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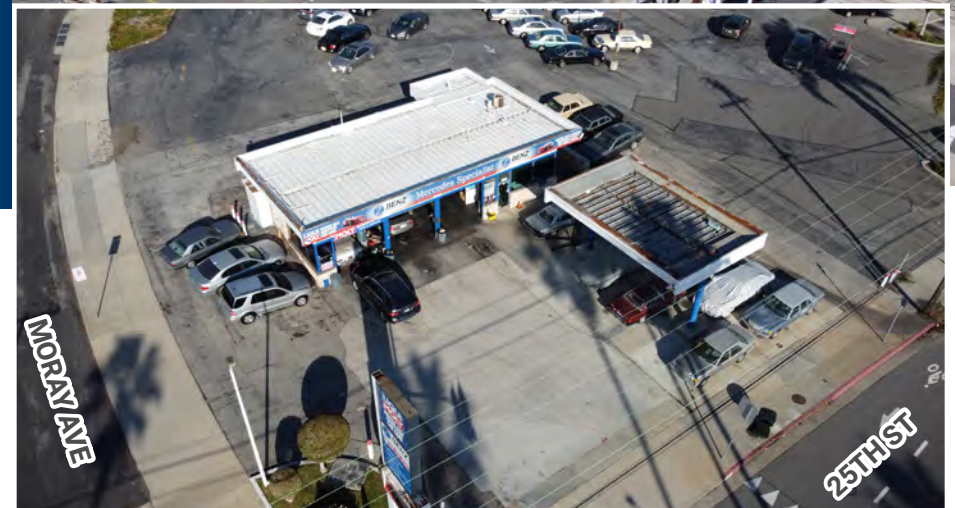
FREESTANDING BUILDING



AVAILABLE:
CAN BUILD UP TO ±7,000 SF PAD BUILDING
SINGLE TENANT OR MULTI-TENANT PAD

NWC 25TH ST & WESTERN AVE

1660 WEST 25TH STREET
SAN PEDRO, CA



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AVAILABLE:
 Can build
 up to ±7,000 SF
 pad building
 Single tenant or
 multi-tenant pad

PROPERTY FEATURES

- Located in a grocery anchored shopping center at a prime intersection.
- Highly visible on the corner of 25th St. and Western Ave. with easy accessibility.
- Populated area with over 94,274 residents and a daytime population of 25,945 within a three-mile radius.

DEMOGRAPHICS (2021 EST.)



POPULATION

1 Mile	18,007
2 Miles	66,662
3 Miles	94,274
5 Miles	164,109



DAYTIME POPULATION

1 Mile	3,446
2 Miles	13,946
3 Miles	25,945
5 Miles	54,283



AVERAGE HH INCOME

1 Mile	\$136,682
2 Miles	\$111,981
3 Miles	\$121,723
5 Miles	\$120,254

Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography

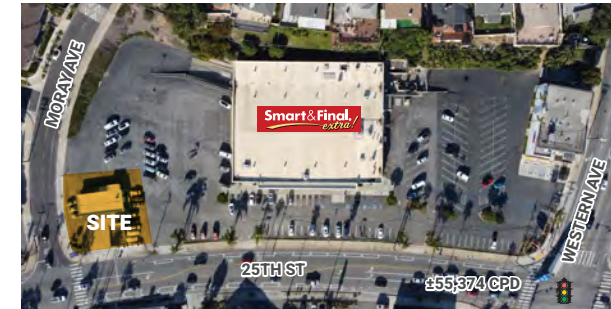
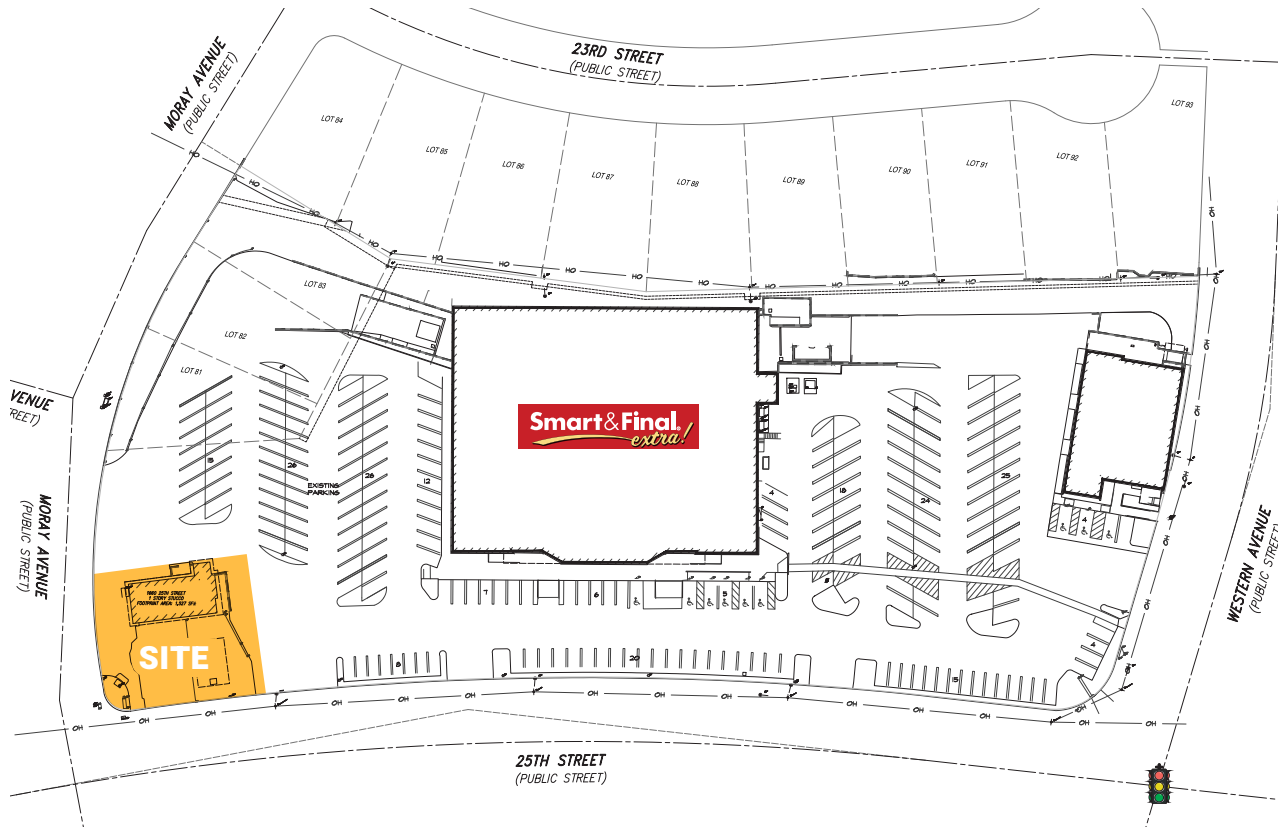
SITE PLAN

CAN BUILD UP TO ±7,000 SF PAD BUILDING

TRAFFIC COUNTS



25TH ST & WESTERN AVE | ±55,374 CPD





NWC 25th St & Western Ave
 1660 WEST 25th STREET
 SAN PEDRO, CA



SITE

25th ST

WESTERN AVE



±55,374 CPD



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