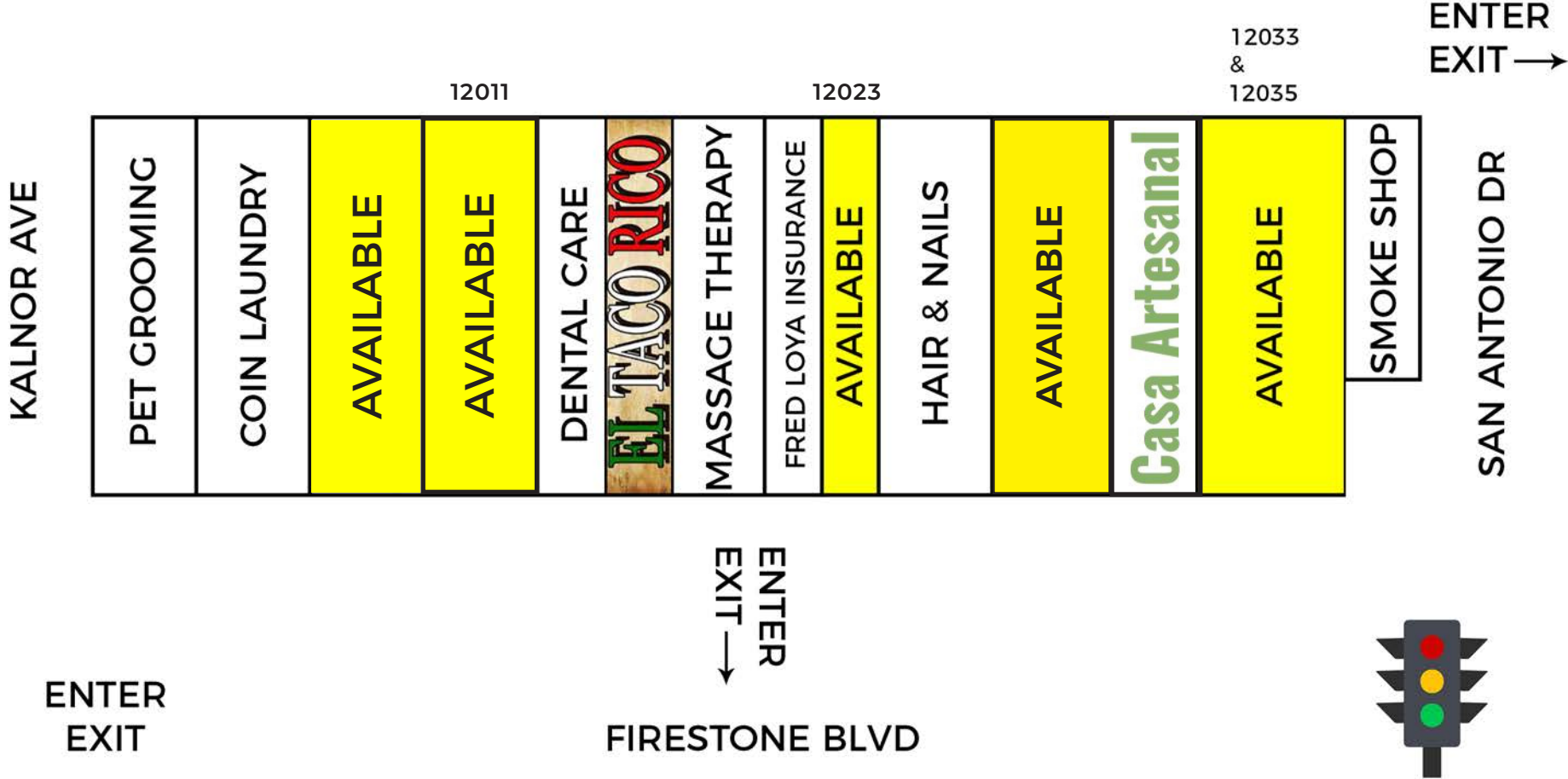
UNIT 12009: **±1,430 SF**
(FORMER NON-HOODED FOOD USE)

- GREAT CORNER IN NORWALK WITH OUTSTANDING TRAFFIC
- GOOD POPULATION DENSITY WITH STRONG HOUSEHOLD INCOMES
- PROVEN TRADE AREA WITH MANY NATIONAL RETAILERS ALONG FIRESTONE BLVD
- DENSELY POPULATED 3 - MILE RADIUS OF OVER 220,000 PEOPLE
- SIGNALIZED INTERSECCION OF FIRESTONE BLVD AND SAN ANTONIO DR
- AMPLE AND CONVENIENT PARKING
- IDEAL FOR RETAIL, CHARTER SCHOOL, MEDICAL, FOOD USE, MARKET, SCHOOL, GYM, MARTIAL ARTS, AUTO PARTS, TAX, CELL PHONE, STAFFING AGENCY, OFFICE
- MONUMENT SIGNAGE AVAILABLE
- 57,400 CARS PER DAY



ADDITIONAL PHOTOS

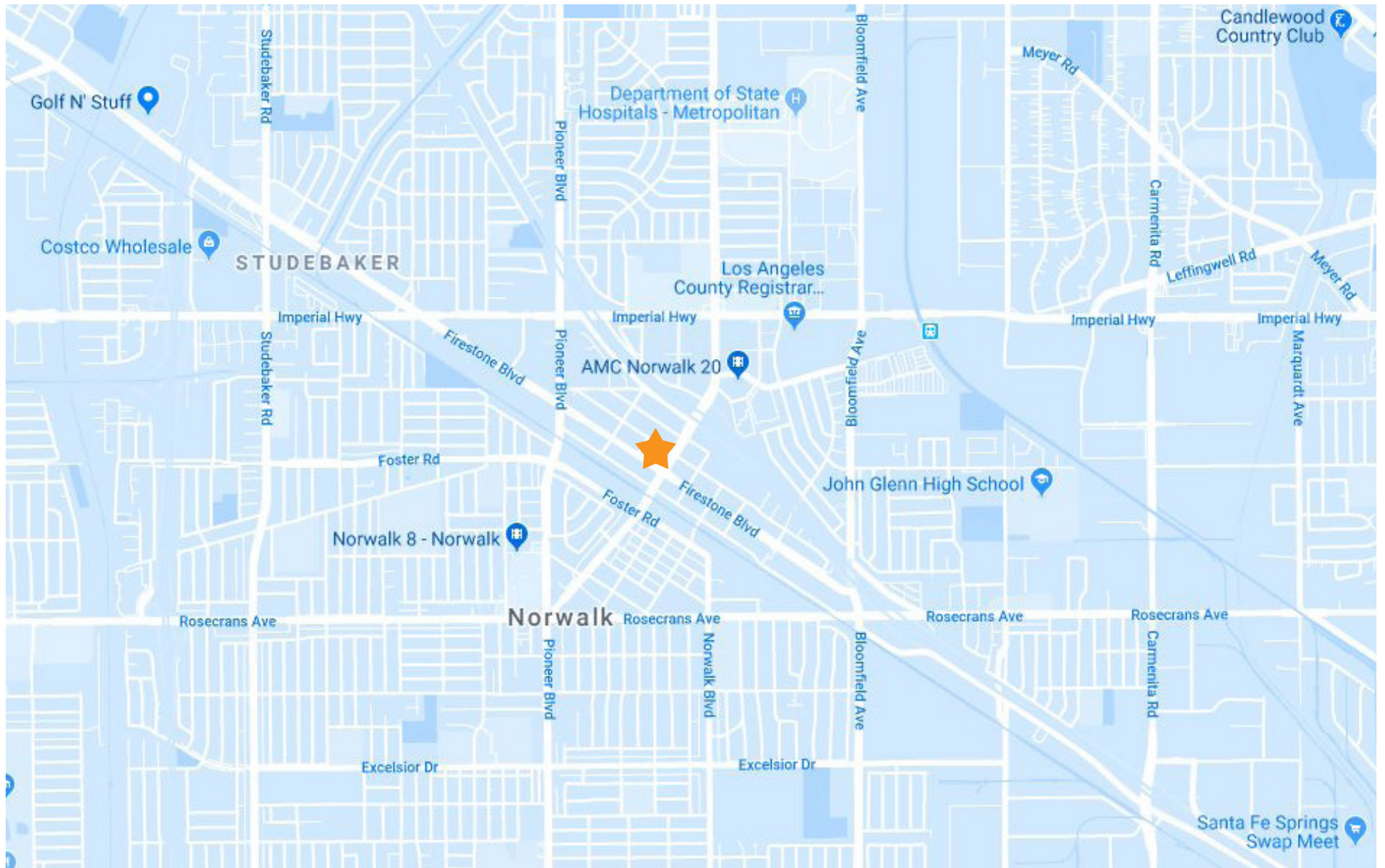
SITE PLAN





	1 Mile	2 Mile	3 Mile
Population			
2017 Total Population:	36,383	115,896	219,396
2022 Population:	37,224	118,899	225,380
Pop Growth 2017-2022:	2.31%	2.59%	2.73%
Average Age:	35.90	36.00	36.40
Households			
2017 Total Households:	9,700	30,037	59,637
HH Growth 2017-2022:	2.45%	2.73%	2.85%
Median Household Inc:	\$62,195	\$62,821	\$66,518
Avg Household Size:	3.60	3.80	3.60
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$347,946	\$359,581	\$388,241
Median Year Built:	1957	1957	1959

DEMOGRAPHICS



MAP



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