

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	27,697
STREET	W. Beverly Blvd.

* Figures shown represent estimates



DEMOGRAPHICS - 2025

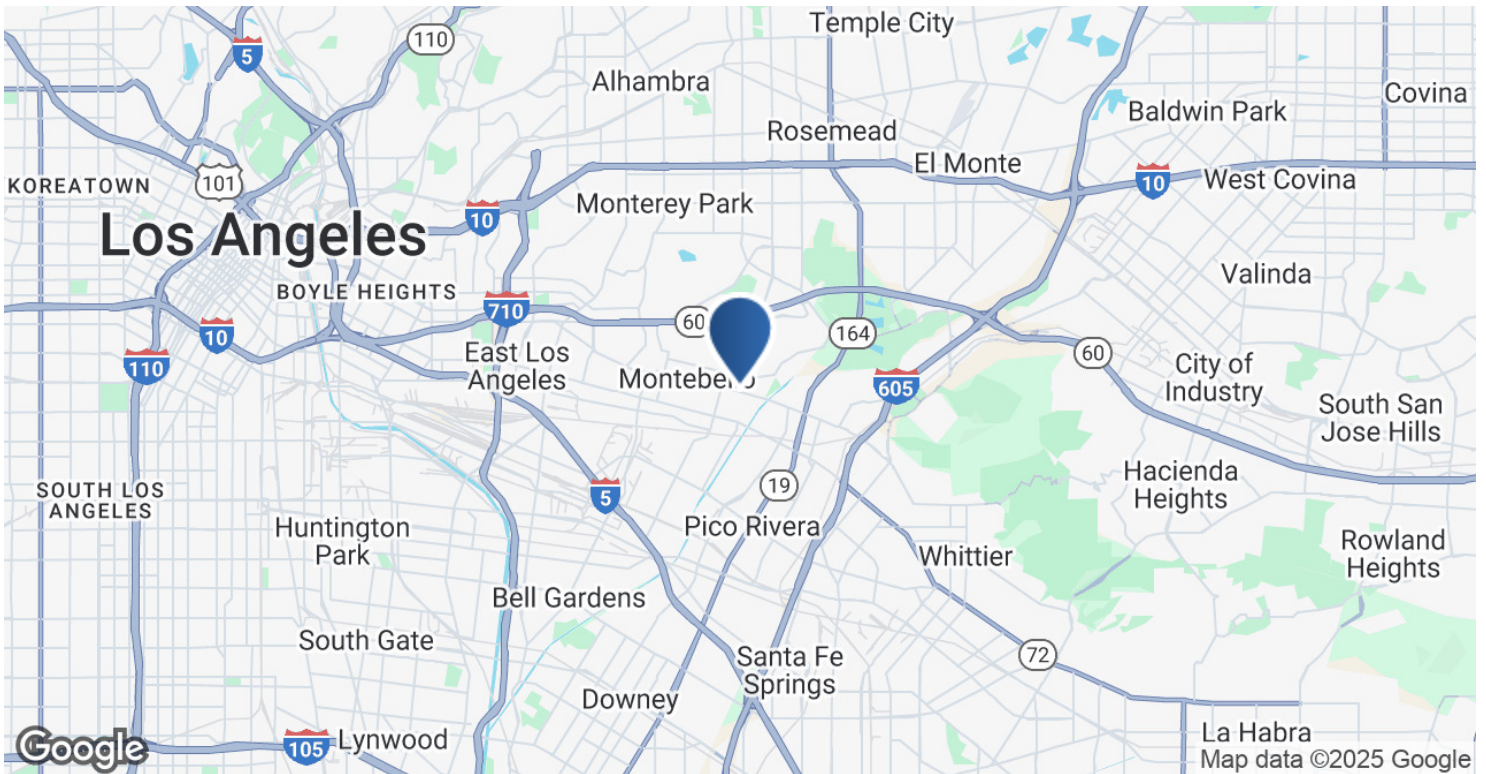
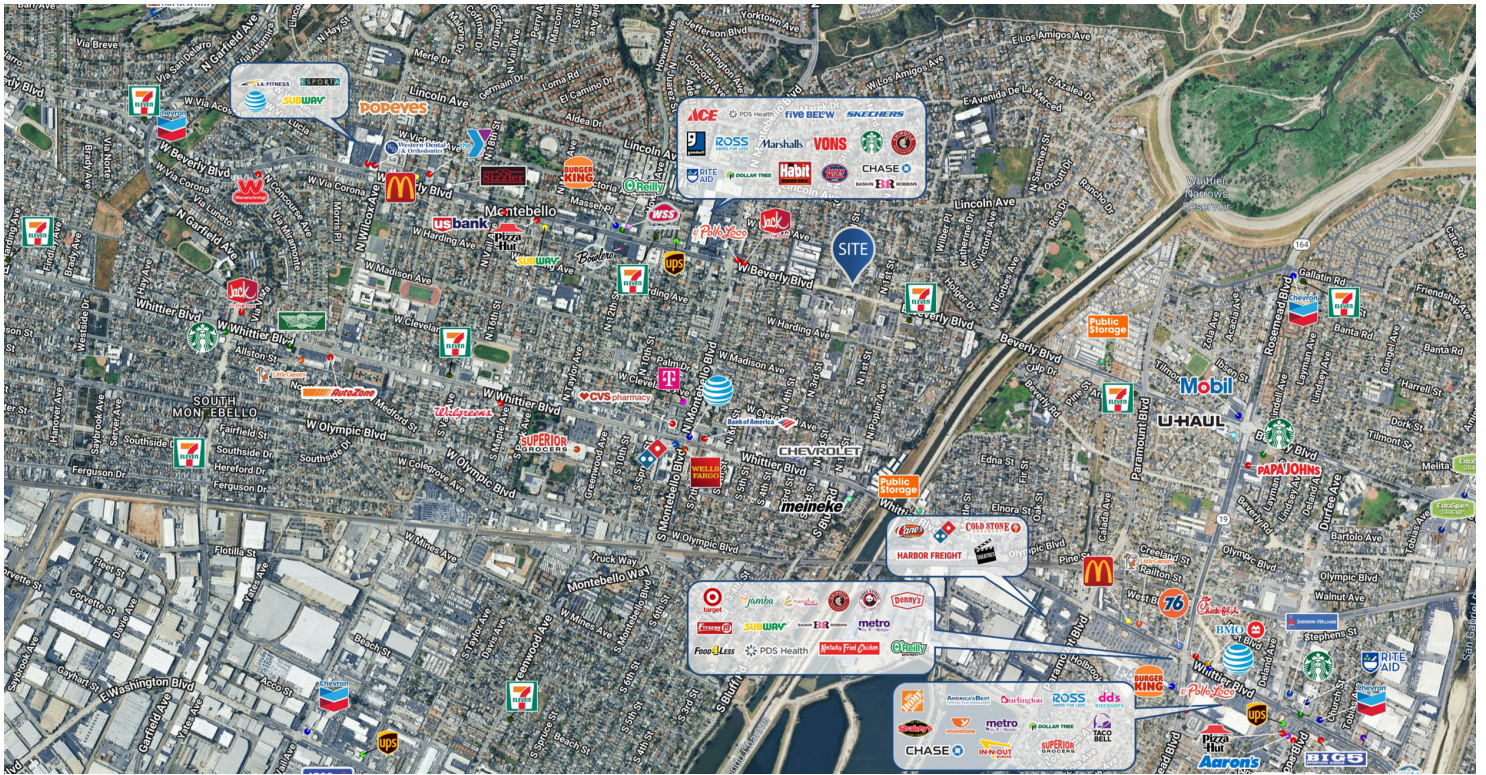
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	28,966	177,719	557,216
Average HH Income	\$105,079	\$112,388	\$109,961
Estimated Households	9,313	54,820	170,558

PROPERTY HIGHLIGHTS

- 7,266 SF in-line retail center on ±0.62 AC
- Zoning: General Commercial (C-2)
- APN: 5269-013-064
- Short term leases allow for redevelopment
- Value Add Opportunity
- Across Beverly Blvd. from Adventist Health White Memorial Hospital
- Nearby retailers include The Home Depot, Target, Superior Grocers, Vons, Harbor Freight, Big 5 Sporting Goods, Marshalls, and more

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Location Map



BRENDAN MCARTHUR

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