

LA MIRADA RETAIL SHOPPING CENTER

13940 Valley View Ave, La Mirada, CA 90638



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RETAIL SPACES
LA MIRADA, CA

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

PROPERTY FEATURES

13940 Valley View Ave, La Mirada, CA 90638



APPROX. 1,000 - 1,800 SF

RETAIL SPACES AVAILABLE FOR LEASE

- ✓ NEC of major signalized intersection of Rosecrans & Valley View
- ✓ Credit tenants surround the location
- ✓ Just minutes from Biola University
- ✓ Part of a Pep Boys and Big-O Tires anchored center with prominent pylon signage, and ample parking with access from both cross streets

AREA AMENITIES

- ✓ Centrally located with excellent visibility and access from Valley View Ave
- ✓ Dining Options Nearby – Starbucks, In-N-Out Burger, Chick-fil-A, Subway, Wendy's, and more
- ✓ Close to Albertsons, H-Mart, Trader Joe's, Kohl's, Ross, Walgreens, and Harbor Freight Tools

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	17,135	177,878	529,490
Avg. HH Income	\$114,211	\$112,920	\$114,118
Daytime Pop	14,242	145,794	433,005
Traffic Count			± 49,990 CPD ON ROSECRANS AVE & VALLEY VIEW AVE

RETAIL SPACES
LA MIRADA, CA

INTERIOR PHOTOS

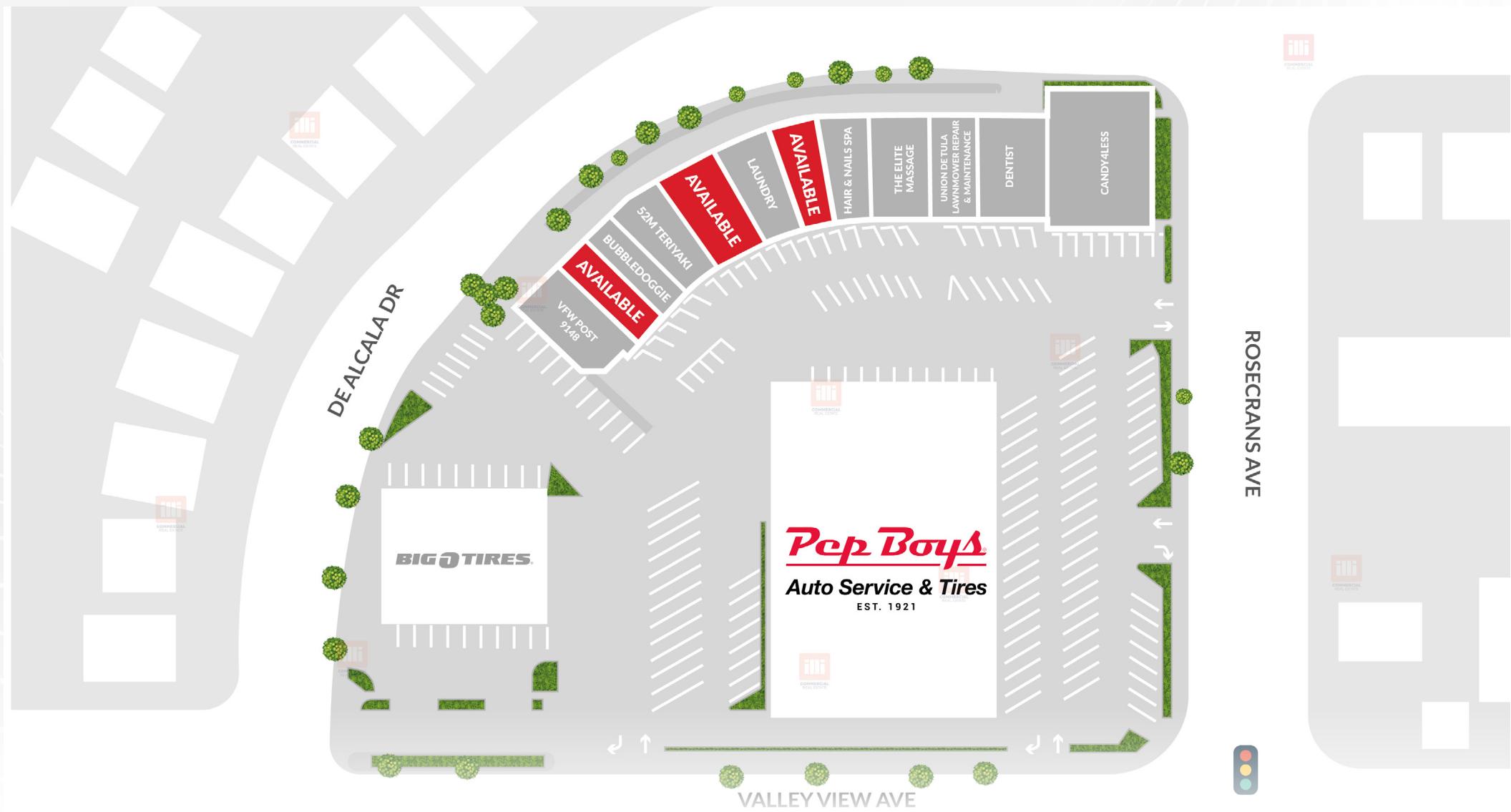
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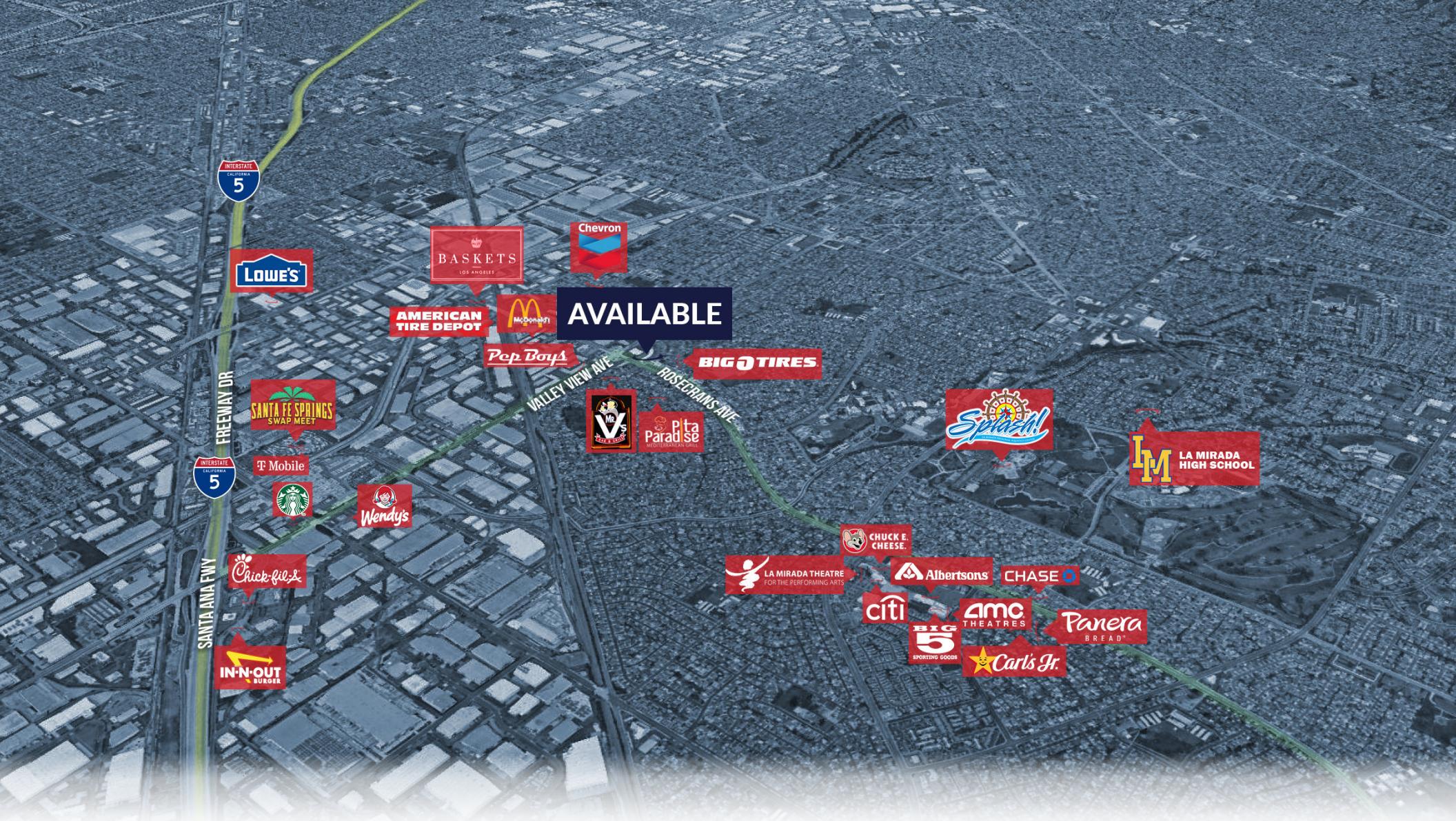
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SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AN AERIAL MAP



**COMMERCIAL
REAL ESTATE**

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