

FOR LEASE

IMPERIAL HWY & WOODS AVE

11702 IMPERIAL HIGHWAY | NORWALK, CA 90650



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[CBM1.COM](https://www.cbm1.com)

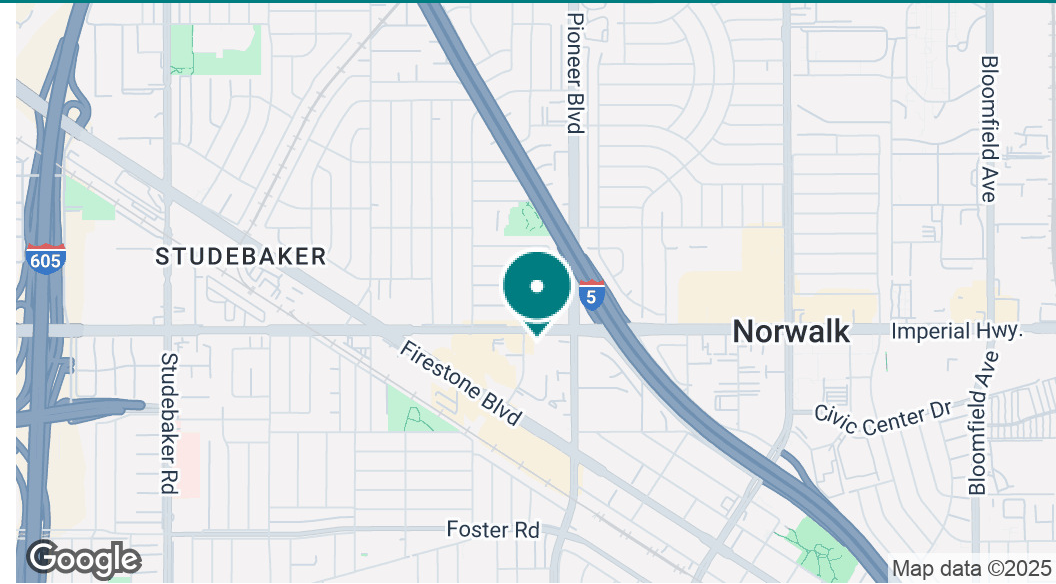
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LEASING
BROKERAGE
INVESTMENTS

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$1.90 SF/month (NNN)
Building Size:	10,384 SF
Available SF:	800 - 1,000 SF
Traffic Count:	39,077

PROPERTY OVERVIEW

Three ±1,000 SF suites with existing office-oriented buildouts—private offices, reception area, open workspace, and a security gate. The space can be combined into one ±3,000 SF unit to suit a variety of uses. The center provides excellent exposure with monument signage and direct line-of-sight to vehicles at the signalized Woods Ave intersection, creating powerful brand visibility.

PROPERTY HIGHLIGHTS

- Three ±1,000 SF suites available, combinable to ±3,000 SF.
- Highly visible from Imperial Hwy & Woods Ave signalized intersection with direct street exposure.
- Monument signage available on Imperial Highway.
- Existing buildout includes private offices, reception area, and open workspace.
- Security gate in place for added after-hours protection.
- Directly across from Tesla Norwalk and surrounded by strong national and regional retailers including Northgate González

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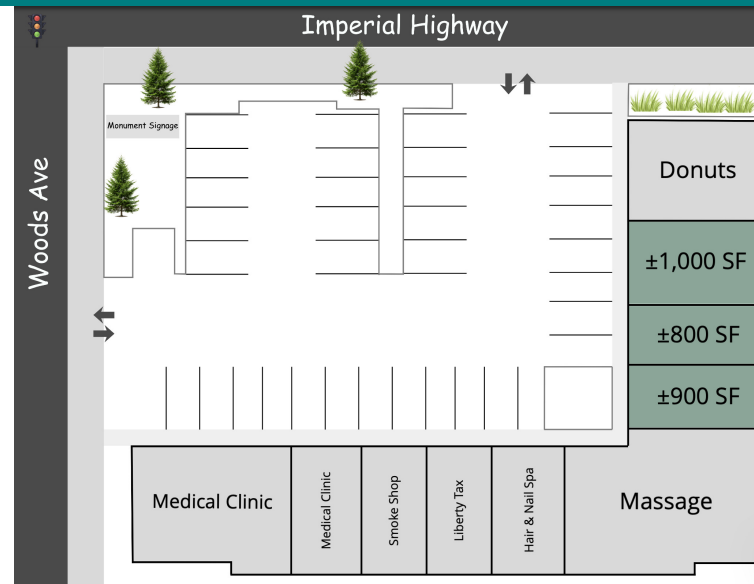
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LEASE SPACES

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
102	Available	1,000 SF	NNN	\$1.90 SF/month	Retail/Office Space
103	Available	800 SF	NNN	\$1.90 SF/month	Retail/Office Space
104	Available	900 SF	NNN	\$1.90 SF/month	Retail/Office

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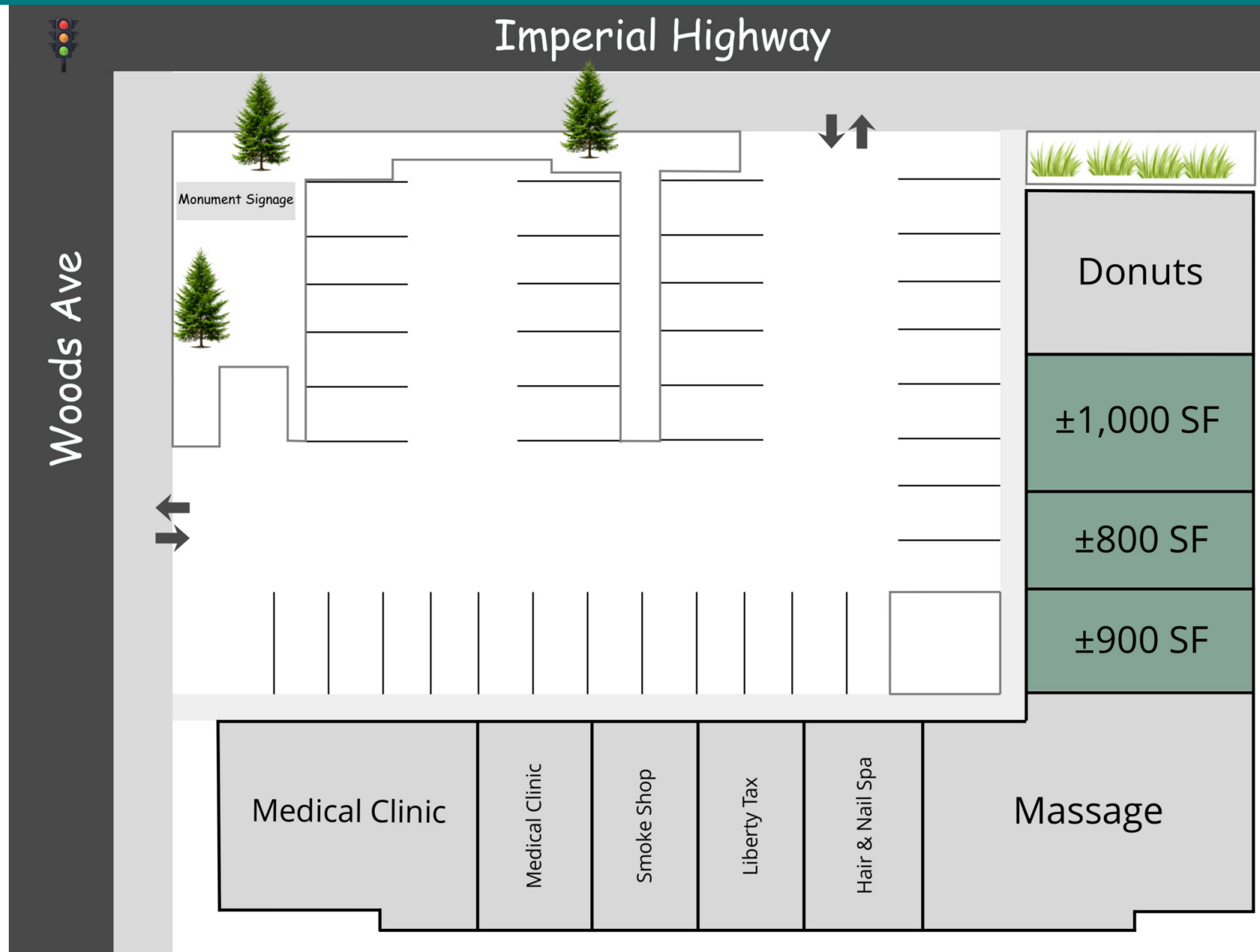
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SITE PLANS

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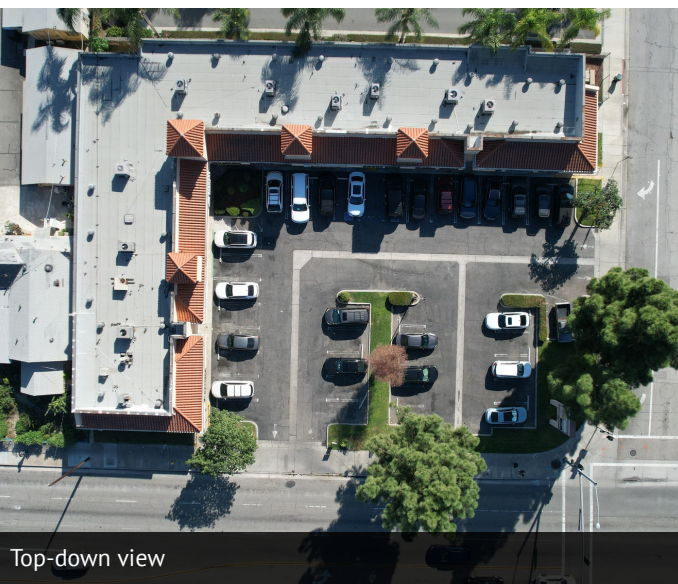
ADDITIONAL PHOTOS

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Aerial image of Vacancies



Top-down view

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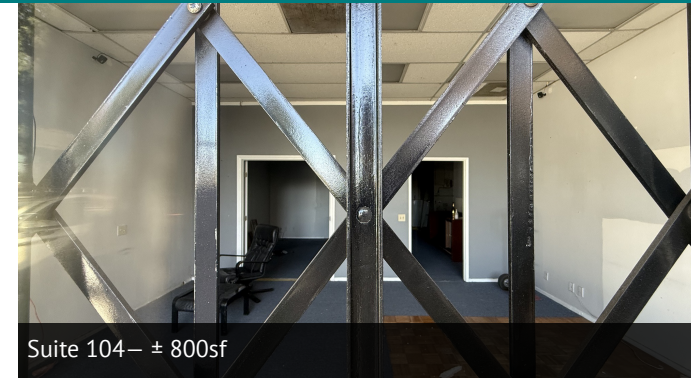
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Monument Signage Available



Suite 104— ± 800sf



Suite 103— ± 900sf

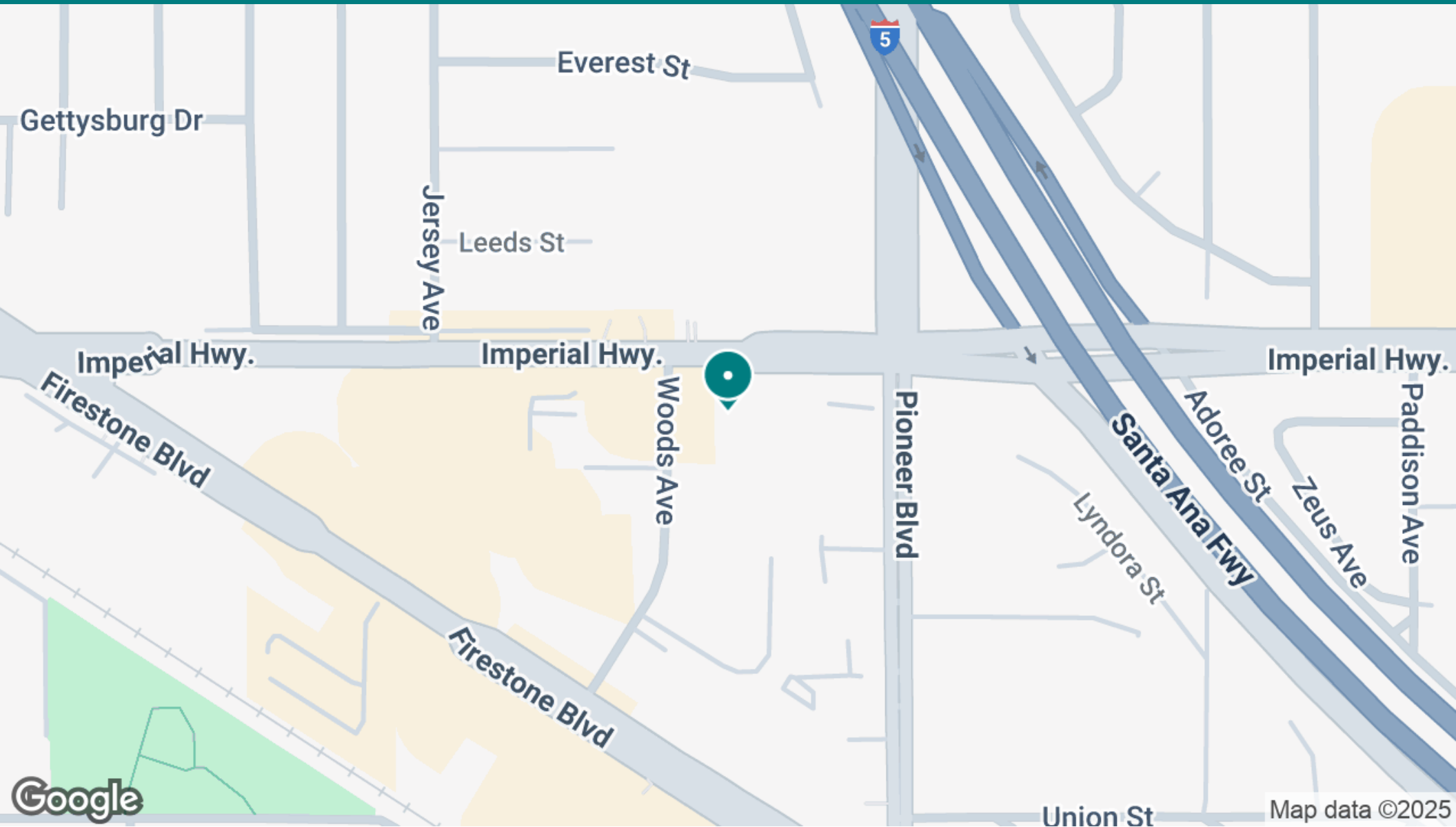


Suite 102— ± 1,000sf

LOCATION MAP

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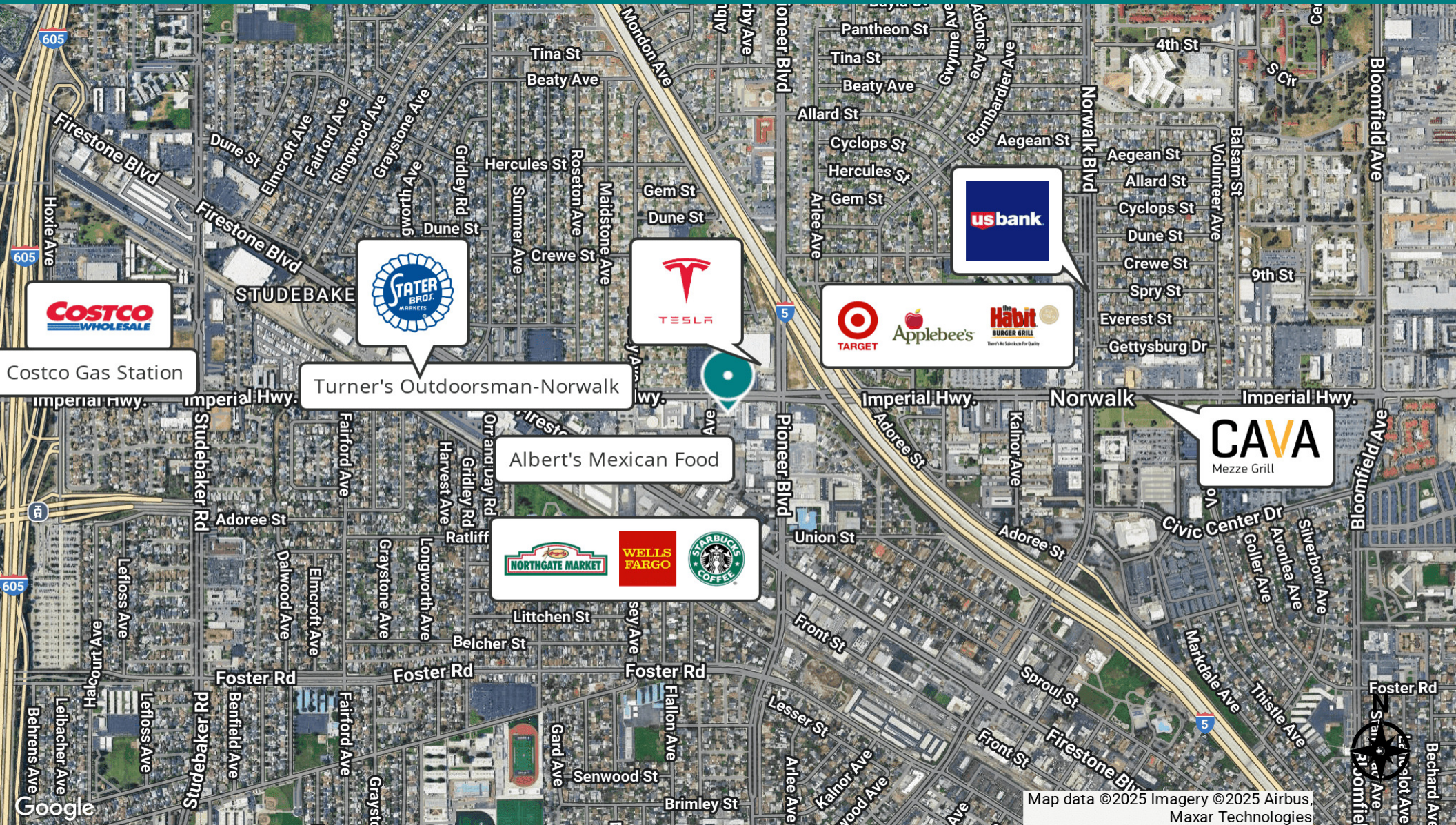
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RETAILER MAP

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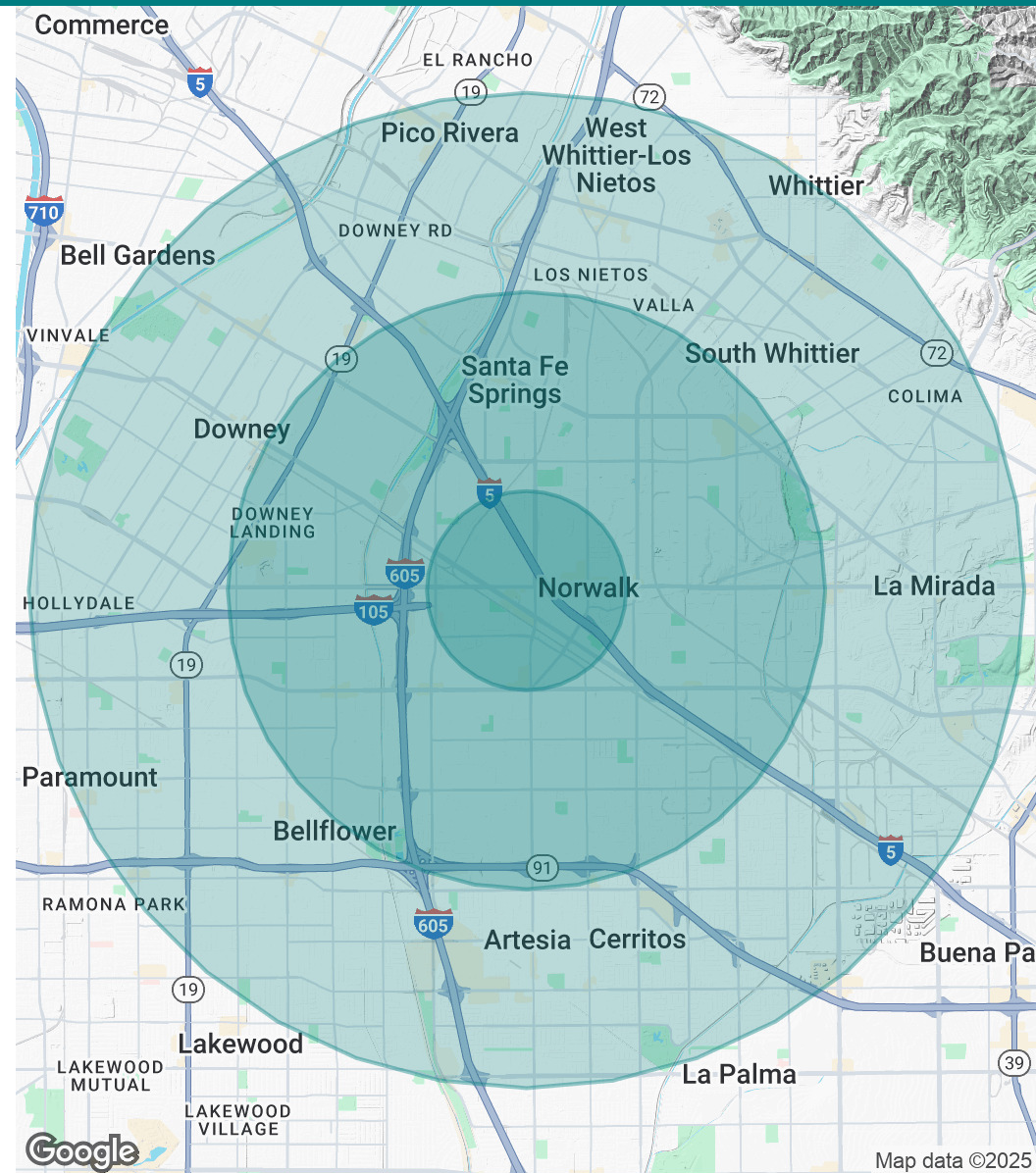
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	32,069	212,490	615,836
Average Age	39	40	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,012	60,206	183,970
# of Persons per HH	3.6	3.5	3.3
Average HH Income	\$110,746	\$114,425	\$114,428
Average House Value	\$637,742	\$728,583	\$766,374
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	76.9%	71.9%	68.9%
RACE	1 MILE	3 MILES	5 MILES
% White	18.2%	19.2%	21.5%
% Black	3.9%	4.5%	4.7%
% Asian	11.1%	13.4%	13.8%
% Hawaiian	0.3%	0.4%	0.4%
% American Indian	2.5%	2.2%	2.1%
% Other	41.4%	38.3%	35.9%



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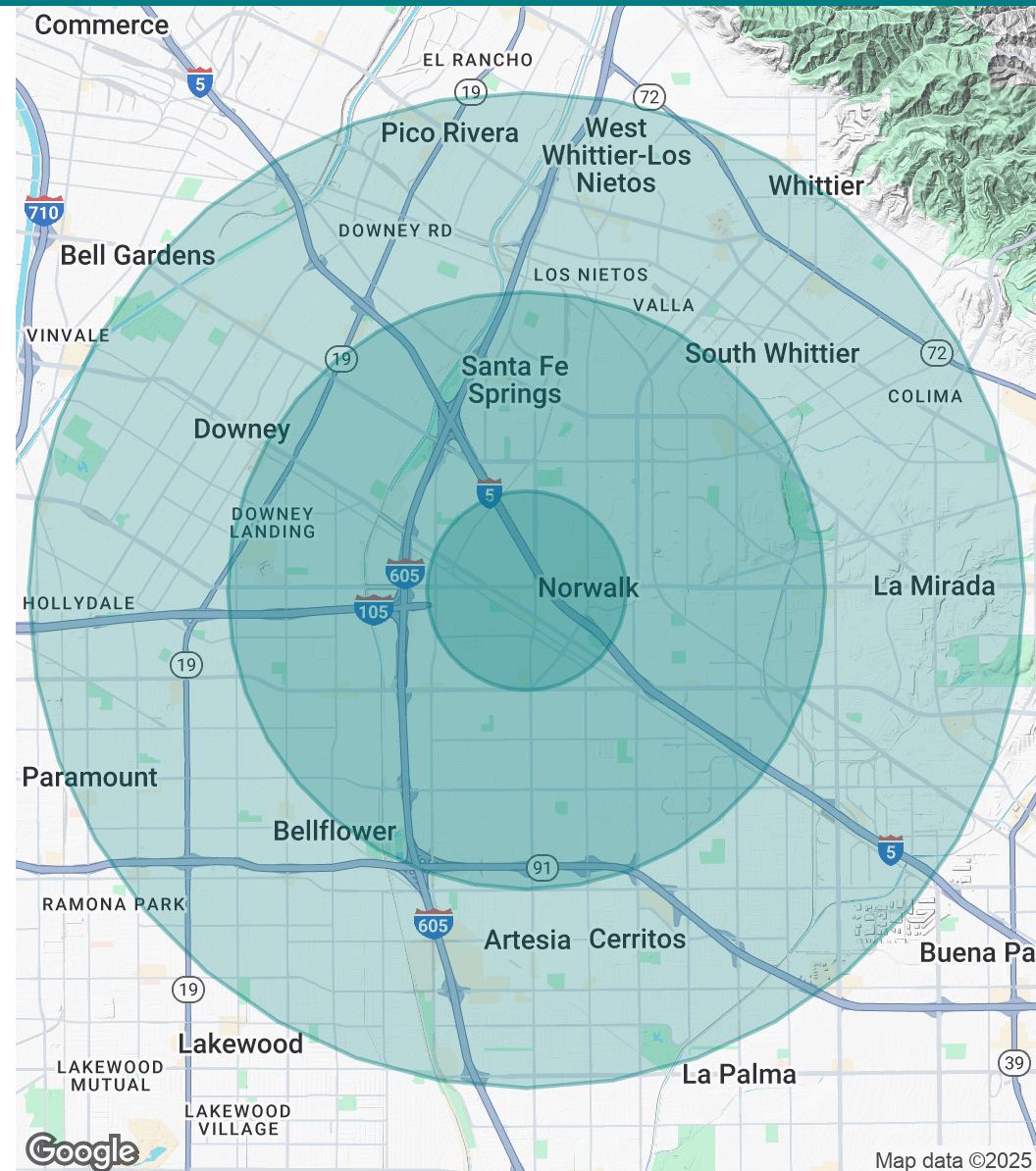
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TRAFFIC COUNTS

Woods 39,077/day

Demographics data derived from AlphaMap



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ADVISOR BIO 1

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**DANIEL BARRIGA**

Vice President

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PROFESSIONAL BACKGROUND

Daniel Barriga, with nearly a decade of retail leasing expertise, excels in landlord representation and tenant selection. At CBM1's West LA office since 2017, he expertly markets properties from South Los Angeles to San Bernardino. Balancing both foundational brokerage ethics and modern marketing, he utilizes virtual tours, drone footage, QR codes, and SEO to advance his listings to the forefront of a tech-centric market while staying true to the basics.

Known for his genuine professionalism, Daniel has become the go-to advisor for a spectrum of clients, from local family businesses to major institutional asset managers. His clear, bilingual communication and innate approachability simplify the complexities of real estate deals, delivering enhanced property value and saving time for his clients. As a Brazilian Jiu Jitsu brown belt, Daniel's discipline and focus in martial arts permeate his business ethos, ensuring his clients enjoy streamlined and effective transactions that serve his primary focus of bolstering each of his client's portfolios.

EDUCATION

Bachelor of Arts in Philosophy, California State University at Long Beach

Brown Belt in Brazilian Jiu Jitsu, Atos Jiu Jitsu Long Beach

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MEET THE TEAM

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