

FOR LEASE

NWQ Pacific Coast Hwy & Normandie Harbor City, CA



PROPERTY HIGHLIGHTS:



Excellent Visibility
with Dedicated
Monument Sign



2,200 SF Existing
Drive Thru Building



Signalized
Intersection



Close Proximity to
Kaiser Permanente's
South Bay Medical
Center (257 Beds,
280,000 SF)



Traffic Counts:
PCH: ±51,000 CPD
Normandie Ave: ±13,343
CPD

For additional information, please contact:

RALPH CIMMARUSTI

Phone: (818) 384-1154
ralph@westpacpartners.com
Lic: 01434335



NWQ Pacific Coast Hwy & Normandie, Harbor City, CA

**EXISTING 2,200 SF
DRIVE THRU
BUILDING**

2024 DEMOGRAPHICS:



POPULATION

1 Mile	28,161
3 Miles	201,754
5 Miles	410,530



AVERAGE HH INCOME

1 Mile	\$110,659
3 Miles	\$133,539
5 Miles	\$143,326



DAYTIME POPULATION

1 Mile	1,071
3 Miles	7,848
5 Miles	21,051



TRAFFIC COUNTS:

**±64,343 CARS PER DAY
AT INTERSECTION**

Demographic Source: Applied Geographic Solutions
04/2023, TIGER Geography

