



Norwalk Blvd (12,439 CPD)

New Retail Pad Development



CAVA



Imperial Hwy (46,536 CPD)



Future Norwalk Entertainment District - Civic Center



Retail Space For Lease

## Civic Center Plaza

12241-12375 Imperial Hwy  
Norwalk, CA, 90650

### Property Highlights

- ±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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Available:

±2,450 SF

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# Site Plan

NORWALK BOULEVARD





# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	24,998	206,530	615,576
Total Households	6,920	58,169	185,121
Total Family Households	5,694	47,614	146,887
Average Household Size	3.56	3.51	3.28
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%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
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%
<b>Current Year Population by Sex</b>			
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%
<b>Current Year Race and Ethnicity</b>			
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
<b>Current Year Educational Attainment</b>			
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%
<b>Current Year Income and Households Summary</b>			
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
<b>Current Year Summary Business Data</b>			
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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