



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:  $\pm 41,533$  CPD (Whittier Blvd & Gerhart Ave)

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Available

$\pm 38,415$  SF

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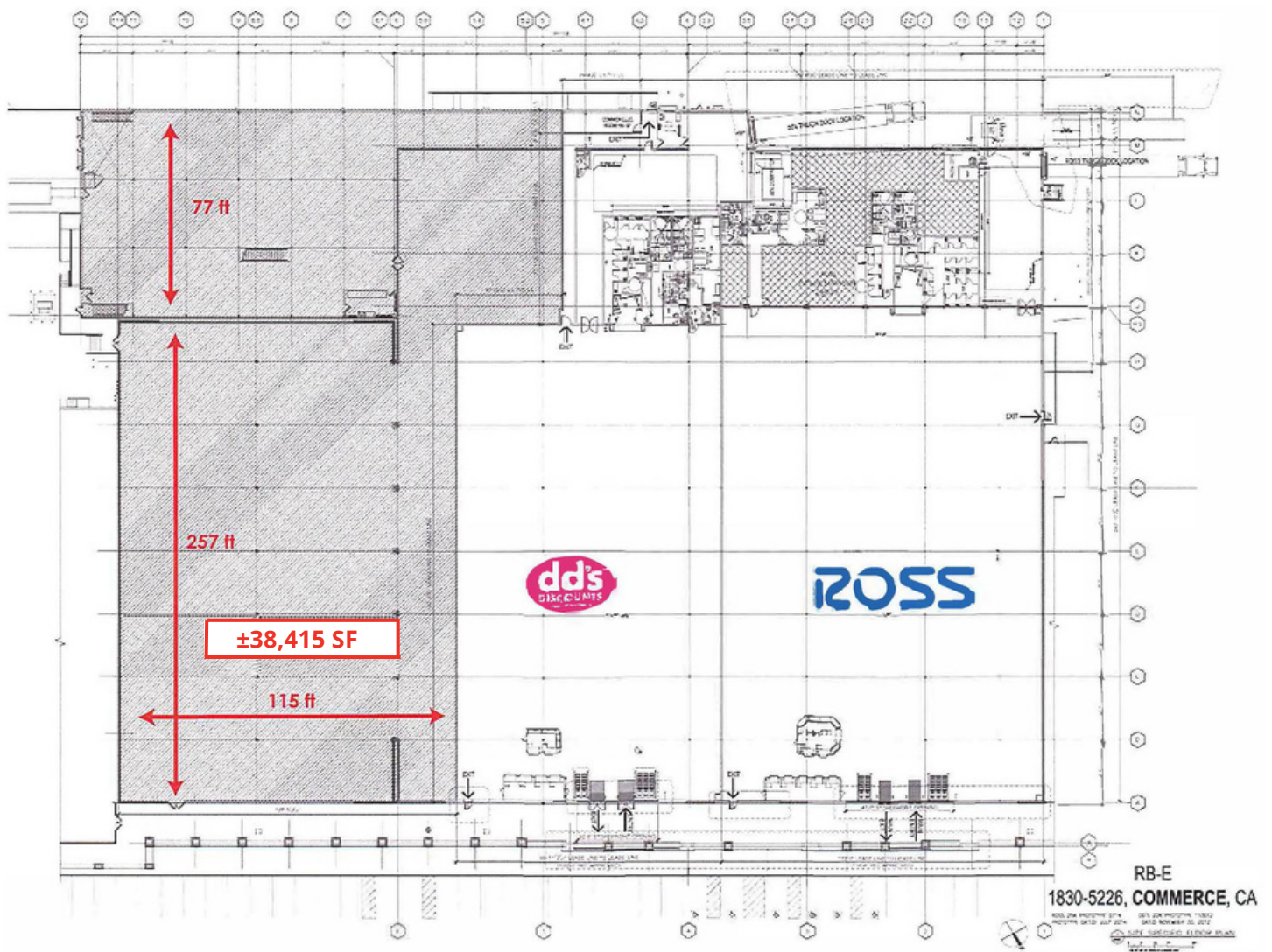
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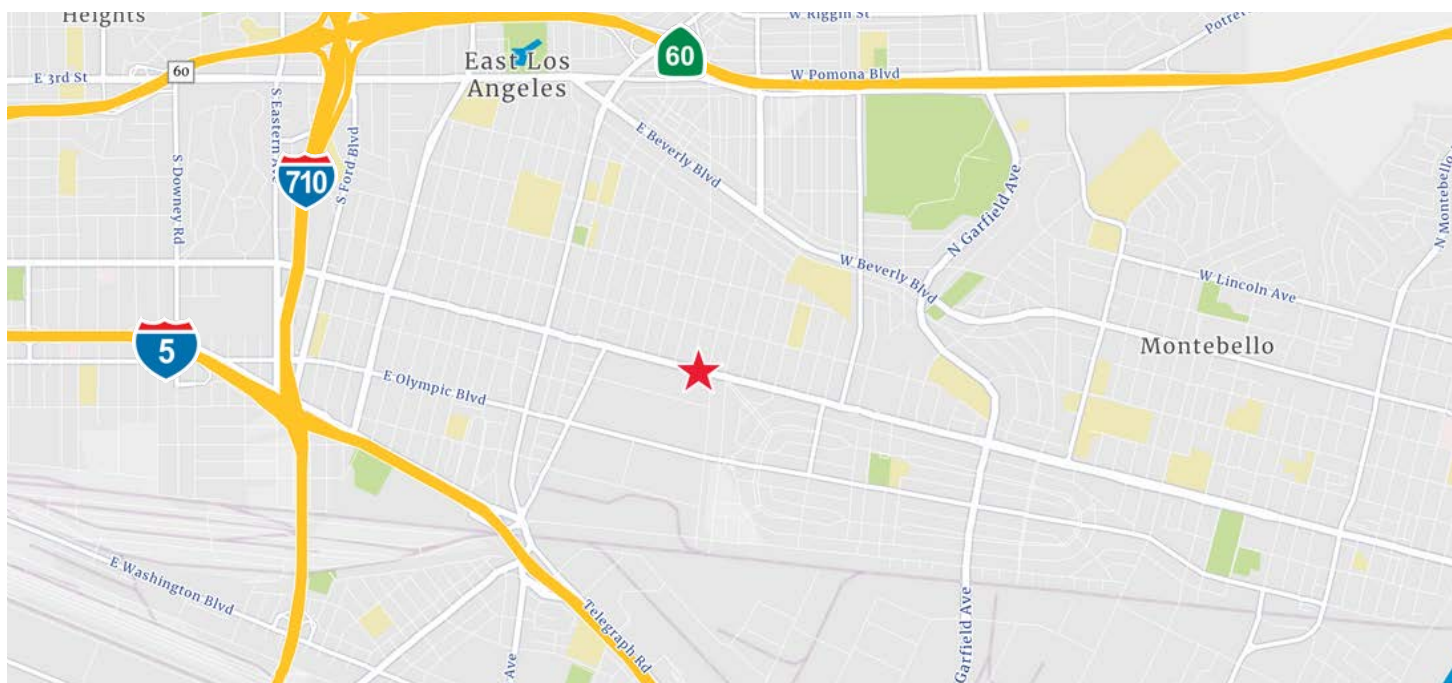


# Floor & Site Plan





# Location Maps





# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
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%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
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%
<b>Current Year Population by Sex</b>			
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%
<b>Current Year Race and Ethnicity</b>			
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
<b>Current Year Educational Attainment</b>			
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%
<b>Current Year Income and Households Summary</b>			
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
<b>Current Year Summary Business Data</b>			
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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