



SPACE AVAILABLE IN HIGH TRAFFIC RETAIL CENTER

11033 Rosecrans Ave., Norwalk, CA 90650



ROSELENE WHITE
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DRE#01200010



PROPERTY FEATURES

11033 Rosecrans Ave., Norwalk, CA 90650







APPROX. 4,462 SF

RETAIL SPACE AVAILABLE

- ✓ Space for lease are available for immediate occupancy
- ✓ Open floor plan with an additional rear storage area incorporated into the premises
- ✓ Ample on-site parking with convenient access
- ✓ Ideal for restaurant and fast-casual concepts, fitness and wellness operators, medical or beauty services, and high-volume retail or service uses

AREA AMENITIES

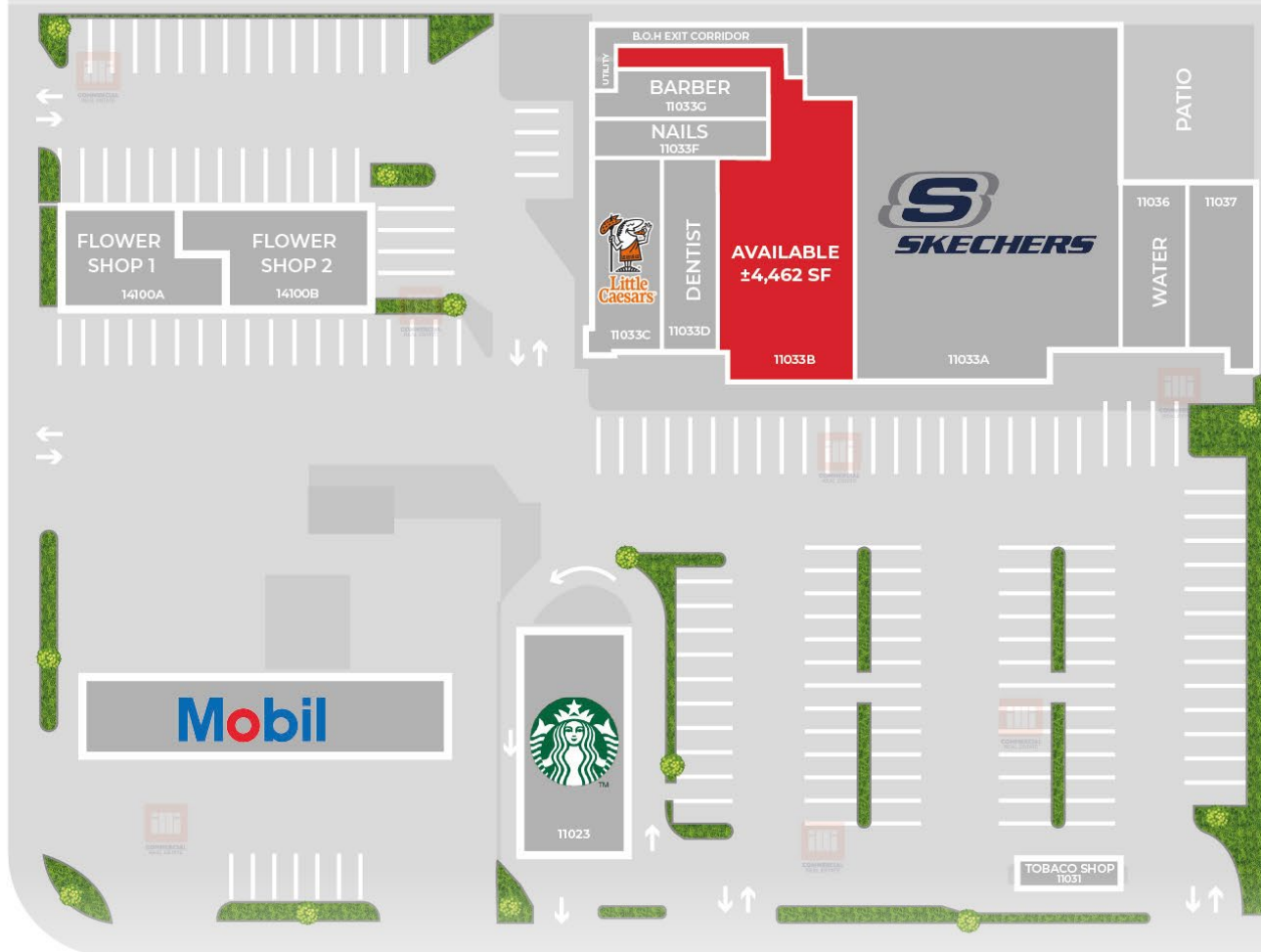
- ✓ Excellent visibility along Rosecrans Ave
- ✓ Co-tenancy includes Starbucks, Skechers, Little Caesars, and other daily-needs retailers
- ✓ Strong daytime, lunch, and evening traffic patterns
- ✓ Dense surrounding residential base driving consistent demand

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	33,165	249,813	631,985
 Avg. HH Income	\$128,587	\$113,734	\$118,113
 Daytime Pop	30,008	230,809	586,169
 Traffic Count	± 57,895CPD ON ROSECRANS AVE & STUDEBAKER RD		

SITE PLAN

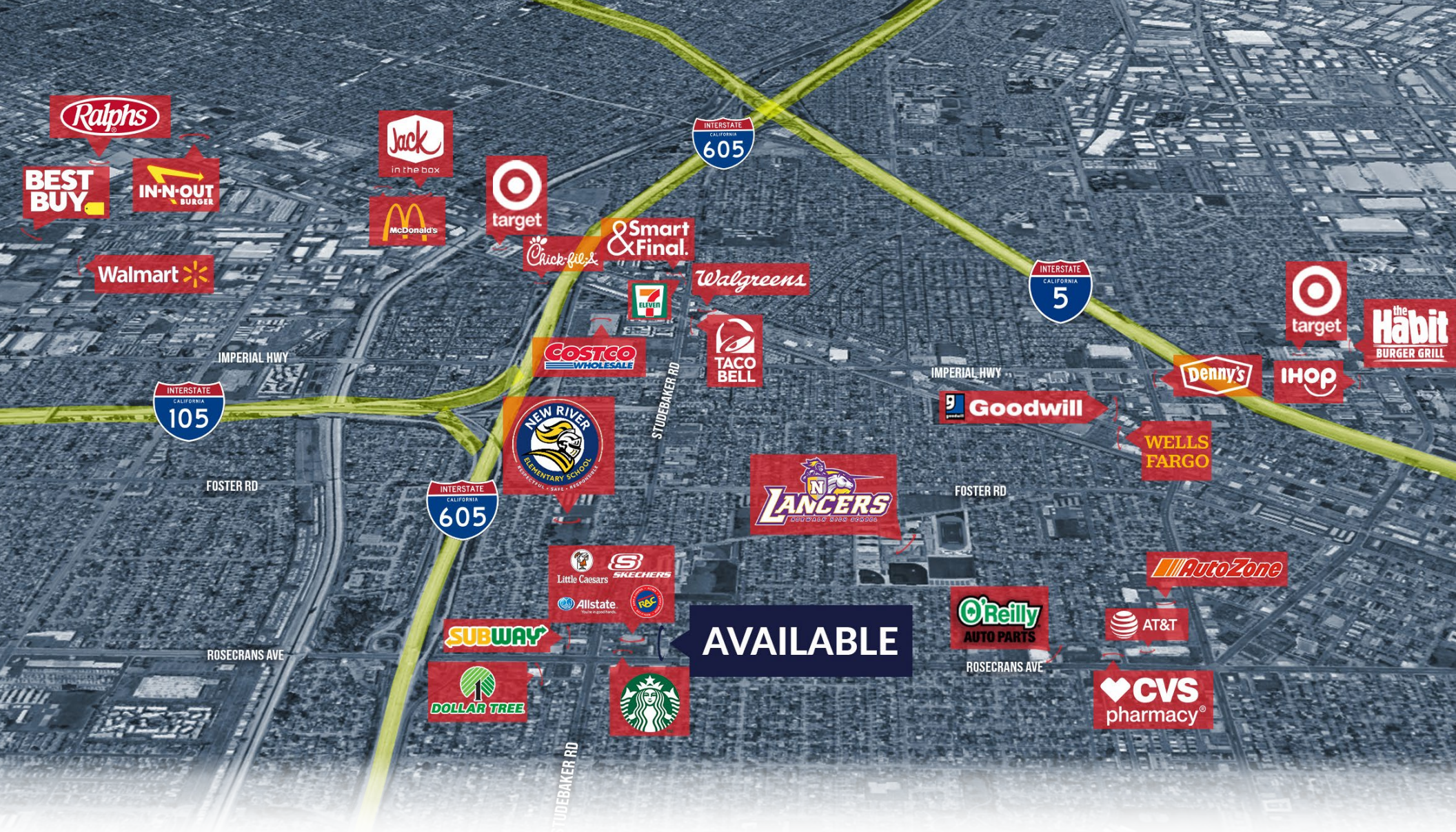
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STUDEBAKER RD



ROSECRANS AVE

Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE



AERIAL MAP



**COMMERCIAL
REAL ESTATE**

ROSELENE WHITE

SENIOR PROPERTY SUPERVISOR/LEASING

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.