



3542 - 3546 E Imperial Hwy
Lynwood, California 90262

Property Highlights

- On-Site Parking
- Located on a Major Throughfare
- One Block from St. Francis Medical Center
- High Disposable Income Area
- High Density Neighborhood
- Adjacent to 105 Freeway



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Offering Summary

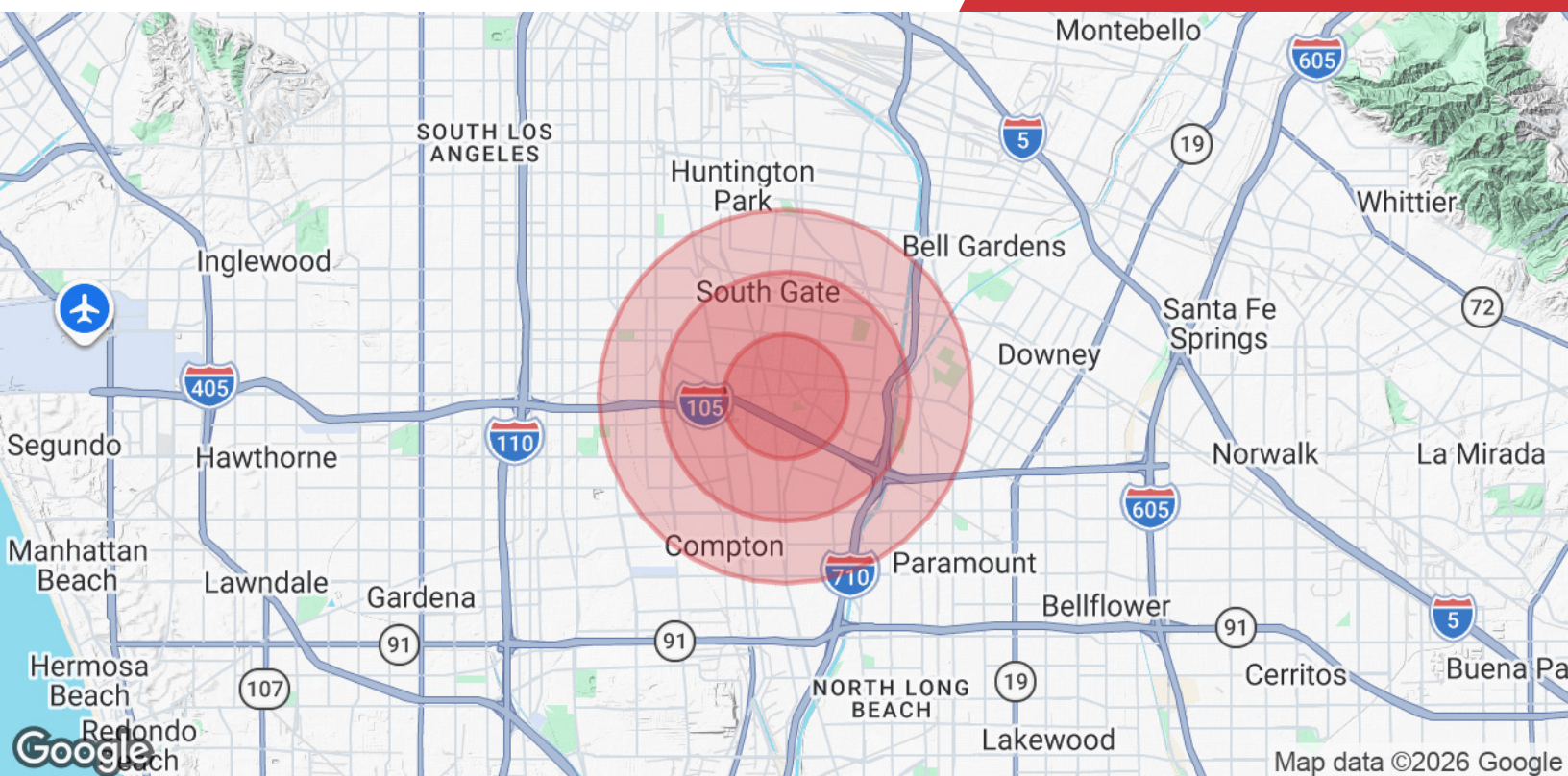
Lease Rate:	\$2.00 SF/yr (NNN)
Building Size:	5,816 SF
Available SF:	1,060 SF
Lot Size:	14,587 SF

For More Information

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Population

	1 Mile	2 Miles	3 Miles
Total Population	45,768	178,778	374,713
Average Age	34.3	33.4	33.4
Average Age (Male)	33.1	32.6	32.5
Average Age (Female)	35.4	34.4	34.5

Households & Income

	1 Mile	2 Miles	3 Mile
Total Households	10,804	44,742	96,210
# of Persons per HH	4.2	4.0	3.9
Average HH Income	\$90,362	\$81,664	\$81,480
Average House Value	\$698,138	\$602,439	\$582,950