

### **Civic Center Plaza**

12241-12375 Imperial Hwy Norwalk, CA, 90650

### **Property Highlights**

- $\pm 60,000$  SF shopping center with dozens of national tenants in the immediate area
- New 9,600 SF retail pad development available (see page 2)
- Across the street from the planned Norwalk Entertainment District, which includes the construction of up to 350 residential units with associated amenities and up to 110,000 square feet of commercial use
- Traffic Counts: 58,000 cars per day (Imperial Hwy & Norwalk Blvd)
- Monument signage available for maximum street exposure
- Strong three-mile demographics with over 206,000 residents and 58,000 households, a daytime population of 92,000, and an average household income over \$105,000

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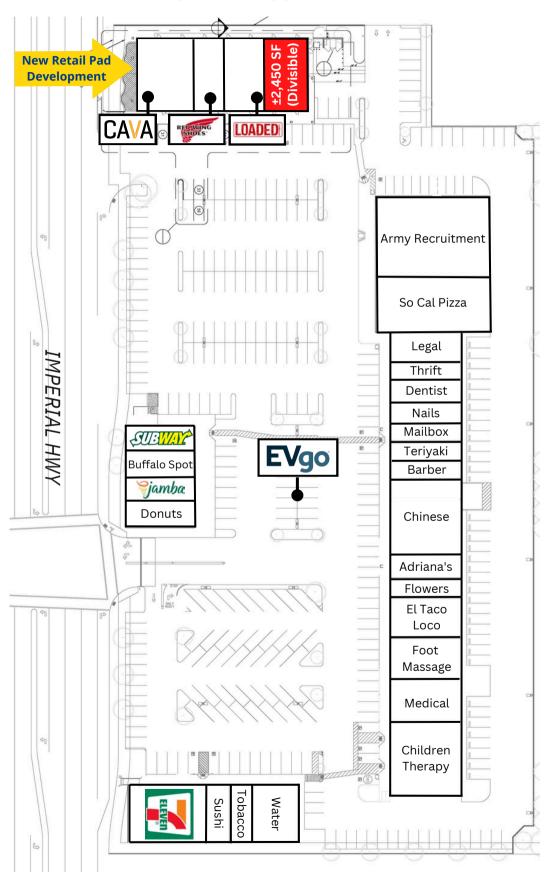
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## Site Plan

### NORWALK BOULEVARD

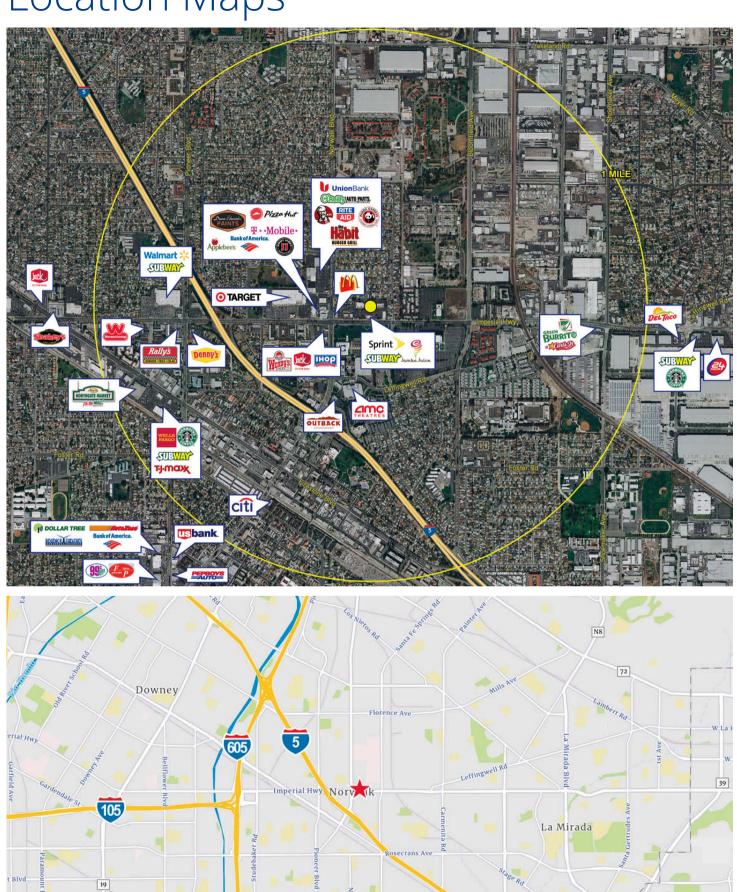




# Location Maps

Paramount

Bellflower



## Demographics

22 2003	1 mile radius	3 mile radius	5 mile radius
Current Year Summary	24.000	206 520	C4.F. F7.C
Total Population	24,998	206,530	615,576
Total Households	6,920	58,169	185,121
Total Family Households	5,694 3.56	47,614 3.51	146,887 3.28
Average Household Size Median Age	33.9	34.8	36.0
Population Age 25+	16,109	137,325	415,407
2010-2020 Population: Annual Growth Rate	-0.68%	0.00%	0.09%
Five Year Projected Trends: Annual Rate (CAGR)	-0.08%	0.00%	0.09%
Population	-0.62%	-0.57%	-0.54%
Households	-0.53%	-0.50%	-0.47%
Families	-0.52%	-0.48%	-0.46%
Median Household Income	3.09%	3.68%	3.66%
Current Year Population by Sex	***************************************	500000000000000000000000000000000000000	
Male Population	12,309	102,257	301,648
% Male	49.2%	49.5%	49.0%
Female Population	12,689	104,273	313,927
% Female	50.8%	50.5%	51.0%
Current Year Race and Ethnicity			
Total	24,998	206,530	615,575
White Alone	18.9%	20.8%	23.6%
Black Alone	4.8%	3.9%	4.3%
American Indian Alone	2.4%	2.4%	2.1%
Asian Alone	12.6%	13.7%	15.7%
Pacific Islander Alone	0.4%	0.4%	0.4%
Some Other Race Alone	39.2%	37.0%	33.0%
Two or More Races	21.7%	21.8%	20.9%
Hispanic Origin	73.3%	70.3%	64.2%
Diversity Index	84.5	85.5	87.3
Current Year Educational Attainment	- A-C-1701-164	10000000	
Total	16,111	137,323	415,410
Less than 9th Grade	11.8%	10.4%	8.5%
9th - 12th Grade, No Diploma	8.4%	7.7%	7.6%
High School Graduate	27.7%	26.1%	24.1%
GED/Alternative Credential	3.2%	2.5%	2.3%
Some College, No Degree	19.7%	20.2%	20.4%
Associate Degree	8.4%	8.6%	9.1%
Bachelor's Degree	15.1%	17.7%	19.7%
Graduate/Professional Degree	5.9%	6.9%	8.4%
Current Year Income and Households Summary			01170
Median Household Income	\$79,737	\$83,627	\$85,694
Average Household Income	\$97,355	\$105,479	\$110,718
Per Capita Income	\$27,419	\$29,832	\$33,325
Current Year Summary Business Data	/#mac/#	No. William S. C. School Co.	
Total Businesses	1,009	7,132	23,104
Total Daytime Population	28,040	207,515	608,328
Daytime Population: Workers	14,394	92,943	270,594
Daytime Population: Residents	13,646	114,572	337,734

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