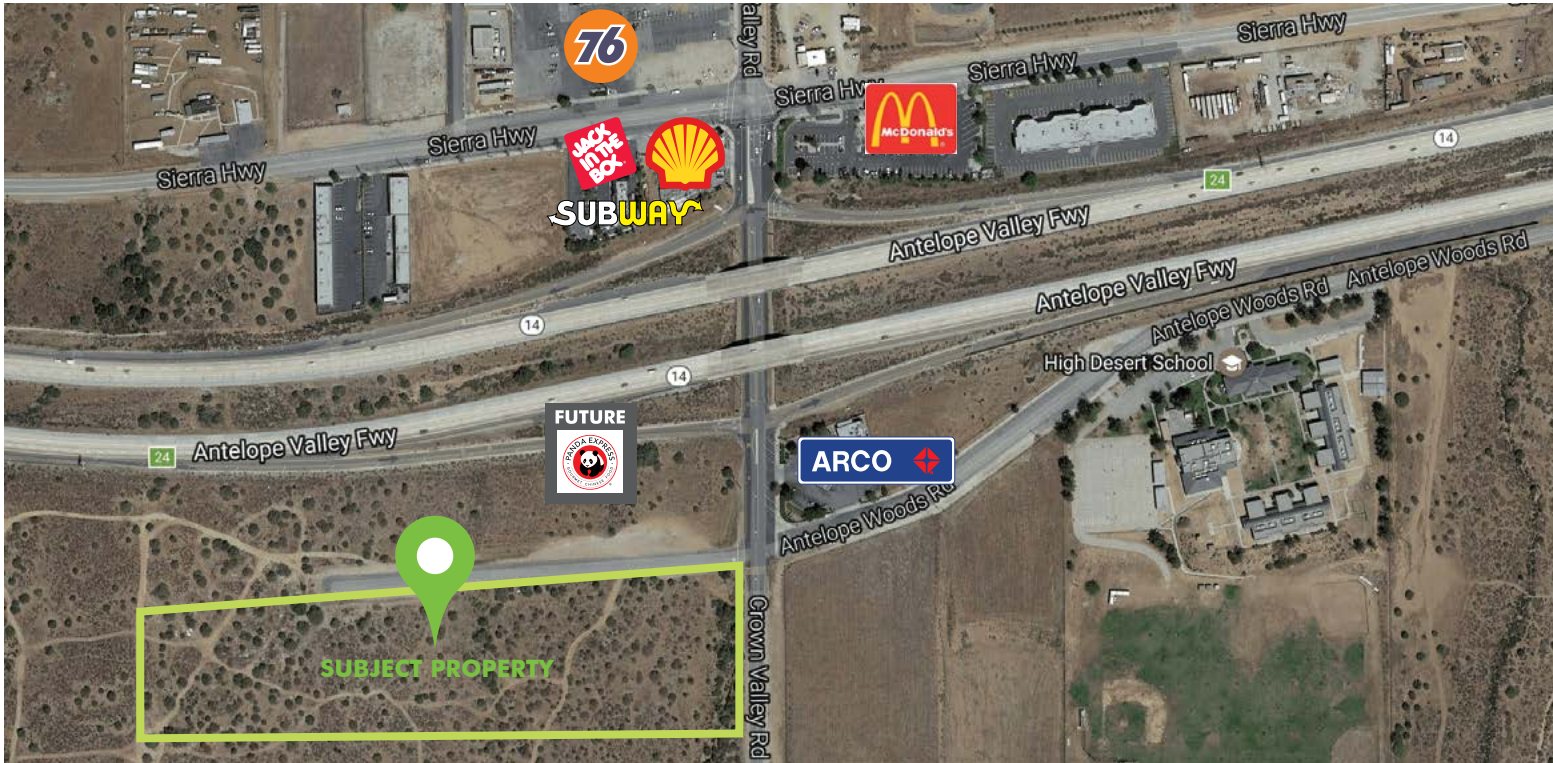


FOR SALE OR GROUND LEASE

# ±5.9 Acres Of Unimproved Land

SWC ANTELOPE WOODS ROAD & CROWN VALLEY ROAD, ACTON, CA

RETAIL



## PROPERTY DESCRIPTION:

AVAILABLE:	±5.9 acres (256,482 SF) of unimproved commercial land for development (APN#3208-004-032 & 022)
LOCATION:	SWC Antelope Woods Road and Crown Valley Road
LISTED PRICE:	\$1,282,410 at \$5.00 per square foot (subject to building permits)
POTENTIAL USES:	This property may be able to be subdivided for residential with a possible commercial parcel at the corner
ZONING:	Commercial C-2 land in the County of Los Angeles

## PROPERTY FEATURES:

Presently owned by Vons/Safeway. The subject property was originally purchased for a shopping center development anchored by Vons Supermarket. Panda Express owns the property immediately north and across the street at the freeway off-ramp for future fast food development. Existing ARCO service station at the immediate northeast corner of Antelope Woods Road and Crown Valley Road. Shell Oil, McDonalds, and Jack in the Box are located north of the 14 Freeway on both sides of Crown Valley Road.

- Visible immediately south of Crown Valley Road and contiguous to the 14-Antelope freeway (at the on-off ramp)

FOR SALE OR GROUND LEASE

# ±5.9 Acres Of Unimproved Land

SWC ANTELOPE WOODS ROAD & CROWN VALLEY ROAD, ACTON, CA

RETAIL



## PROPOSED SITE PLAN



### CONTACT INFORMATION

#### ROBERT BONANOMI

Lic. 00547357  
+1 818 907 4633  
robert.bonanomi@cbre.com

#### GEOFF MULLEN

Lic. 01966425  
+1 818 907 4631  
geoffrey.mullen@cbre.com

#### CBRE, INC.

234 S. Brand Blvd.  
Suite 800  
Glendale, CA 91204

**CBRE**



FOR SALE OR GROUND LEASE

# ±5.9 Acres Of Unimproved Land

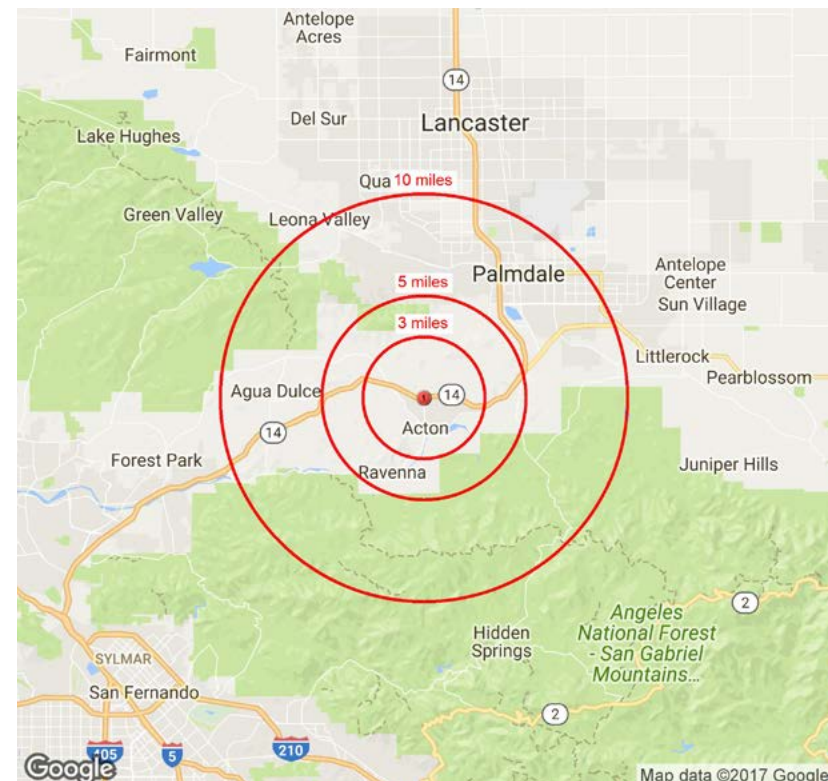
SWC ANTELOPE WOODS ROAD & CROWN VALLEY ROAD, ACTON, CA

RETAIL



## DEMOGRAPHICS

PLACE OF WORK	3 MILES	5 MILES	10 MILES
2016 Businesses	249	300	3,620
2016 Employees	1,345	1,607	31,366
POPULATION			
2016 Population - Current Year Estimate	6,606	9,556	149,107
2021 Population - Five Year Projection	6,726	9,776	154,828
2010 Population - Census	6,540	9,373	142,988
2000 Population - Census	5,959	8,154	116,125
2010-2016 Annual Population Growth Rate	0.16%	0.31%	0.67%
2016-2021 Annual Population Growth Rate	0.36%	0.46%	0.76%
AGE			
<b>2016 Population</b>	<b>6,606</b>	<b>9,556</b>	<b>149,107</b>
Age 0-4	250 3.8%	394 4.1%	11,181 7.5%
Age 5-9	321 4.9%	487 5.1%	11,161 7.5%
Age 10-14	439 6.6%	643 6.7%	12,013 8.1%
Age 15-19	488 7.4%	709 7.4%	12,591 8.4%
Age 20-24	389 5.9%	570 6.0%	12,352 8.3%
Age 25-29	277 4.2%	429 4.5%	11,176 7.5%
Age 30-34	255 3.9%	388 4.1%	9,112 6.1%
Age 35-39	288 4.4%	435 4.6%	8,549 5.7%
Age 40-44	425 6.4%	608 6.4%	9,195 6.2%
Age 45-49	623 9.4%	867 9.1%	9,956 6.7%
Age 50-54	749 11.3%	1,032 10.8%	10,638 7.1%
Age 55-59	678 10.3%	944 9.9%	9,835 6.6%
Age 60-64	510 7.7%	725 7.6%	7,577 5.1%
Age 65-69	375 5.7%	537 5.6%	5,343 3.6%
Age 70-74	261 4.0%	380 4.0%	3,607 2.4%
Age 75-79	152 2.3%	221 2.3%	2,203 1.5%
Age 80-84	70 1.1%	103 1.1%	1,384 0.9%
Age 85 and Older	57 0.9%	85 0.9%	1,234 0.8%
2016 Median Age	46.4	45.7	32.2
RACE AND ETHNICITY			
<b>2016 Population</b>	<b>6,606</b>	<b>9,556</b>	<b>149,107</b>
White	5,454 82.6%	7,595 79.5%	78,487 52.6%
Black or African American	99 1.5%	277 2.9%	18,282 12.3%
Asian	152 2.3%	302 3.2%	6,796 4.6%
American Indian or Alaska Native	66 1.0%	89 0.9%	1,286 0.9%
Pacific Islander	4 0.1%	7 0.1%	313 0.2%
Other Race	559 8.5%	877 9.2%	35,549 23.8%
Two or More Races	271 4.1%	409 4.3%	8,395 5.6%
Hispanic	1,460 22.1%	2,276 23.8%	76,566 51.3%
White Non-Hispanic	4,688 71.0%	6,407 67.0%	43,850 29.4%



## CONTACT INFORMATION

### ROBERT BONANOMI

Lic. 00547357  
+1 818 907 4633  
robert.bonanomi@cbre.com

### GEOFF MULLEN

Lic. 01966425  
+1 818 907 4631  
geoffrey.mullen@cbre.com

### CBRE, INC.

234 S. Brand Blvd.  
Suite 800  
Glendale, CA 91204

CBRE