

FOR LEASE FREESTANDING BUILDING



AVAILABLE:
±5,270 SF SINGLE TENANT
FREE STANDING BUILDING

NWC 25TH ST & WESTERN AVE

1602 WEST 25TH STREET
SAN PEDRO, CA

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PROPERTY FEATURES

- Located in a grocery anchored shopping center at a prime intersection.
- Highly visible on the corner of 25th St. and Western Ave. with easy accessibility.
- Populated area with over 94,274 residents and a daytime population of 25,945 within a three-mile radius.

DEMOGRAPHICS (2021 EST.)

				POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME
1 Mile				18,007	3,446	\$136,682
2 Miles				66,662	13,946	\$111,981
3 Miles				94,274	25,945	\$121,723
5 Miles				164,109	54,283	\$120,254

Demographic Source: Applied Geographic Solutions 11/2021,
TIGER Geography

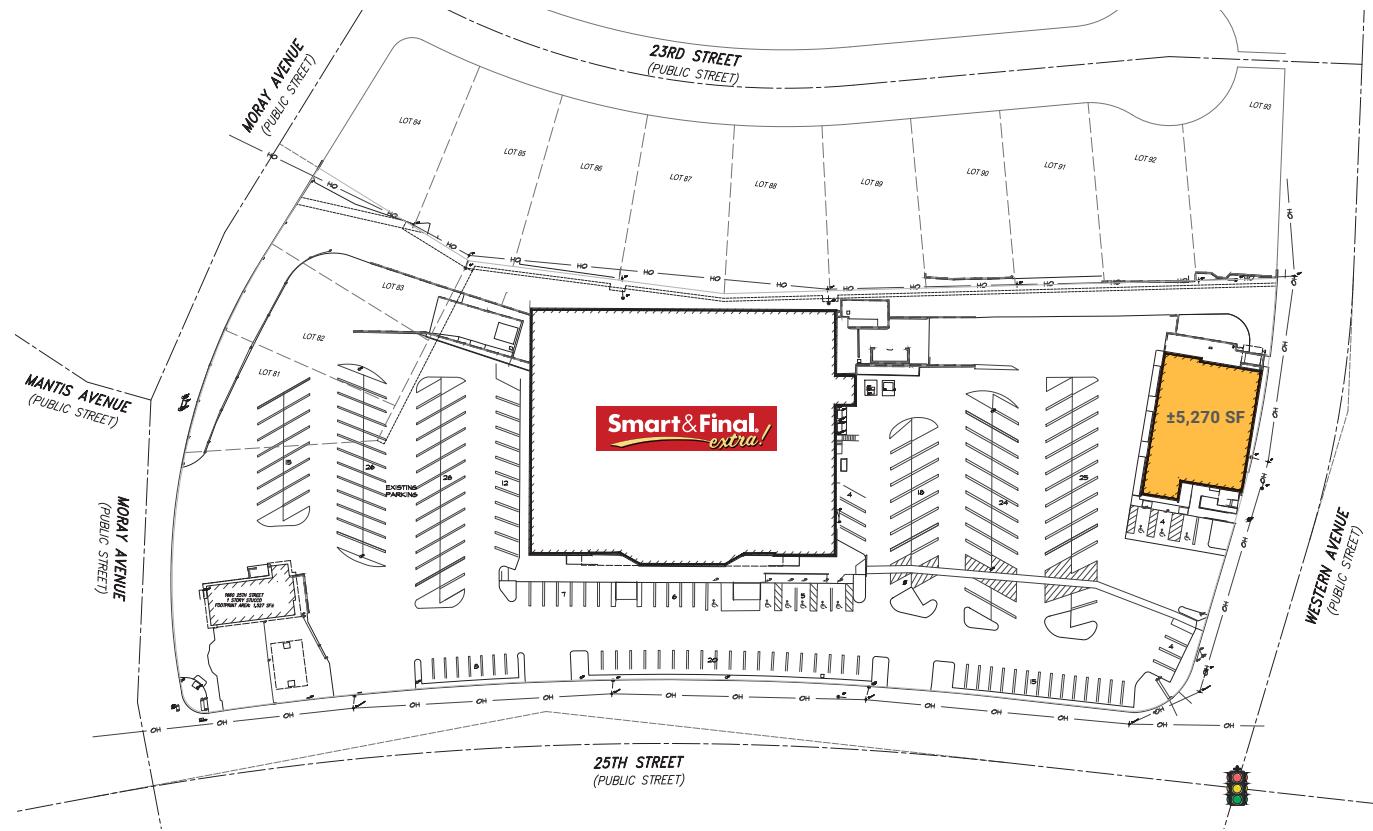
SITE PLAN

EXISTING ±5,270 SF BUILDING

TRAFFIC COUNTS



25TH ST & WESTERN AVE | ±55,374 CPD



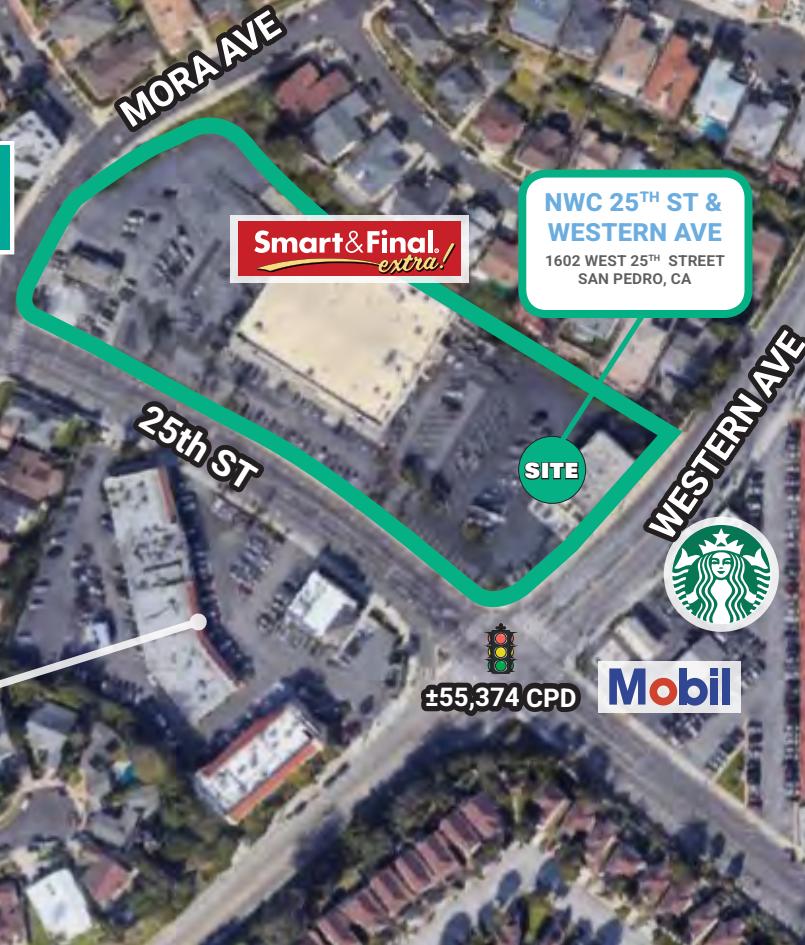


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