

RETAIL SPACE AVAILABLE | ±6,960-9,941 SF

PRIME SHOP SPACE IN LAKEWOOD

NEC Lakewood Blvd & South St | Lakewood, CA

beta.



For leasing, please contact:

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PROPERTY HIGHLIGHTS

- **±6,960 – 9,941 SF** of Retail Shop Space located on prime Lakewood Blvd and South St, a high-traffic commercial corridor which see’s an upwards of **60,000 CPD**.
- Convenient access to major freeways, including I-605 and I-91.
- On Site Parking with **39 parking spaces**
- High visibility with prominent Pylon signage.
- **Versatile Layout** adaptable to various retail or showroom configurations.
- Close Proximity to Lakewood Center, home to Macy’s, Target, Costco, H&M, Burlington, Foot Locker, and Hollister, California Pizza Kitchen, Buffalo Wild Wings, Raising Canes, and More



POPULATION

1 mile	2 mile	3 mile
28,267	122,456	252,017



AVG. HOUSEHOLD INCOME

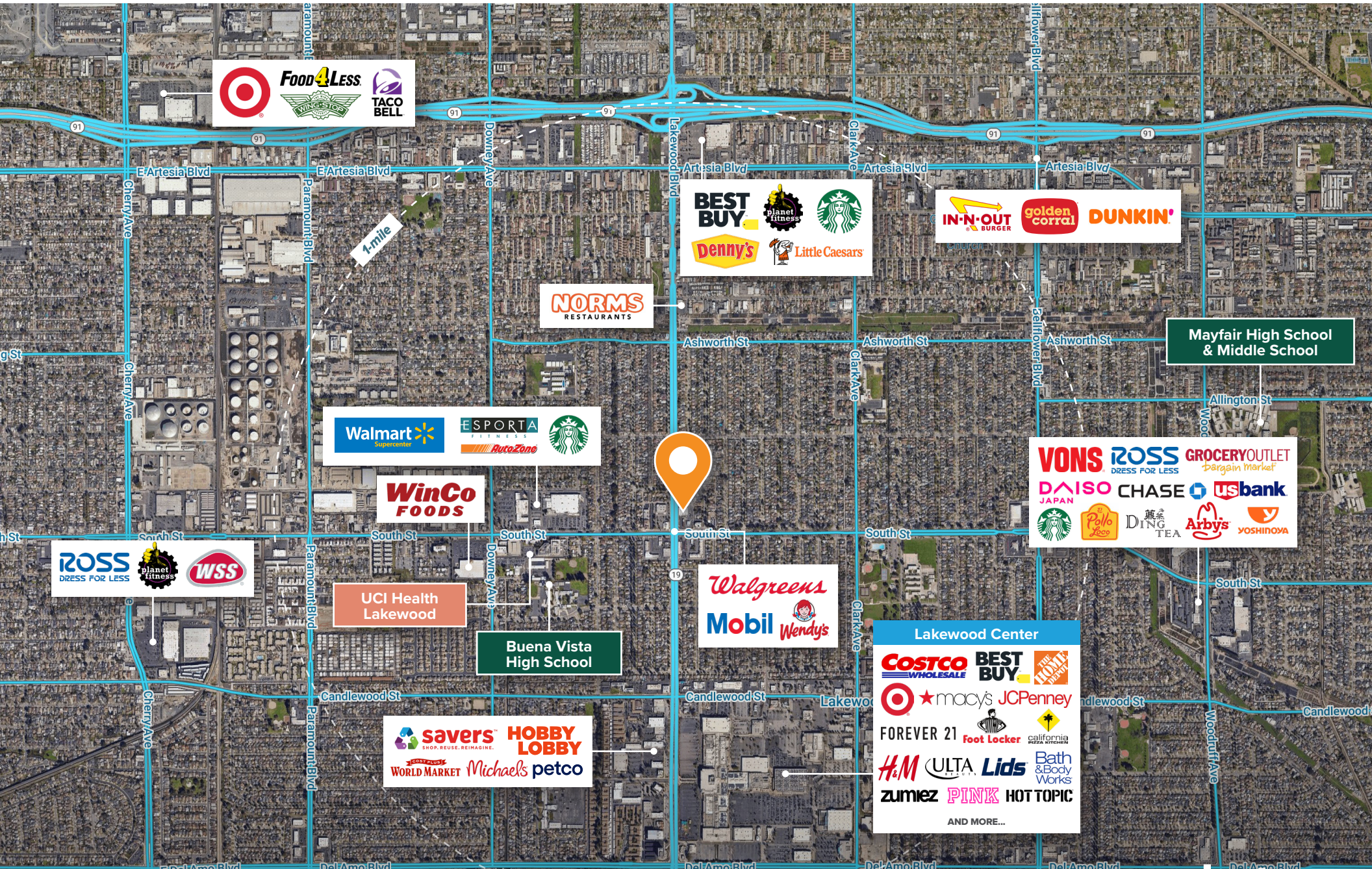
1 mile	2 mile	3 mile
\$133,316	\$121,262	\$117,383



DAYTIME POPULATION

1 mile	2 mile	3 mile
20,926	69,357	154,528



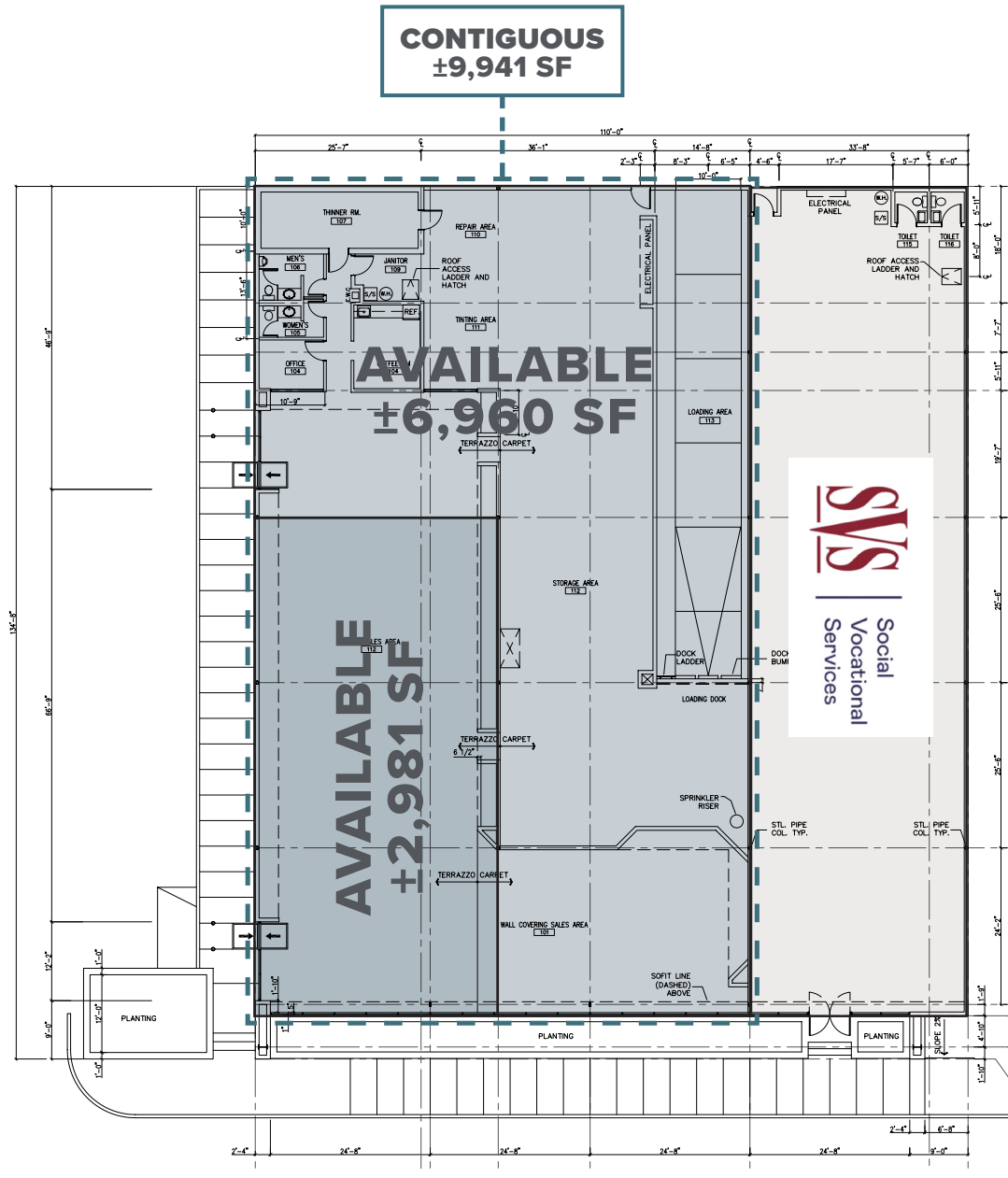


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DETAILS

- **Zoning:** C3
- **Loading Area:** Equipped with 10 X 16 rolling door in the rear of premises for convenient loading/unloading
- **Ceiling heights:** 16 FT
- **Condition:** Well-maintained exterior and interior, and soon to be newly paved parking lot, ready for immediate occupancy
- 600 Amp, 240 volt, 3phase, 4 wire electrical service

LAKEWOOD BLVD

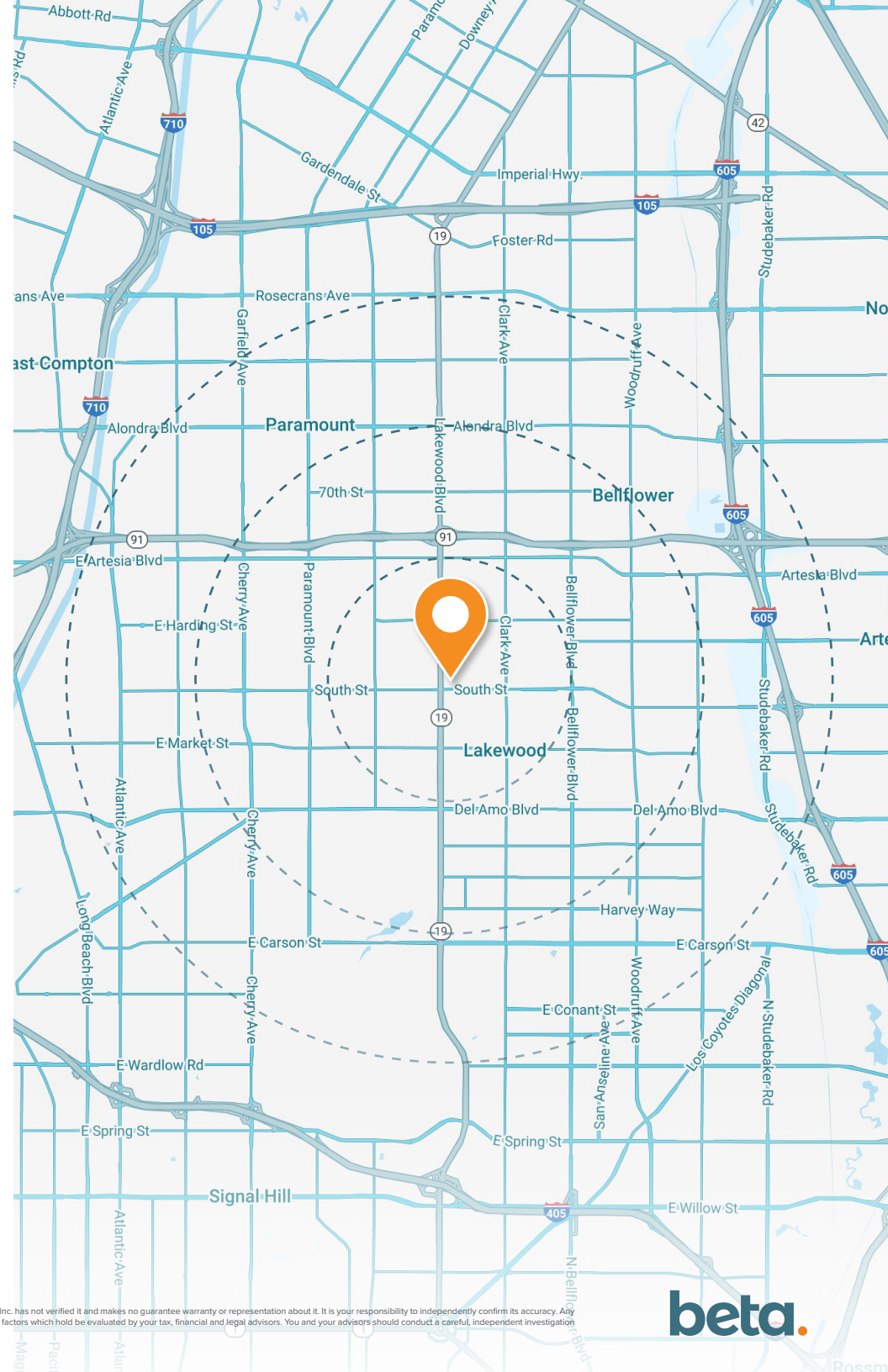


Demographics

Population	1 Mile	2 Mile	3 Mile
Total population	28,267	122,456	252,017
Average age	37.6	37.2	36.9
Average age (Male)	36.6	36.2	35.9
Average age (Female)	38.6	38.2	37.9

Households & Income	1 Mile	2 Mile	3 Mile
Total households	9,194	40,408	82,066
# of persons per HH	3.0	3.0	3.0
Average HH income	\$133,316	\$121,262	\$117,383
Average house value	\$709,117	\$715,972	\$712,413

Race (%)	1 Mile	2 Mile	3 Mile
White	29.9%	28.8%	28.0%
Hispanic	41.5%	45.6%	48.7%
Black	15.1%	14.6%	13.8%
American Indian	1.1%	1.2%	1.4%
Asian	17.8%	15.8%	15.0%
Hawaiian	1.1%	1.1%	0.9%
Other	20.3%	23.5%	25.6%



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