



Anchor Space For Lease

Commerce Center

SWC Whittier Blvd & Gerhart Ave, Commerce, CA 90022

Property Highlights

- Dominant power center for the Commerce/East LA trade area
- Join anchor tenants Target, El Super, Ross, dd's Discounts, and Regency Theaters.
- Located on Whittier Blvd, a major east/west thoroughfare
- Excellent opportunity to penetrate a high density Hispanic trade area with over 704,000 residents within 5 miles and over 204,000 households
- Pylon signage available for maximum street exposure
- Within close proximity to the I-5, 60, and I-710 freeways
- Traffic Counts: ±41,533 CPD (Whittier Blvd & Gerhart Ave)

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Accelerating success.

Available

±38,415 SF

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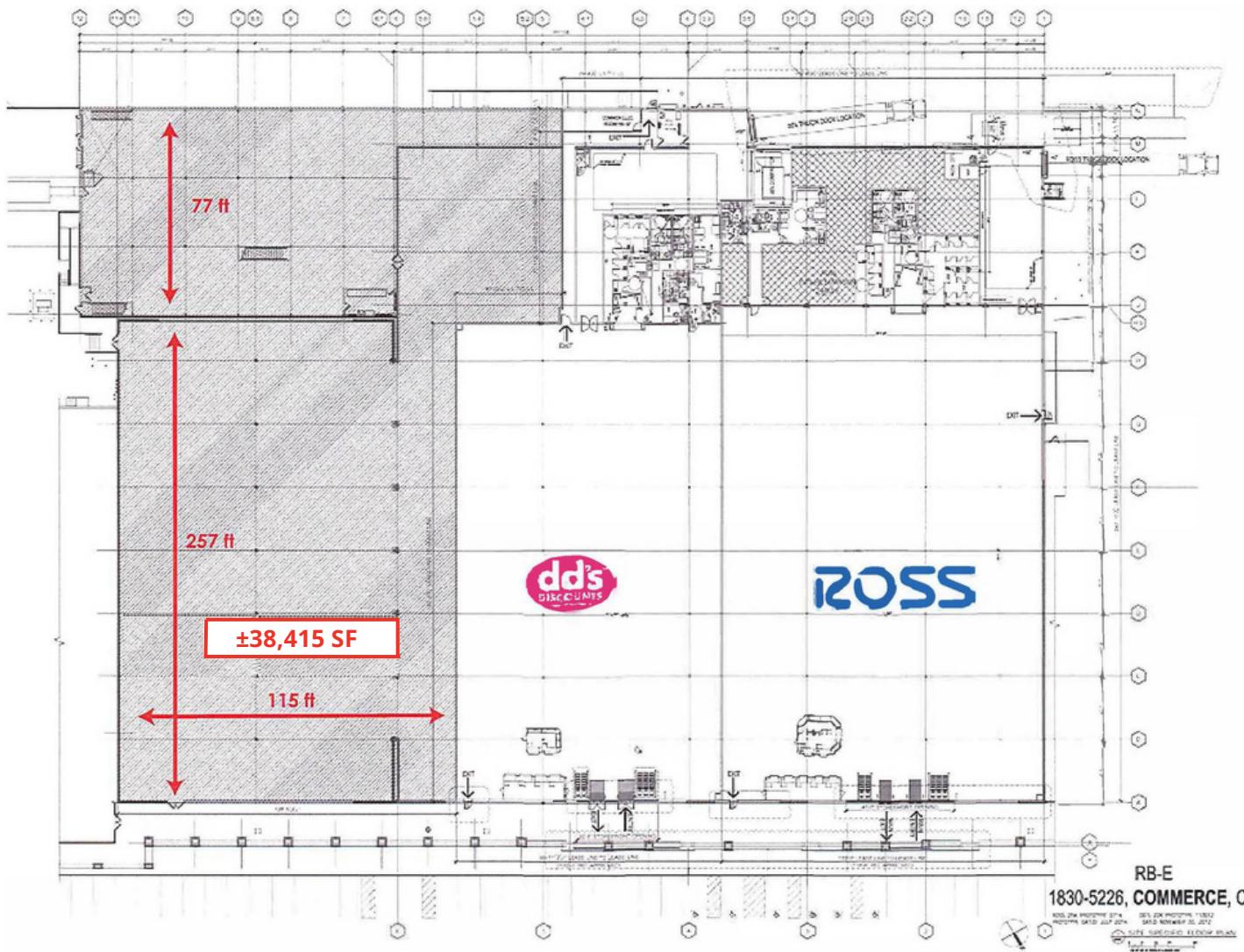
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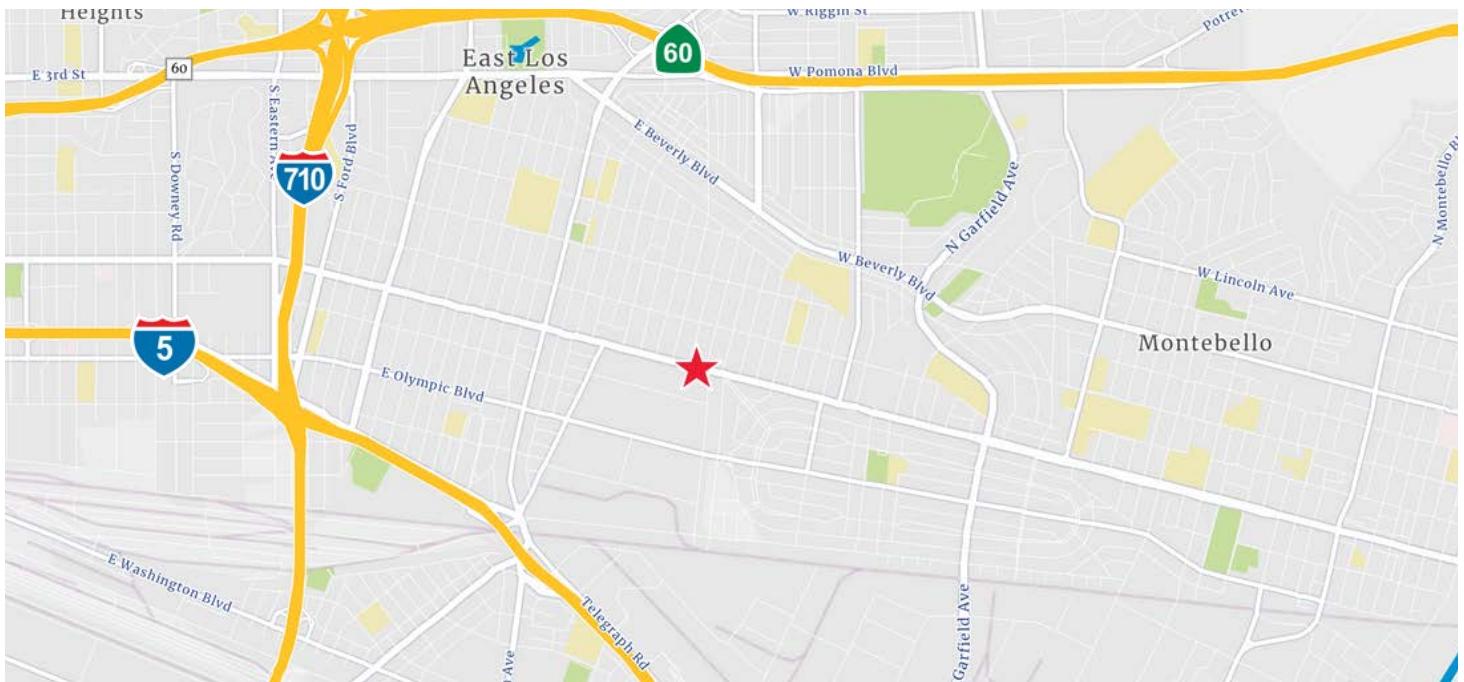
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865 S. Figueroa St., Suite 3500
Los Angeles, CA 90017

Floor & Site Plan



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	39,146	218,212	704,656
Total Households	10,870	63,509	204,195
Total Family Households	8,974	51,219	165,280
Average Household Size	3.56	3.41	3.41
Median Age	32.2	33.6	33.8
Population Age 25+	24,298	138,975	453,164
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.37%	-0.32%	-0.34%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.64%	-0.41%	-0.45%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.49%	-0.27%	-0.17%
Households	-0.29%	-0.08%	0.06%
Families	-0.27%	-0.05%	0.03%
Median Household Income	3.17%	3.54%	3.63%
Current Year Population by Sex			
Male Population	19,589	108,145	349,803
% Male	50.0%	49.6%	49.6%
Female Population	19,557	110,067	354,853
% Female	50.0%	50.4%	50.4%
Current Year Race and Ethnicity			
Total	39,146	218,211	704,656
White Alone	17.4%	16.5%	15.4%
Black Alone	0.6%	0.8%	1.1%
American Indian Alone	3.3%	2.6%	2.4%
Asian Alone	1.8%	12.0%	16.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	54.6%	48.8%	45.8%
Two or More Races	22.2%	19.3%	18.8%
Hispanic Origin	95.0%	83.4%	78.1%
Diversity Index	65.6	77.1	80.5
Current Year Educational Attainment			
Total	24,299	138,974	453,165
Less than 9th Grade	22.3%	19.6%	20.3%
9th - 12th Grade, No Diploma	15.6%	13.0%	12.1%
High School Graduate	24.0%	24.1%	25.4%
GED/Alternative Credential	2.6%	2.8%	2.4%
Some College, No Degree	17.2%	15.7%	14.6%
Associate Degree	5.8%	6.2%	6.0%
Bachelor's Degree	8.7%	13.4%	14.1%
Graduate/Professional Degree	4.0%	5.3%	5.1%
Current Year Income and Households Summary			
Median Household Income	\$60,401	\$63,490	\$62,758
Average Household Income	\$80,649	\$87,923	\$87,283
Per Capita Income	\$22,307	\$25,591	\$25,379
Current Year Summary Business Data			
Total Businesses	1,623	9,141	24,940
Total Daytime Population	38,208	238,478	710,726
Daytime Population: Workers	16,237	111,752	305,464
Daytime Population: Residents	21,971	126,726	405,262

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