

FOR LEASE

NORWALK & WHITTIER

6012-6018 NORWALK BLVD | WHITTIER, CA 90606



GEOFFREY GROSSMAN

CALDRE #1265002

310.299.4224

GEOFF@CBM1.COM

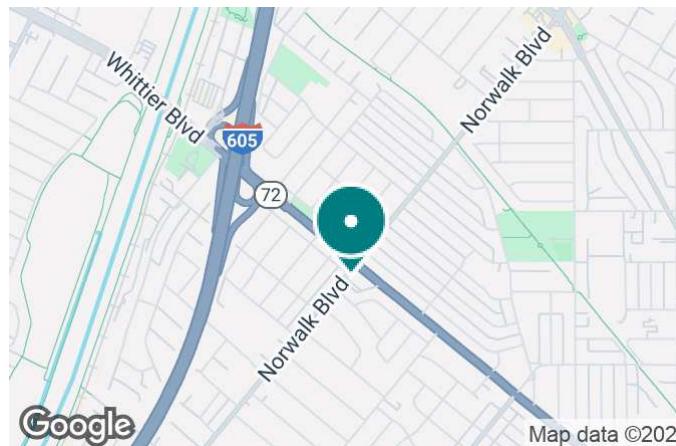
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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BROCHURE | PAGE 2



NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,793	50,798	134,242
Total Population	25,704	169,186	454,985
Average HH Income	\$91,110	\$81,197	\$87,265

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Former "Smoke Break" retail tobacco shop adjacent to a well-established liquor store. Property features convenient access, onsite parking, and high street visibility on a heavily trafficked area thoroughfare. Situated amid active retail area.

LOCATION DESCRIPTION

Property features convenient access through multiple entrances and high visibility on busy Norwalk Boulevard.

Situated at the intersection of Norwalk Boulevard + Whittier Boulevard, right off the 605 freeway.

OFFERING SUMMARY

Lease Rate:	\$1.80 per month (NNN)
Available SF:	1,250 SF
Lot Size:	20,290 SF
Building Size:	5,400 SF

SPACES	LEASE RATE	SPACE SIZE
6012-6014 Norwalk Blvd	\$2 per month	1,250 SF

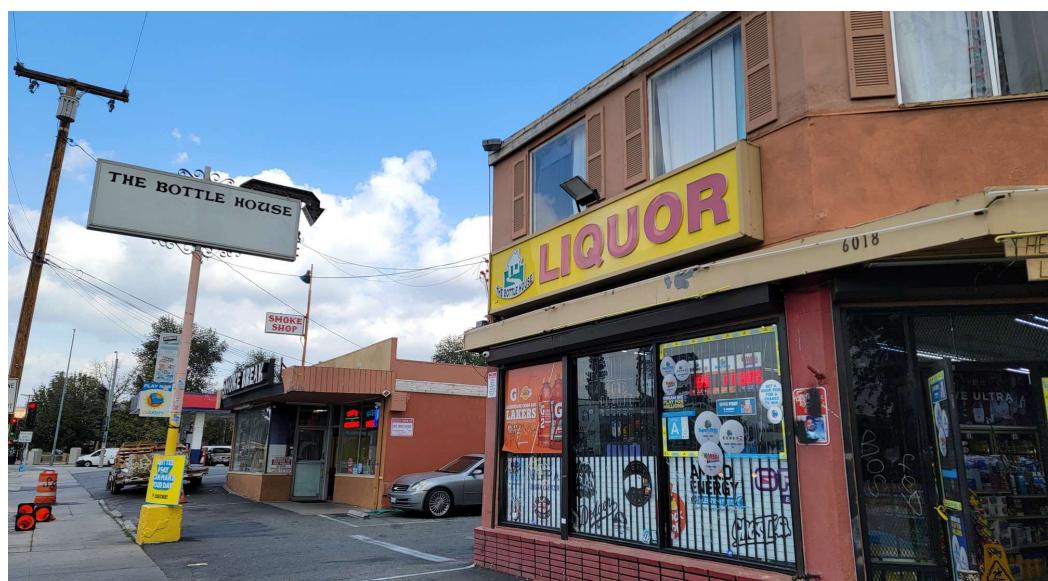
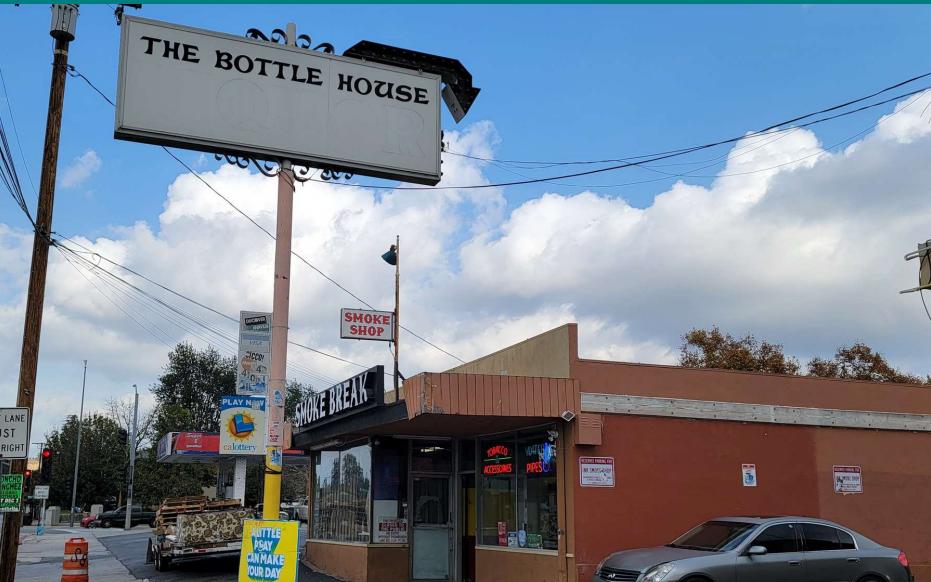
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ADDITIONAL PHOTOS

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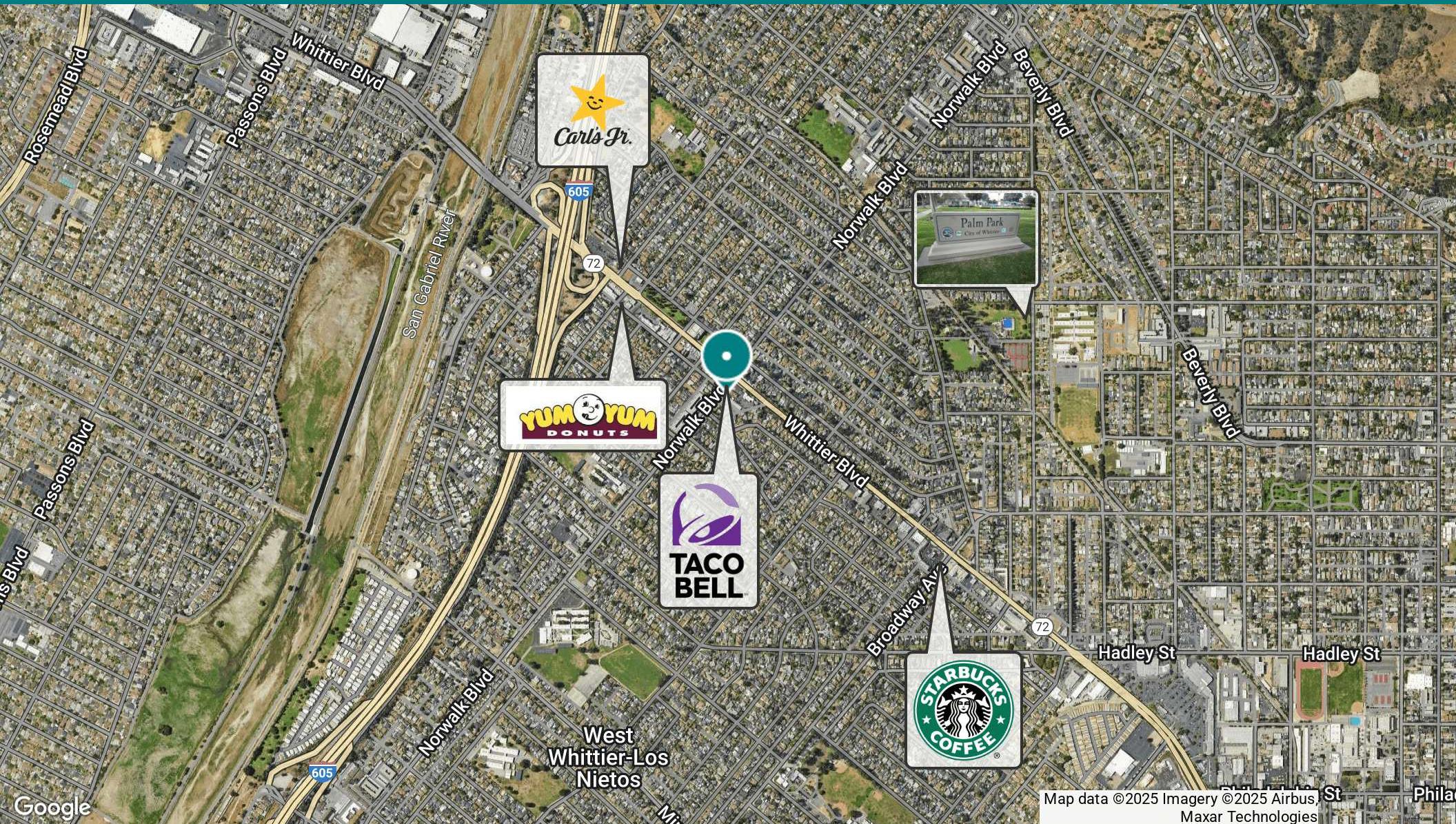
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RETAILER MAP

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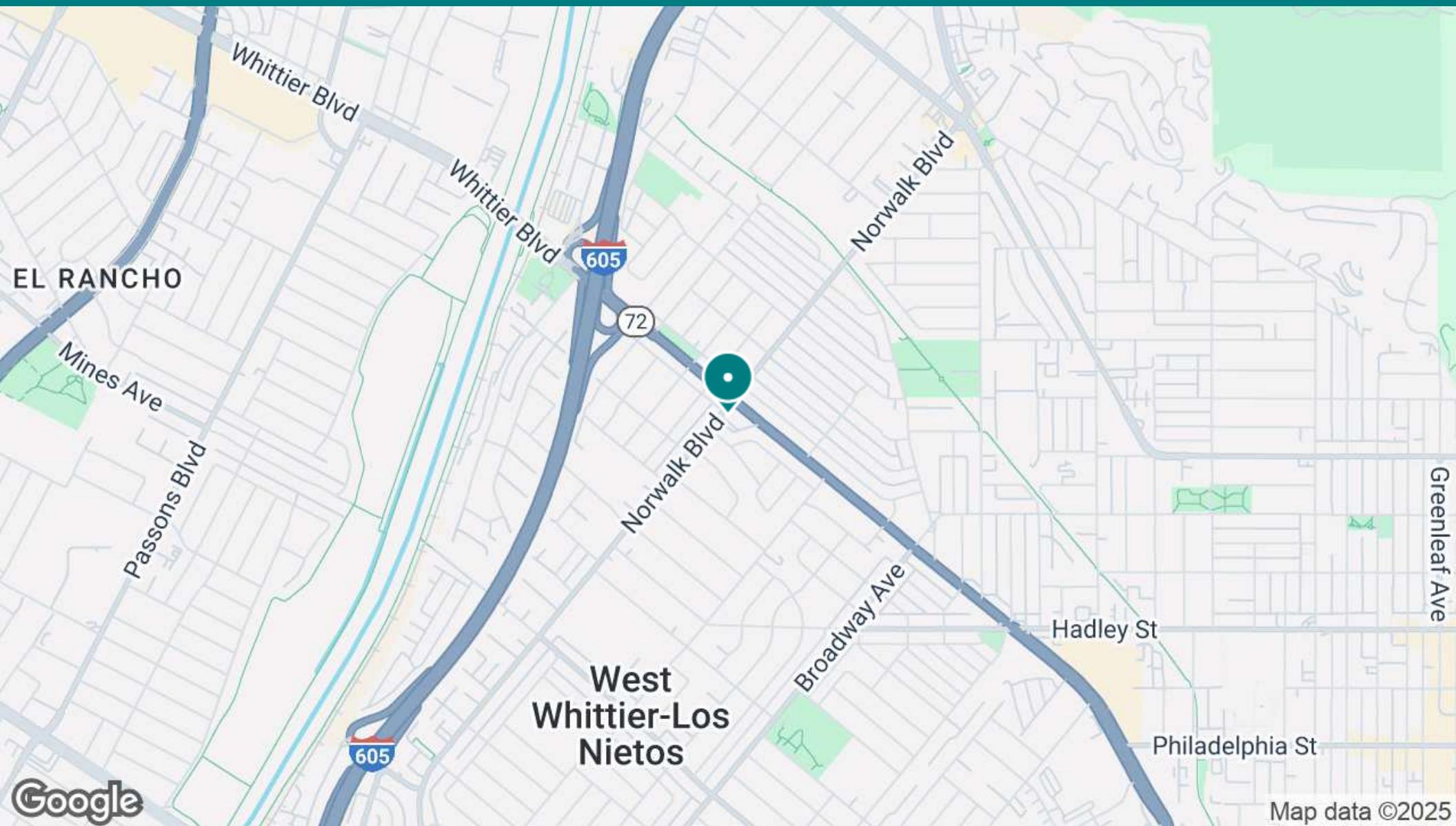
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LOCATION MAP

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DEMOCRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	25,704	169,186	454,985
Average Age	39.1	37.9	38.0
Average Age (Male)	37.0	37.0	36.8
Average Age (Female)	40.4	38.6	39.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,793	50,798	134,242
# of Persons per HH	3.3	3.3	3.4
Average HH Income	\$91,110	\$81,197	\$87,265
Average House Value	\$497,895	\$484,183	\$513,888

ETHNICITY (%)

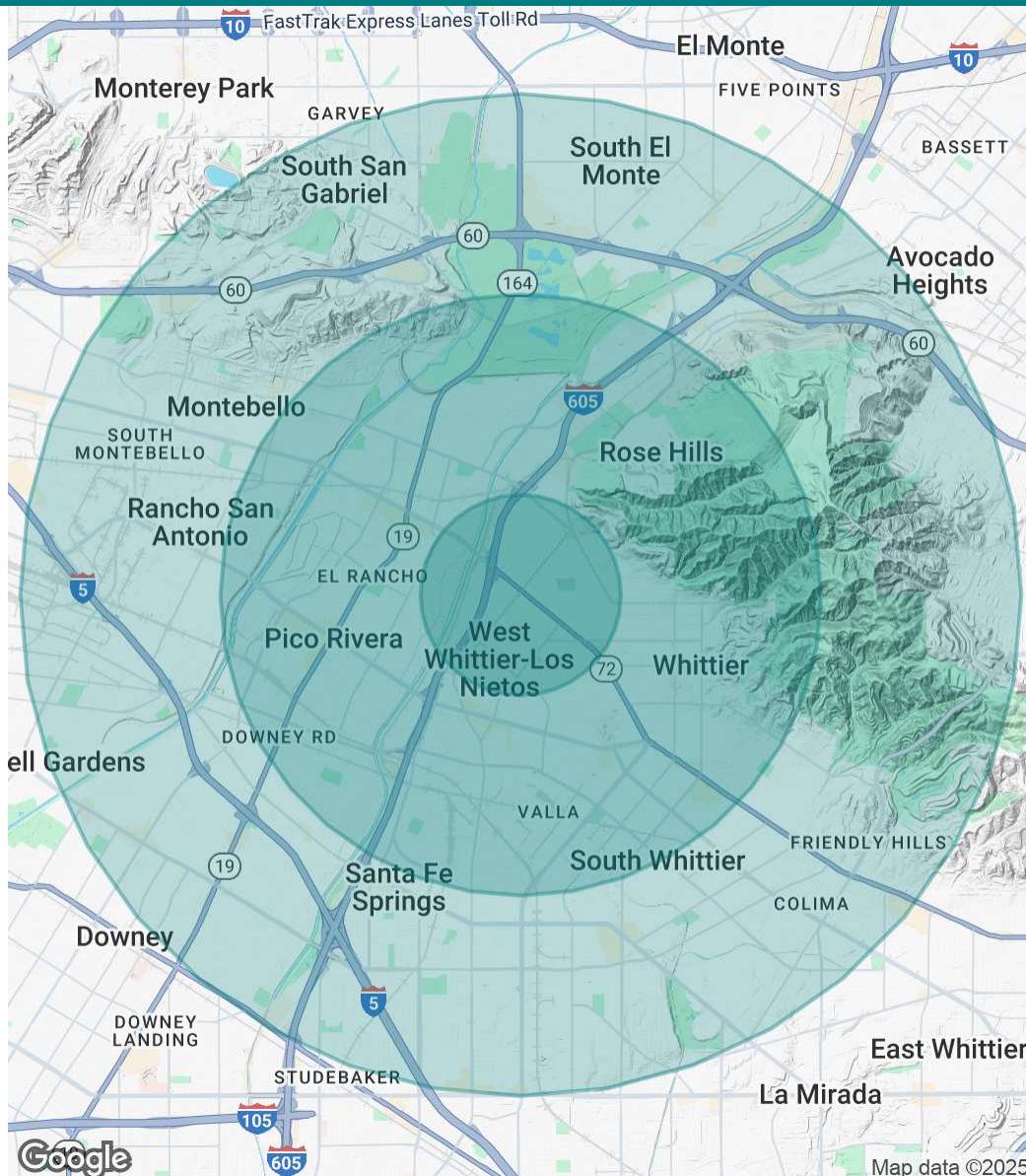
	1 MILE	3 MILES	5 MILES
Hispanic	80.2%	82.5%	75.6%

RACE

	1 MILE	3 MILES	5 MILES
% White	42.5%	43.6%	44.5%
% Black	0.5%	1.5%	1.5%
% Asian	3.8%	4.4%	10.6%
% Hawaiian	0.0%	0.0%	0.1%
% American Indian	1.6%	1.0%	1.0%
% Other	43.5%	42.7%	35.1%

* Demographic data derived from 2020 ACS - US Census

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