

FOR LEASE PAD AND RESTAURANT OPPORTUNITIES

# SWC Imperial Hwy. and Bloomfield Ave.

NORWALK, CA



## Property Features

- New mixed-use 30 acre development entitled “Imperial Centre Norwalk” to include office and outdoor restaurant venue that is part of the 60 acre Norwalk Government Center complex which includes City Hall, The State of California Court House, LA County Recorder & Registrar’s office, FBI, Sheriff Department, The Department of Homeland Security and many more.
- Tremendous activity and day time population with multiple visitors and employees within complex which includes AMC 16 adjacent to complex.
- Across the street from the new LA Fitness, Panera Bread and Chick Fil-A including the Kaiser Permanent next door.
- Great trade area that consist of residential and tremendous amount of day time population immediately on site and directly in the area
- Norwalk/Sante Fe Springs Metrolink Station is within walking distance to the project.

## Demographics

### Population

1 mile	23,341
3 miles	219,772
5 miles	637,030

### Daytime Population

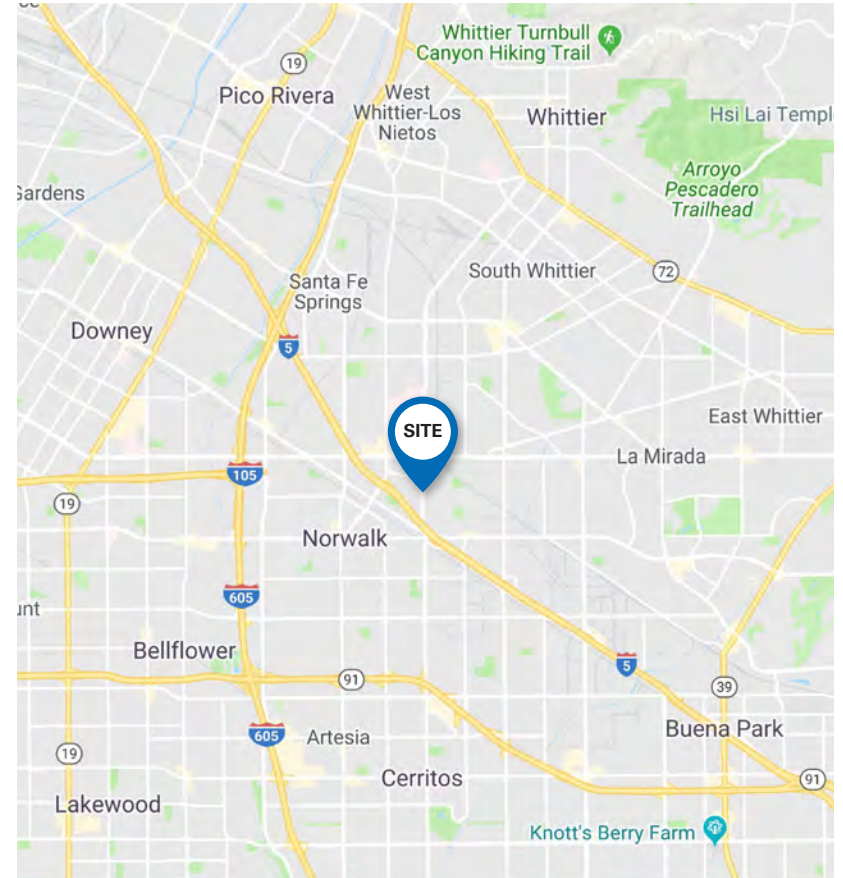
1 mile	14,859
3 miles	85,637
5 miles	240,283

### Average Household Income

1 mile	\$79,976
3 miles	\$90,184
5 miles	\$94,861

### Homeowners

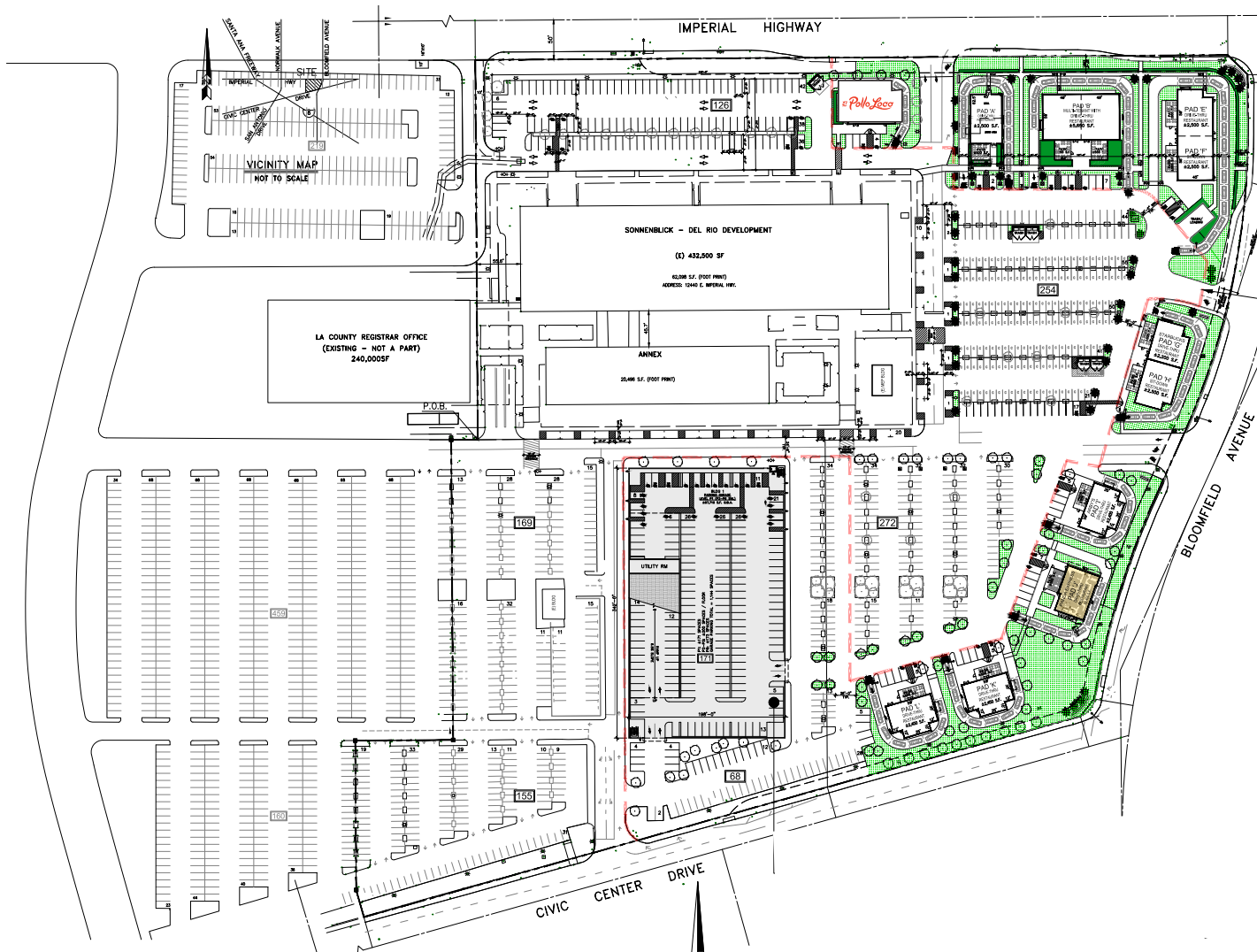
1 mile	2,969
3 miles	36,387
5 miles	105,463



### Traffic Counts

Imperial Hwy. & Volunteer Ave.	56,081 cars/day
Imperial Hwy. & Balsam St.	30,400 cars/day
Imperial Hwy. & Shoemaker Ave.	45,647 cars/day

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SITE PLAN

CONTACT

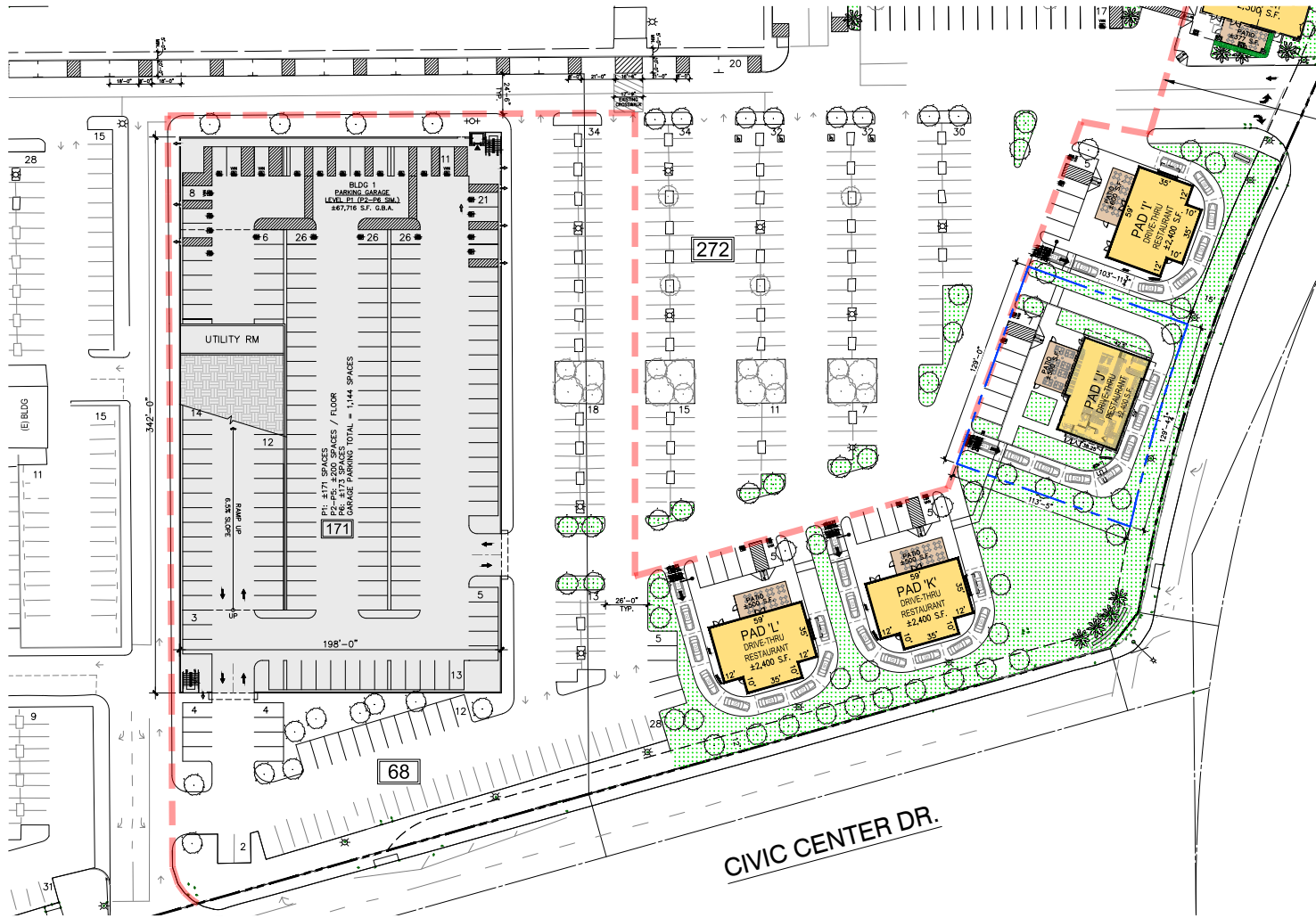
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SOUTH AREA

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