



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



RENOVATED STRIP CENTER WITH VANILLA SHELL IN-LINE SUITES

14924 Leffingwell Road, La Mirada, CA 90638

JOSEPH GOBERT

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TODD NATHANSON

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DRE#00923779

 CoStar™
POWERBROKER™

 **Cicsc**  **MEMBER
RETAIL BROKERS**

IN-LINE SUITES
LA MIRADA, CA

EXCLUSIVELY LISTED BY

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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.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

14924 Leffingwell Road, La Mirada, CA 90638







APPROX. 800-1,795 SF

VANILLA SHELL IN-LINE SUITES AVAILABLE

- ✓ Newly refaced strip center with prime in-line suites
- ✓ Shadow anchored by Taco Bell
- ✓ Co-Tenants include: Mexico 1900, The Golden Brique, Krunch Burger, Olive Grove - Tattoo, Pet Grooming, Fit Sip, Top Barber and Mikhale's Liquor.

AREA AMENITIES

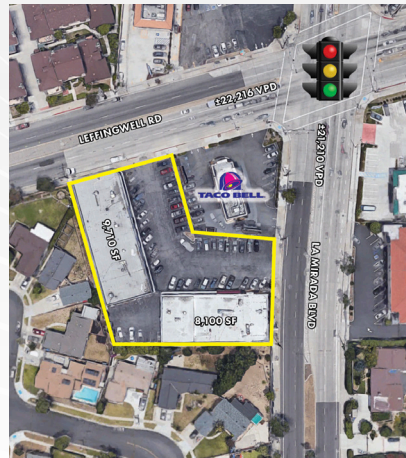
- ✓ Located on a signalized intersection of Leffingwell Road and La Mirada Boulevard
- ✓ Heavily trafficked with over 40,000 vehicles per day
- ✓ Close proximity to Biola University
- ✓ Densely populated with over 178,185 residents within a 1 mile radius
- ✓ Positioned between the 5, 605, 60 and 57 Freeways

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	27,249	178,185	474,144
 Avg. HH Income	\$104,775	\$110,062	\$104,897
 Daytime Pop	23,129	152,235	407,802
 Traffic Count	± 40,121 CPD ON LEFFINGWELL RD @ LA MIRADA BLVD		

IN-LINE SUITES
LA MIRADA, CA

EXTERIOR PHOTOS

14924 Leffingwell Road, La Mirada, CA 90638



IN-LINE SUITES
LA MIRADA, CA

INTERIOR PHOTOS

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AVAILABLE
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AERIAL MAP



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