



# Retail that resonates



NewMark Merrill  
COMPANIES

[www.newmarkmerrill.com](http://www.newmarkmerrill.com)



Northwest corner of Rosecrans Ave. & Pioneer Blvd. • City of Norwalk, CA



## Major Anchors:.....

BANK OF AMERICA 

**dd's**  
DISCOUNTS

 **DOLLAR TREE**

**GROCERY**  
**OUTLET**  
*bargain market*

## A Masterful Mix

### Over 40 Tenants including:.....

AT&T, Auto Zone, T-Mobile, China Town Express, Easter Seals of California, Sally Beauty Supply, WingStop, Yogurtland

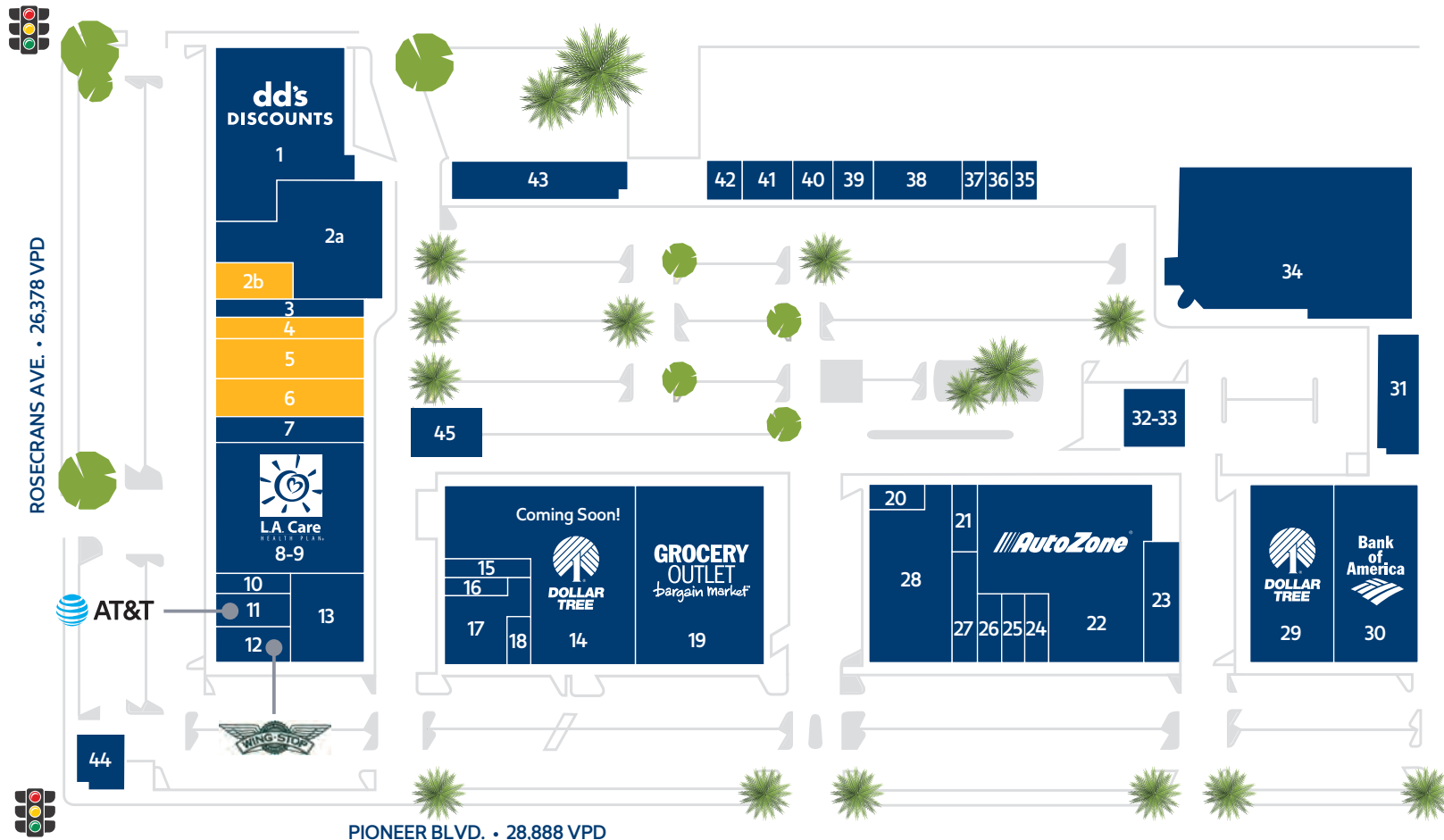


**3-6 pm**  
Busiest Time  
of Day



**50 min.**  
Avg. Length  
of Visit





| #   | TENANT                       | SF     |
|-----|------------------------------|--------|
| 1   | dd's Discounts               | 20,911 |
| 2a  | Fit Nation Gym               | 25,804 |
| 2b  | AVAILABLE                    | 4,914  |
| 3   | Sally Beauty                 | 2,500  |
| 4   | AVAILABLE                    | 1,875  |
| 5   | AVAILABLE                    | 6,250  |
| 6   | AVAILABLE                    | 6,250  |
| 7   | T-Mobile                     | 2,450  |
| 8-9 | L.A. Care Health Plan        | 10,000 |
| 10  | Daniel's Jewelers            | 1,200  |
| 11  | AT&T                         | 2,205  |
| 12  | WingStop                     | 1,350  |
| 13  | Western Dental & Ortho. Kids | 5,245  |
| 14  | Dollar Tree                  | 17,000 |
| 15  | Allstate Insurance           | 1,050  |

| #  | TENANT                    | SF     |
|----|---------------------------|--------|
| 16 | Brows Design Studio       | 688    |
| 17 | RC Burgers                | 3,910  |
| 18 | Reindeer Insurance        | 675    |
| 19 | Grocery Outlet            | 16,250 |
| 20 | Monty's Chicken & Waffles | 868    |
| 21 | Nutripositivo             | 1,150  |
| 22 | Auto Zone                 | 16,288 |
| 23 | Pelitos Hair Salon        | 3,000  |
| 24 | GNC                       | 1,240  |
| 25 | Yogurtland                | 1,040  |
| 26 | China Town Express        | 1,520  |
| 27 | Movita Juice Bar          | 1,800  |
| 28 | Flaming Grill and Buffet  | 8,813  |
| 29 | Dollar Tree               | 11,147 |
| 30 | Bank of America           | 9,000  |

| #     | TENANT                      | SF     |
|-------|-----------------------------|--------|
| 31    | Easter Seals                | 3,050  |
| 32-33 | The Blazin' Claw            | 2,805  |
| 34    | Milagro Cinemas             | 26,751 |
| 35    | Hair & Skin Care            | 600    |
| 36    | Grace Domenica Dy DDS, Inc. | 600    |
| 37    | Trendy Threadz              | 600    |
| 38    | Urgent Care                 | 2,400  |
| 39    | Maintenance Office          | 600    |
| 40    | White Diamond Nails         | 900    |
| 41    | Barber Shop                 | 1,160  |
| 42    | Cherry Income Tax           | 900    |
| 43    | JK ProRehab                 | 4,636  |
| 44    | Papi Tacos & Churros        | 1,750  |
| 45    | Cigarette Mart              | Kiosk  |

For Leasing Information  
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## In the vicinity

### Major Employers

Norwalk-La Mirada  
Unified School District  
Cerritos College  
Metropolitan State Hospital  
Los Angeles County  
Registrar-Recorder  
Coast Plaza Hospital

Trade Area Population

**213,597**

Daytime Population

**221,812**

Employee Population

**106,684**

2,356,052 Annual Visits



76<sup>th</sup> & 82<sup>nd</sup> percentiles

for California and US  
Shopping Center Traffic



# Dynamic Location

58,794 VPD Traffic Count



(At the five points intersections of Pioneer Blvd., Rosecrans Ave. & San Antonio Drive)

2 Digital Reader Boards

1 100' Pylon Sign

3 Monument Signs



2 Signalized Entrances



# Demographics

|                               | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>             |           |           |           |
| 2024 Population               | 35,246    | 214,496   | 626,238   |
| <b>HOUSEHOLDS</b>             |           |           |           |
| 2024 Households               | 10,046    | 63,434    | 190,843   |
| <b>HOUSEHOLD INCOME</b>       |           |           |           |
| 2024 Average Household Income | \$102,512 | \$115,865 | \$120,901 |
| 2024 Per Capita Income        | \$29,064  | \$34,407  | \$36,921  |
| <b>HOUSING UNITS</b>          |           |           |           |
| 2024 Housing Units            | 10,046    | 63,434    | 190,843   |
| <b>AGE</b>                    |           |           |           |
| 2024 Median Age               | 37.1      | 38.3      | 38.7      |





# When you love shopping centers, it shows.

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