

LOCATED AT HIGH TRAFFIC INTERSECTION NEAR HWY-91

Retail Space for Lease

KENNEDY WILSON

BROKERAGE

5436 Orangethorpe Avenue | La Palma, CA 90623



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AVAILABLE

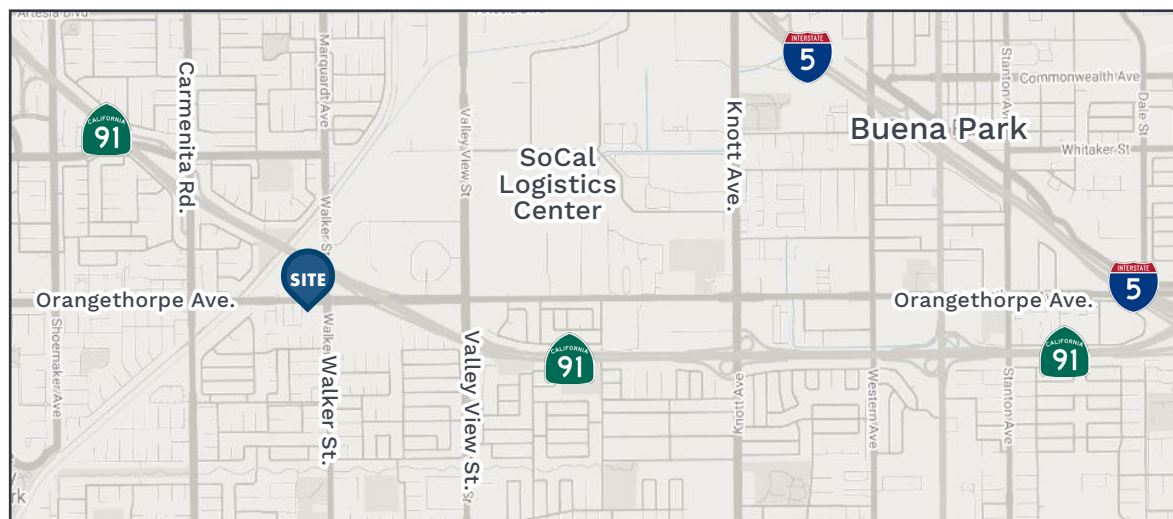
Size: ±979 SF

Rent: \$2.35 PSF/Mo., NNN

PROPERTY HIGHLIGHTS

- Vacant space adjacent to busy 7-Eleven (anchored center)
- Located at the intersection of Orangethorpe Avenue and Walker Street with excellent traffic counts of 31,456 CPD
- Immediate access to Highway 91 and less than 5 miles to I-5
- Less than 1 mile to the SoCal Logistics Center, one of the largest industrial parks in Southern California
- 2nd generation salon suite

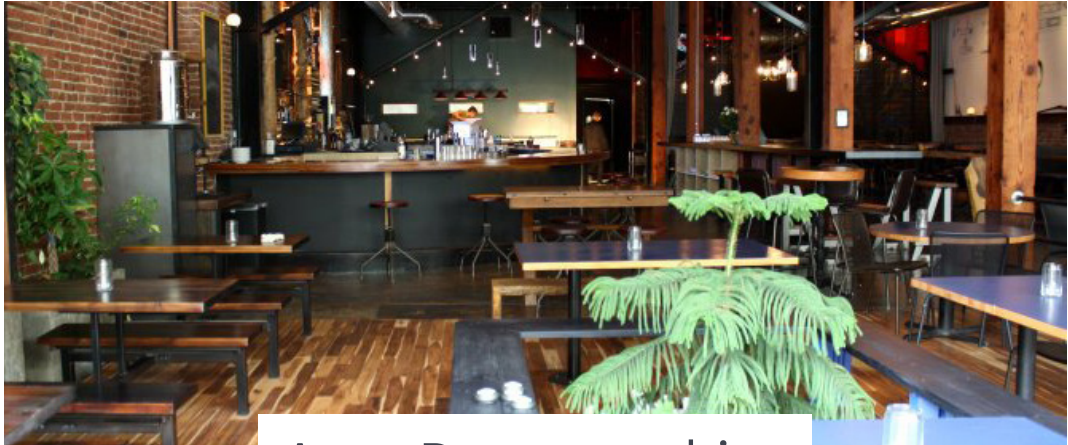
Prospective tenants are hereby advised that all uses are subject to City approval



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Area Demographics



	1 Mile	2 Mile	5 Mile
POPULATION			
2023 Estimated Population	24,016	87,135	606,050
2028 Projected Population	23,536	85,995	595,647
2010 Census Population	24,684	86,441	611,483
Projected Annual Growth 2023 to 2028	-0.4%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2023	-0.2%	0.1%	-0.1%
2023 Median Age	43.3	41.8	38.7
HOUSEHOLDS			
2023 Estimated Households	7,619	26,877	180,580
2028 Projected Households	7,461	26,513	177,249
2010 Census Households	7,833	26,631	182,944
Projected Annual Growth 2023 to 2028	-0.4%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2023	0.2%	0.5%	0.3%
RACE & ETHNICITY			
2023 Estimated White	7,676	34,501	371,603
2023 Estimated Black or African American	1,202	4,503	28,109
2023 Estimated Asian or Pacific Islander	14,101	43,479	172,238
2023 Estimated American Indian or Native Alaskan	138	974	9,085
2023 Estimated Other Races	819	3,183	21,228
2023 Estimated Hispanic	4,030	20,572	257,283
INCOME			
2023 Estimated Average Household Income	\$136,080	\$130,215	\$109,185
2023 Estimated Median Household Income	\$114,518	\$109,118	\$90,025
EDUCATION			
2023 Estimated High School Graduate	14.7%	20.9%	21.0%
2023 Estimated Some College	27.4%	27.9%	27.4%
2023 Estimated Associates Degree Only	4.91%	7.12%	7.31%
2023 Estimated Bachelors Degree Only	30.4%	20.1%	17.3%
2023 Estimated Graduate Degree	14.9%	8.88%	8.18%

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