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THE AERIAL VIDEO](#)



VACANT
JUNIOR
BOX

FOR LEASE: Vacant Junior Box

5520 WOODRUFF AVE. | LAKEWOOD (LOS ANGELES COUNTY), CA 90713

CBRE

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VACANT
JUNIOR
BOX

STARBUCKS
COFFEE

PACIFIC VISION CARE
Optometric Services, Inc.

VONS

Banfield
PET HOSPITAL
Together for the life of your pet™

SALLY BEAUTY SUPPLY

ACE
Hardware
DAISO

URGENT CARE PROS

SOUTH ST. - 26,988 CPD

Pollo Loco

Arby's

usbank

CHASE

GRANNY'S DONUTS
CANTAMON EXPRESS

WOODRUFF AVE. - 21,544 CPD

Little Caesars

CHURCH'S
GOOD FOODS

ARCO



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Investment Highlights

- The subject property is a junior anchor space in the Lakewood Marketplace Shopping Center, which is home to several national retailers including **Vons, Chase Bank, Starbucks, Arby's, UnionBank, Daiso, and Banfield Pet Hospital, among others.**
- There are **26,250 residents** located in the one (1) mile demographic ring and **665,984 residents** located in the five (5) mile demographic ring.
- The average household income in the one (1) mile demographic ring is an affluent **\$131,920.**
- The subject property is strategically situated near the hard-signalized corner of Woodruff Ave. and South St., **which report strong combined traffic counts of 48,532 cars per day.**
- The subject property is positioned **directly across the street from The 5800 Apartment Homes, a 2-story complex with 149 units.** This implies a built-in customer base.
- The subject property is situated **in close proximity to the I-605 freeway, which reports traffic counts of 246,000 cars per day.** The I-605 freeway is a major north-south auxiliary Highway that runs from I-405 and State Route 22 in Seal Beach to I-210 just south of the Irwindale-Duarte border.
- Lakewood is **located in Southern Los Angeles County, 20 miles south of Los Angeles in Southern California.** Almost 3,000 businesses are located in Lakewood.
- **Los Angeles County has the largest population of any county in the nation – nearly 10 million residents who account for approximately 27% of California's population.** The county has the 21st largest economy in the world and welcomes 50+ million annual visitors.

PROPERTY SUMMARY

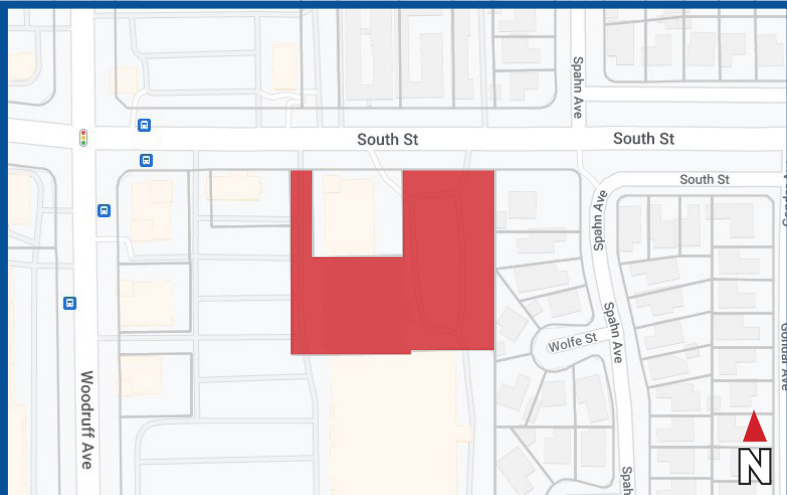
Building GLA	19,306 SF
Year Built	1987
Lot Size	1.76 AC
Zoning	Commercial (4)
Parking.....	~87 Spaces



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Property Overview



PROPERTY SUMMARY

Address: 5520 Woodruff Ave.
Lakewood, CA 90713

Gross Leasable Area: 19,306 SF

Price/SF: \$251.22

Year Built: 1987

Lot Size: 1.76 AC

PROPERTY SUMMARY CONTINUED

APN: 7174-001-005

Zoning: GENERAL COMMERCIAL (C-4)

County: Los Angeles County, CA

Parking: ~87 Spaces

ANNUAL EXPENSES*

Insurance Premium: \$2,230

Property Taxes: \$49,454 (estimated based on \$4,850,000 Purchase Price)

CAM / Maintenance Fees: Contact Broker for details

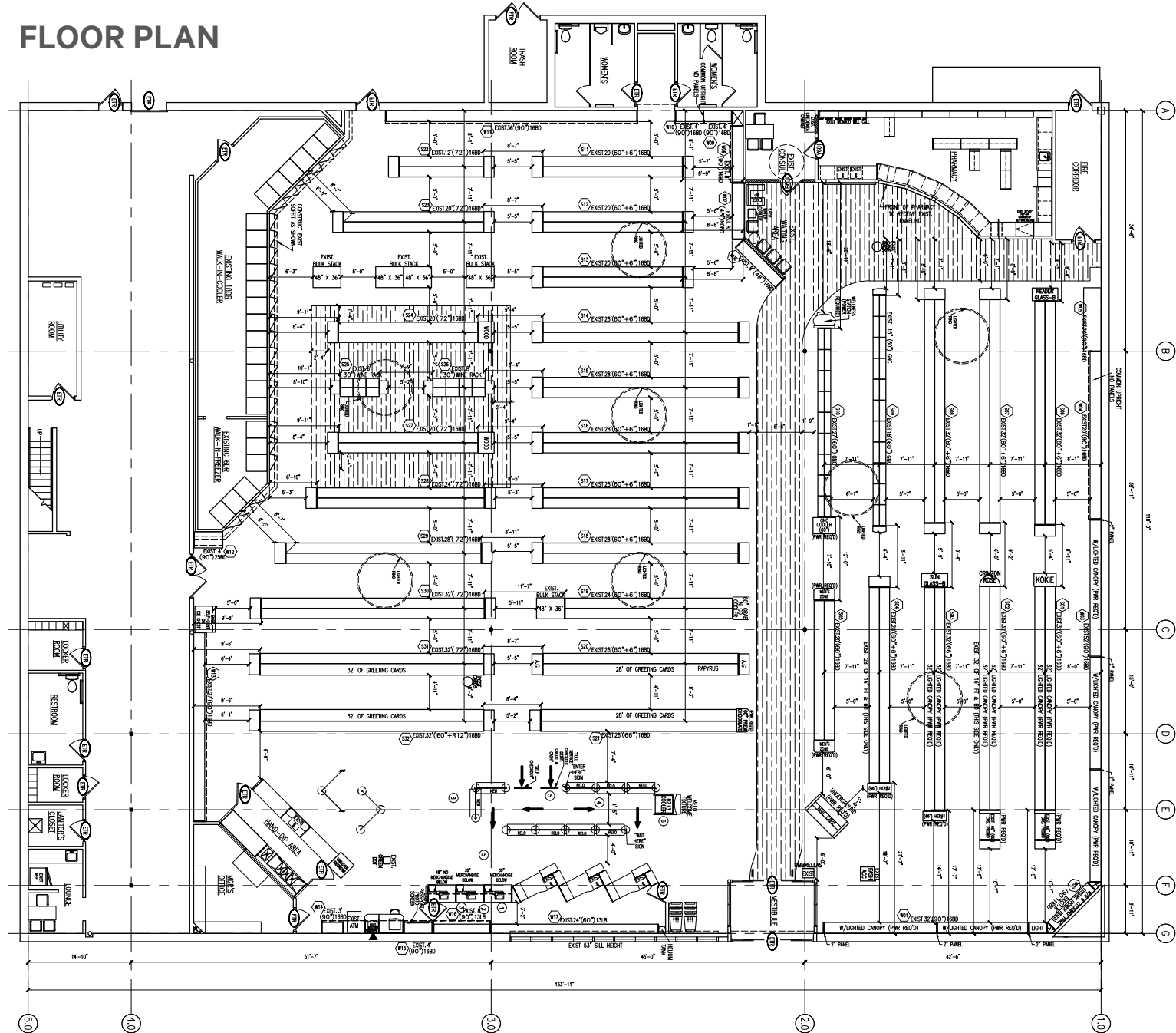
*These expenses are estimates.



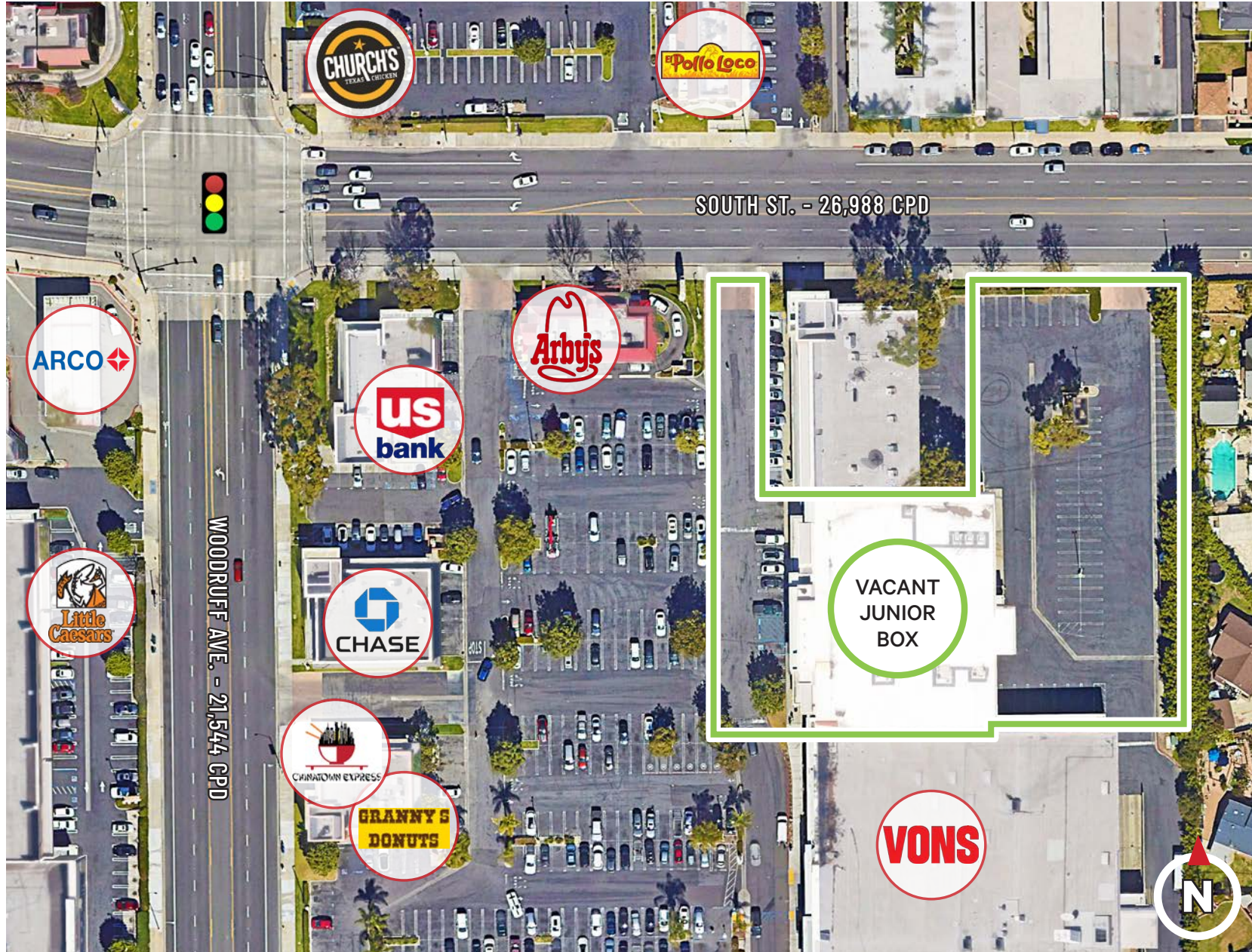
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Property Overview

FLOOR PLAN



Property Overview



GROCERY OUTLET
bargain Market
YOSHINOYA

ROSS
DRESS FOR LESS

SUBWAY

Carl's Jr.

7 ELEVEN **Pizza Hut** **COSMO PROF**
OneMain
Financial

STARBUCKS COFFEE **PACIFIC VISION CARE**
Optometric Services, Inc.

VACANT JUNIOR BOX

SOUTH ST. - 26,988 CPD

O'Reilly **FIT BODY BOOT CAMP**
AUTO PARTS
LND **Barbara's Beauty Salon**
lakewood MODERN DENTISTRY Spa Supply

WOODRUFF AVE. - 21,544 CPD



usbank
CHASE

Arby's

VONS

GRANNY'S DONUTS
CHINATOWN EXPRESS

Banfield
PET HOSPITAL
Together for the life of your pet™

ACE Hardware **DAISO** **SALLY BEAUTY SUPPLY**
URGENT CARE PROS

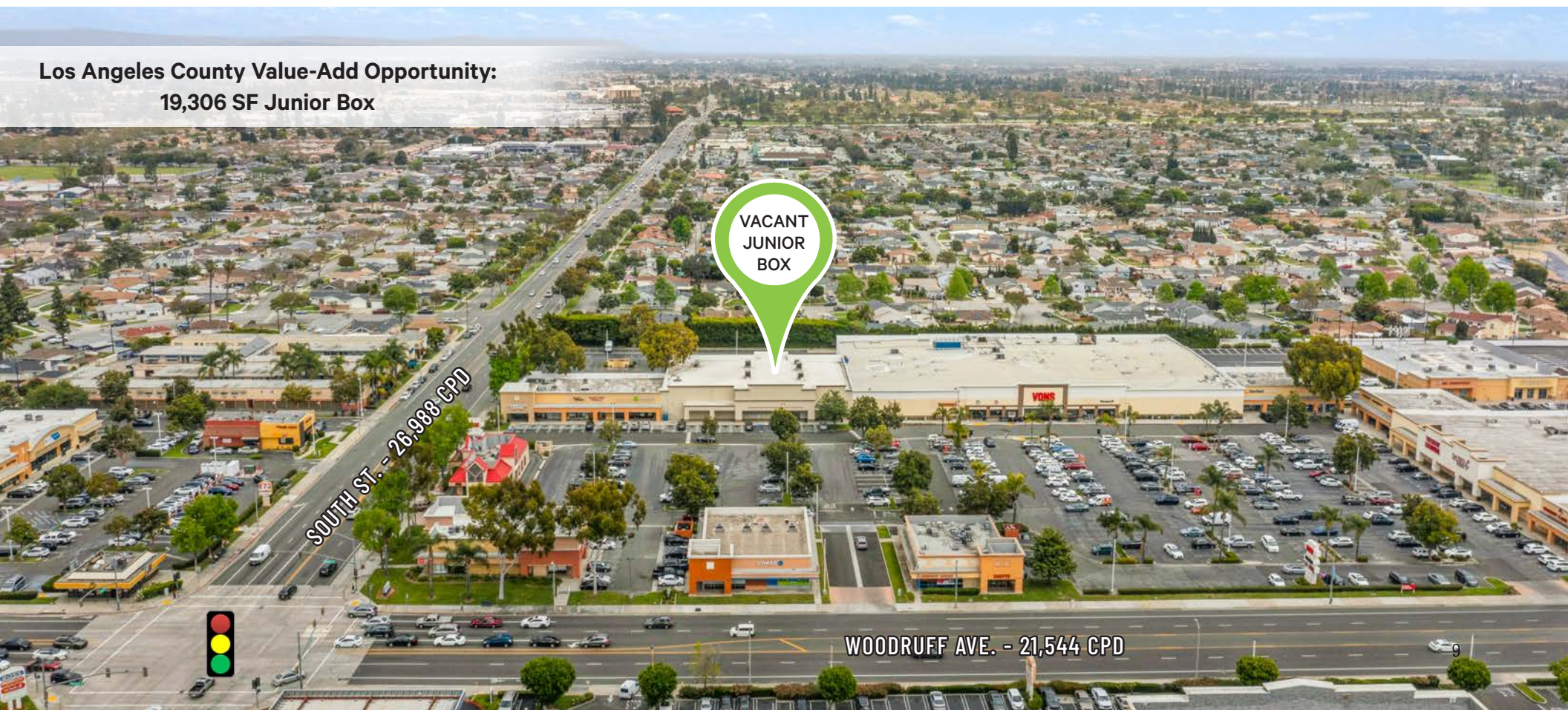
ST JOSEPH HIGH SCHOOL

MAYFAIR MIDDLE & HIGH SCHOOL





Los Angeles County Value-Add Opportunity:
19,306 SF Junior Box

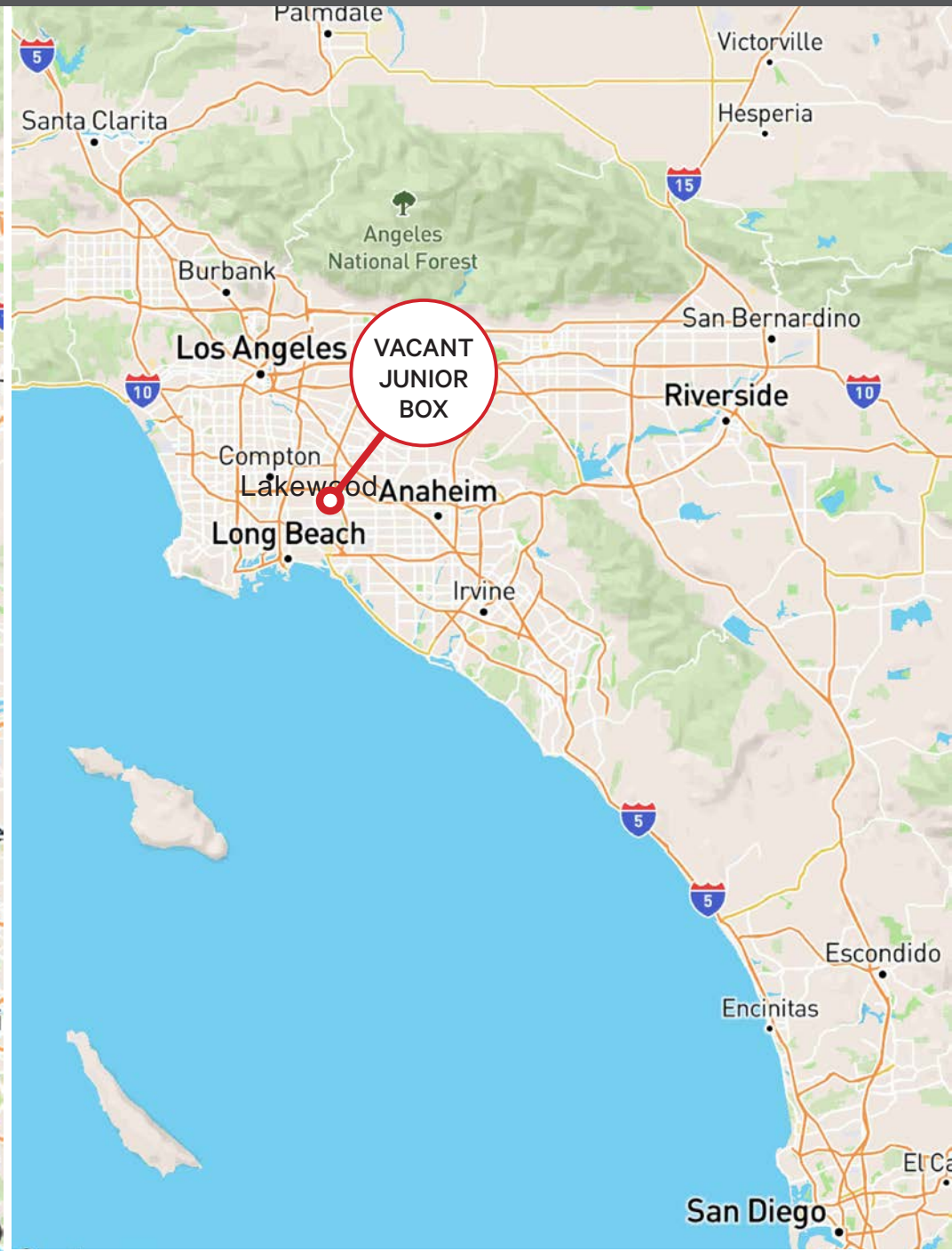
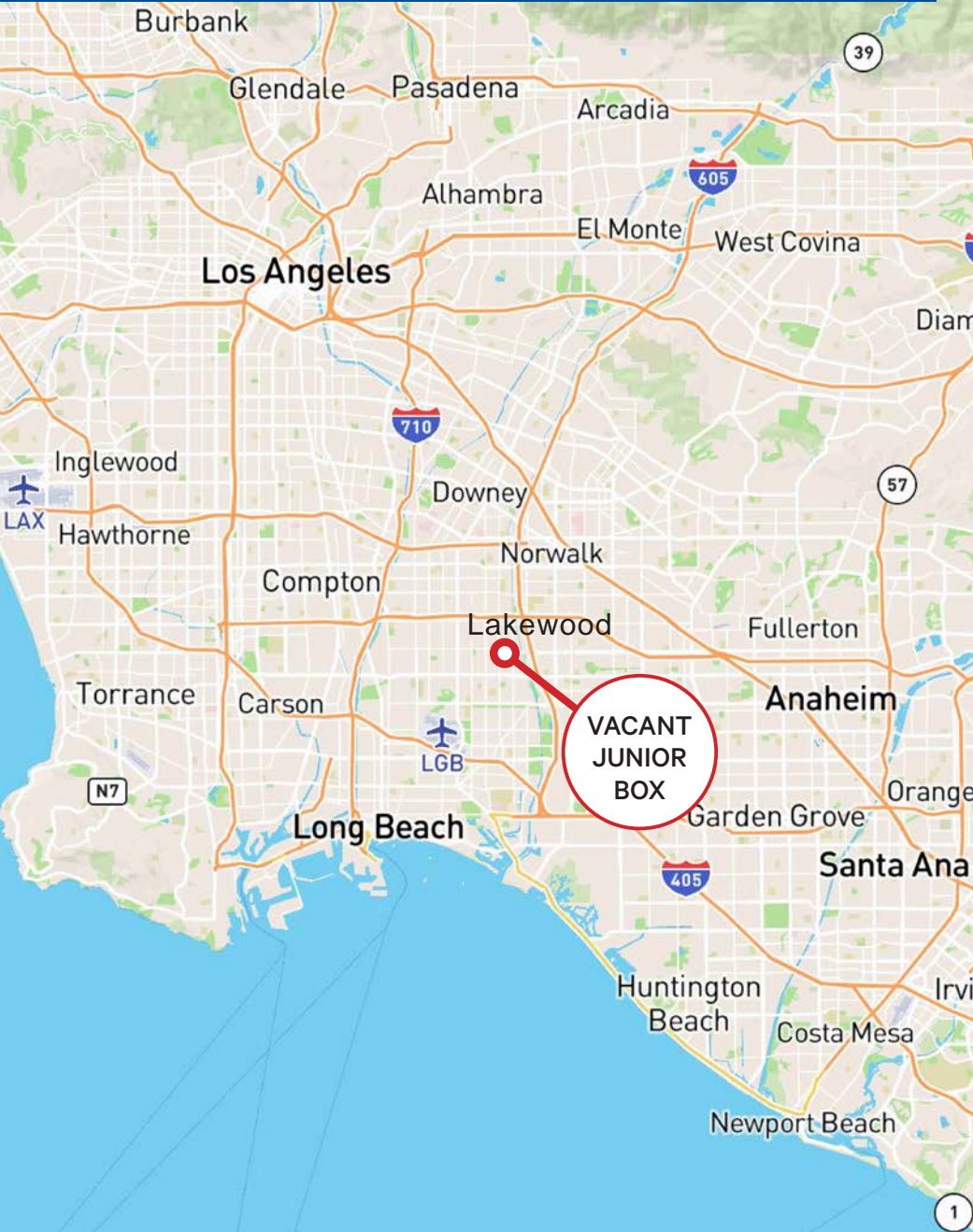


VACANT
JUNIOR
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SOUTH ST. - 26,988 CPD

WOODRUFF AVE. - 21,544 CPD

Area Overview



DISTANCE TO LONG BEACH, CA - 12 MILES (20 MINS)
DISTANCE TO ANAHEIM, CA - 14 MILES (18 MINS)
DISTANCE TO LOS ANGELES, CA - 20 MILES (20 MINS)



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CALIFORNIA 91 271,000 CPD

CALIFORNIA 91

Bank of America

golden corral Buffet & Grill

Jack in the box

TACO BELL

IN-N-OUT BURGER

Sizzler

ARCO

enterprise rent-a-car

Wienerschnitz

VALLEY CHRISTIAN ELEMENTARY SCHOOL

ExtraSpace Storage

GAHR HIGH SCHOOL

BELFLOWER BLVD - 26,500 CPD

WOODRUFF AVE - 21,544 CPD

PALO VERDE AVE - 9,692 CPD

INTERSTATE 605 216,000 CPD

VALLEY CHRISTIAN HIGH SCHOOL

VALLEY CHRISTIAN MIDDLE SCHOOL

NORDSTROM

Guitar Center rack

24 FITNESS

TJ-maxx

Burlington

Buffalo Wild Wings

BJ's

Olive Garden

Jockey Factory

CRAIG WILLIAMS ELEMENTARY SCHOOL

IN-N-OUT BURGER

Dollar Tree

Chevron

PAPA JOHN'S

CRACKEN FITNESS

Denny's

McDonald's

Valvoline

MAYFAIR MIDDLE & HIGH SCHOOL

CAR DEALERSHIP CORRIDOR

LOS CERRITOS SHOPPING MALL

ST JOSEPH HIGH SCHOOL

7 ELEVEN

Pizza Hut

CHURCH'S

El Pollo Loco

COSMO PROF

VACANT JUNIOR BOX

SOUTH ST. - 26,988 CPD

STEPHEN FOSTER ELEMENTARY SCHOOL

ROSS DRESS FOR LESS

GROCERY OUTLET bargain market

O'Reilly AUTO PARTS

Carls Jr.

SUBWAY

ARCO

CANDLEWOOD ST. - 10,843 CPD

LAKEWOOD CENTER SHOPPING MALL

GOMPERS ELEMENTARY SCHOOL

CHASE

usbank

SALLY BEAUTY SUPPLY

Daiso

Banfield PET HOSPITAL

VONS

STARBUCKS COFFEE

Arby's

ACE Hardware

GRANNY'S DONUTS

ESTIMATED POPULATION	
1 Mile.....	26,250
3 Mile.....	250,413
5 Mile.....	665,984



Area Overview

LAKWOOD, CALIFORNIA



The City of Lakewood is located in Southern Los Angeles County, 20 miles south of Los Angeles. Lakewood enjoys the benefits of the diversified economy of Southern California. The city is primarily a residential community providing housing for the Southern California region.

Lakewood Center is a 2.1 million square foot super-regional shopping mall strategically located in the center of the city, just 1 mile (7 minutes) from the subject property. Lakewood Center is ranked among the largest retail shopping malls in the United States and is anchored by Costco, Forever 21, JCPenney, Macy's, a Round One Entertainment center, and Target.

The economic base of the city is primarily commercial/retail. Almost 3,000 businesses are located in Lakewood. More than 36,000 trees line city streets and shade city parks. About 150 acres of the city are devoted to parks and other landscaped open space.

#17

**LARGEST U.S. SHOPPING MALL:
LAKWOOD SHOPPING CENTER**

- LEGIT.NG 2023

#1

LARGEST U.S. COUNTY BY POPULATION
- WORLDPOPULATIONREVIEW.COM 2024

Los Angeles County is one of the nation's largest counties with over 4,000 square miles, and the largest population of any county in the nation – nearly 10 million residents who account for approximately 27% of California's population. LA County is the nation's largest county government, with programs and services provided to 10 million residents by more than 115,000 employees across 38 departments. The county has the 21st largest economy in the world and welcomes 50+ million annual visitors.

LA County offers a wide range of attractions, including world-famous beaches like Venice Beach and Santa Monica Beach, renowned museums like the Getty Center and the Los Angeles County Museum of Art, and iconic destinations like Hollywood and Beverly Hills. The county is also known for its thriving entertainment industry, with Hollywood being the center of the American film and television industry. Moreover, Los Angeles County boasts a strong economy, with sectors such as technology, entertainment, tourism, and aerospace playing significant roles. Overall, Los Angeles County is a dynamic and culturally rich region with a lot to offer residents and visitors alike.

Demographics

POPULATION	1 Mile	3 Mile	5 Mile
Estimated Population (2023)	26,250	250,413	665,984
Census Population (2010)	26,148	248,583	668,217
Projected Population (2028)	25,690	245,629	654,142

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2023)	8,784	79,642	209,273
Census Households (2010)	8,755	78,186	204,879
Projected Households (2028)	8,654	78,666	207,077

VALUE OF HOUSING UNITS	1 Mile	3 Mile	5 Mile
2023 Average	\$763,879	\$763,013	\$766,138
2023 Median	\$699,374	\$700,678	\$706,723

2023 POPULATION BY RACE	1 Mile	3 Mile	5 Mile
White	39.9%	27.6%	25.4%
Hispanic	34.1%	45.0%	50.0%
Asian	19.3%	19.9%	19.4%
Black or African American	6.8%	10.0%	8.7%

2023 AGE BY GENDER	1 Mile	3 Mile	5 Mile
MEDIAN AGE			
Male	39.4	35.9	34.8
Female	42.3	38.9	37.6

HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
2023 Average	\$131,920	\$117,700	\$117,794
2023 Median	\$105,389	\$89,824	\$87,583

*Source: Esri Page 1 ProjectID: 775655

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