

FOR LEASE

5902 - 5924

ATLANTIC BLVD

MAYWOOD, CA

28,190 VPD



EXTENDED & REMODELED
COMING SOON

29,170 VPD

COMING SOON

PL\$

PROPERTY HIGHLIGHTS



Major Renovations Planned

Located at the Main & Main Intersection in Maywood



Opportunity for Synergy with Established Neighboring Businesses



Close Proximity to I-710 & Major Intersections



Easily Accessible via Public Transportation



Traffic Counts

E Slauson Ave - 28,190 VPD

S Atlantic Blvd - 29,170 VPD



Extremely High Restaurant Sales in the Immediate Area:



- \$5.6M

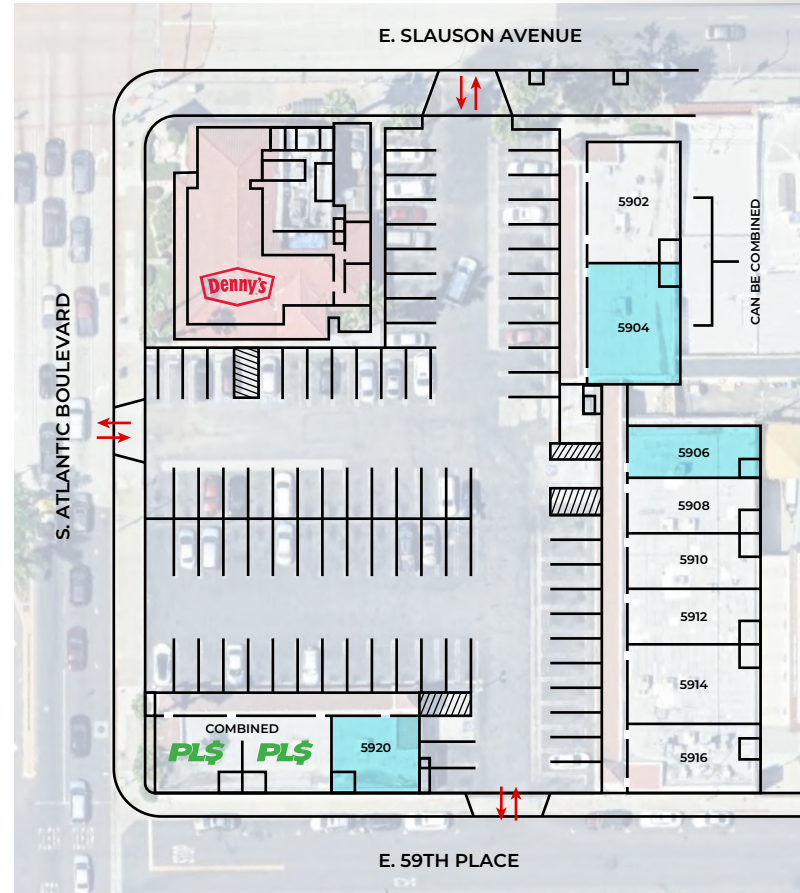


- \$3.9M *per Placer AI*



Population Counts:

1 MILE	2 MILES	3 MILES
45,962	129,158	295,810



UNIT	VACANT (SF)
5904	1,571
5906	997
5920	981



2



LOCAL AMENITIES



PLS Check Cashing offers 24/7 service at most of their ~200 locations in 12 states to cash various check types, including payroll, government, tax refunds, and business checks.

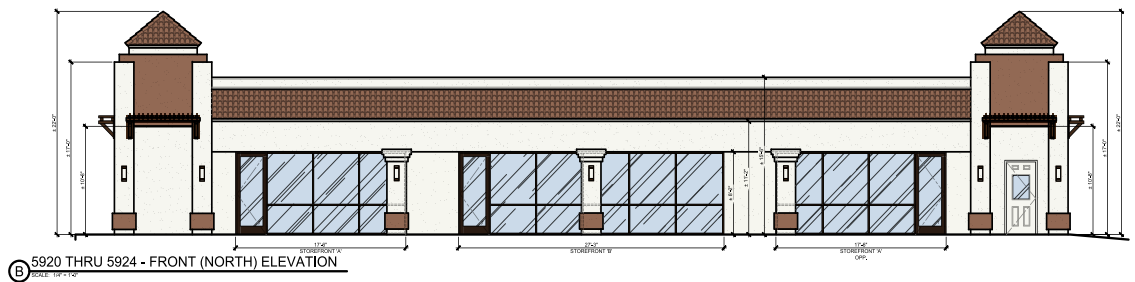
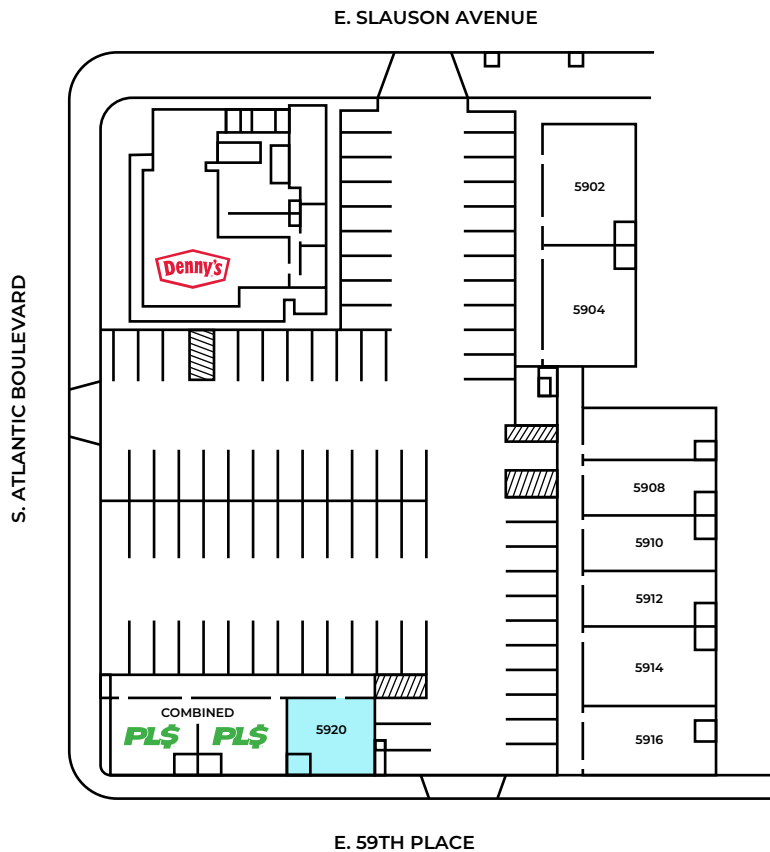
Fees generally start around 1% plus \$1, though they can vary, and they offer immediate access to funds. In addition to check cashing, they offer free money orders (with check cashing), bill pay, prepaid cards (Xpectations! Visa), money transfers (Ria), and, in some locations, auto insurance and vehicle registration.



PAD 5920 - 5926 ATLANTIC BLVD

VACANT SUITE

UNIT	VACANT (SF)
5920	981

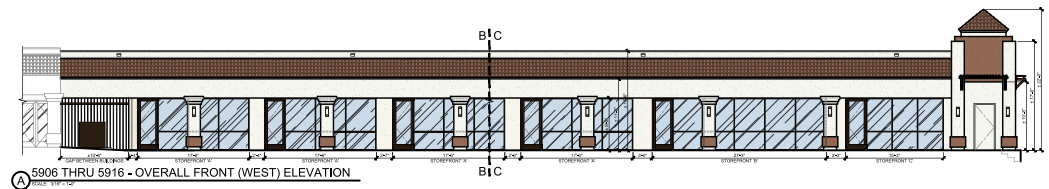
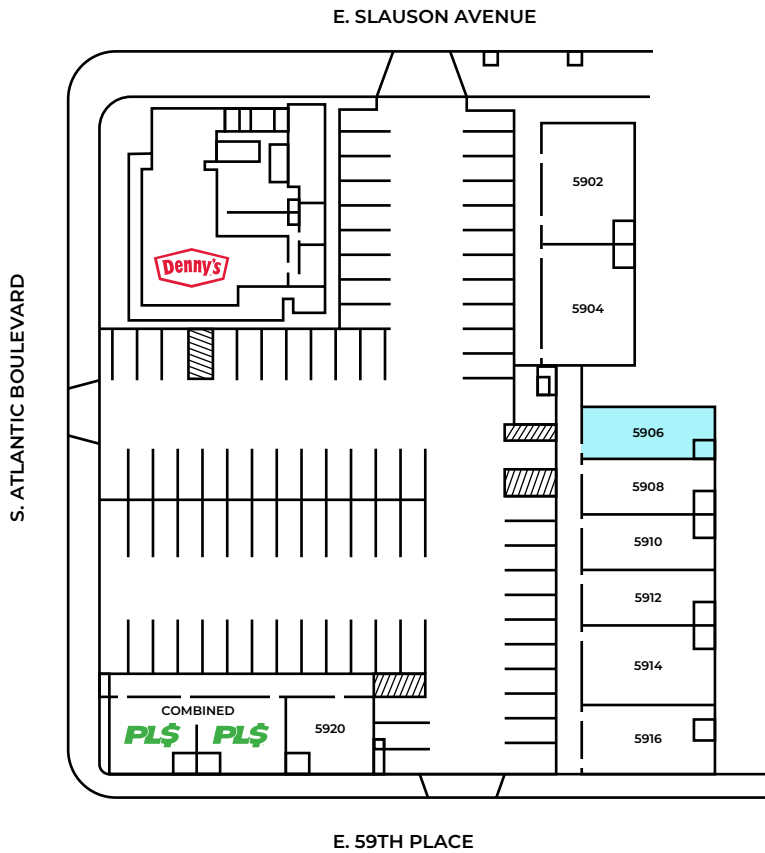


PAD 5908 - 5916 ATLANTIC BLVD

VACANT SUITE

UNIT VACANT (SF)

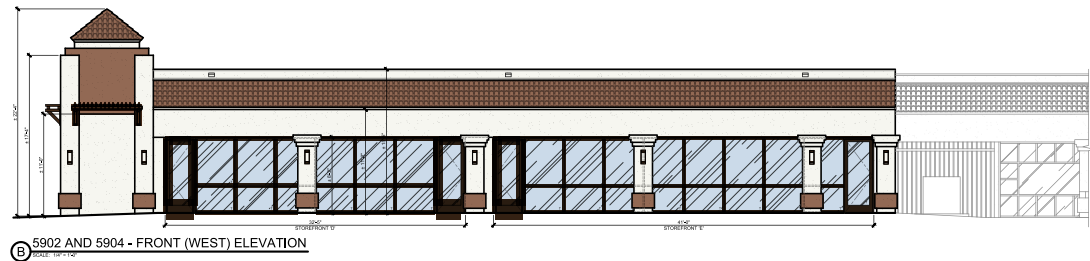
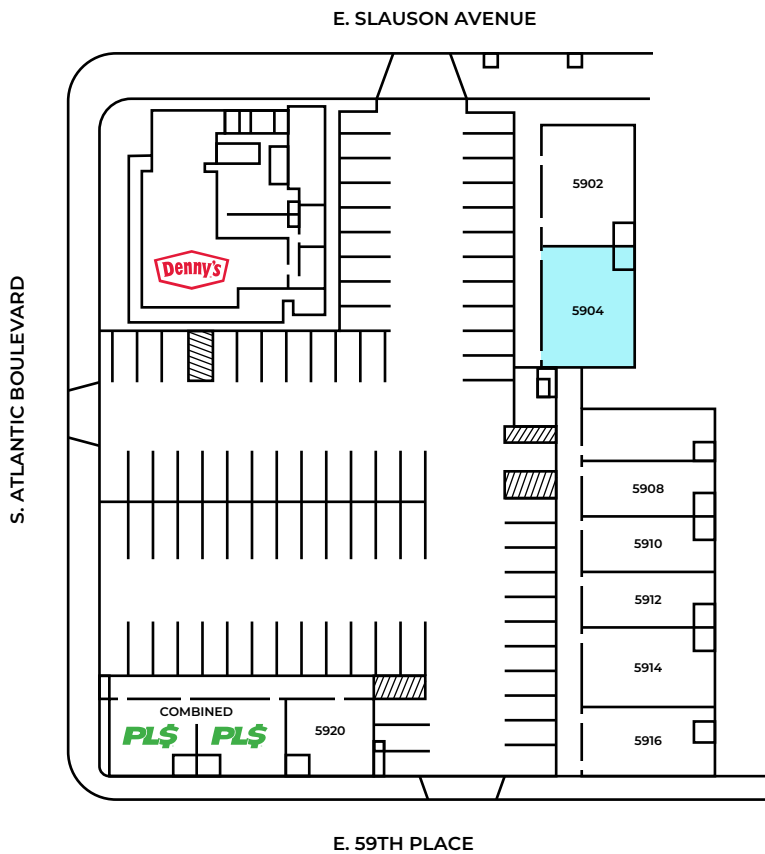
5906 997



PAD 5904 ATLANTIC BLVD

VACANT SUITE

UNIT	VACANT (SF)
5904	1,571



PROPOSED SIGNAGE

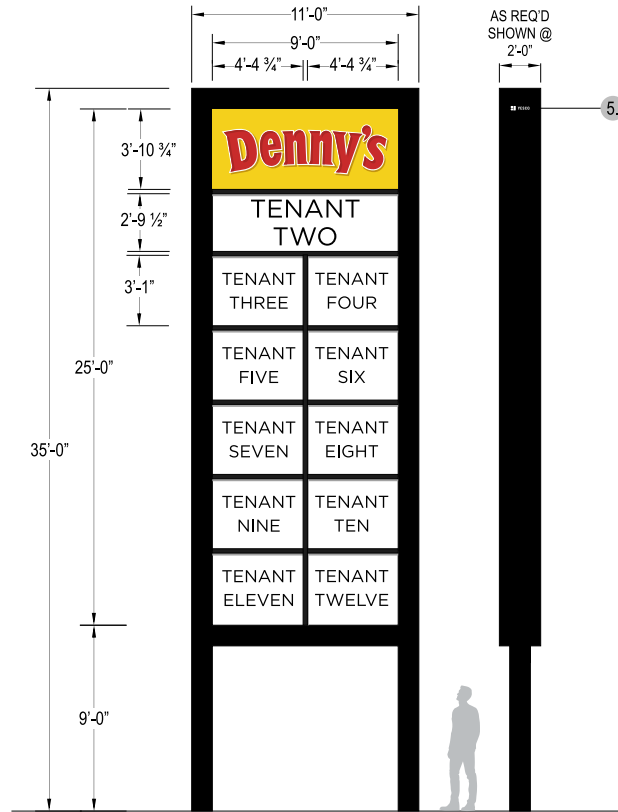
A1

MANUFACTURE & INSTALL ONE (2) D/F ILLUMINATED PYLON DISPLAY

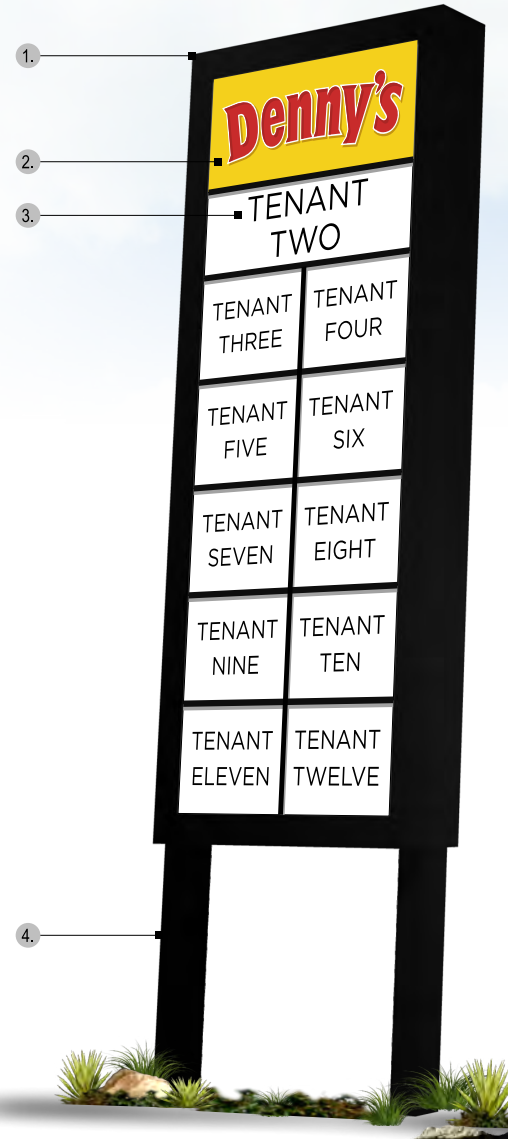
PERSPECTIVE NEW N.T.S.

225 SQ FT

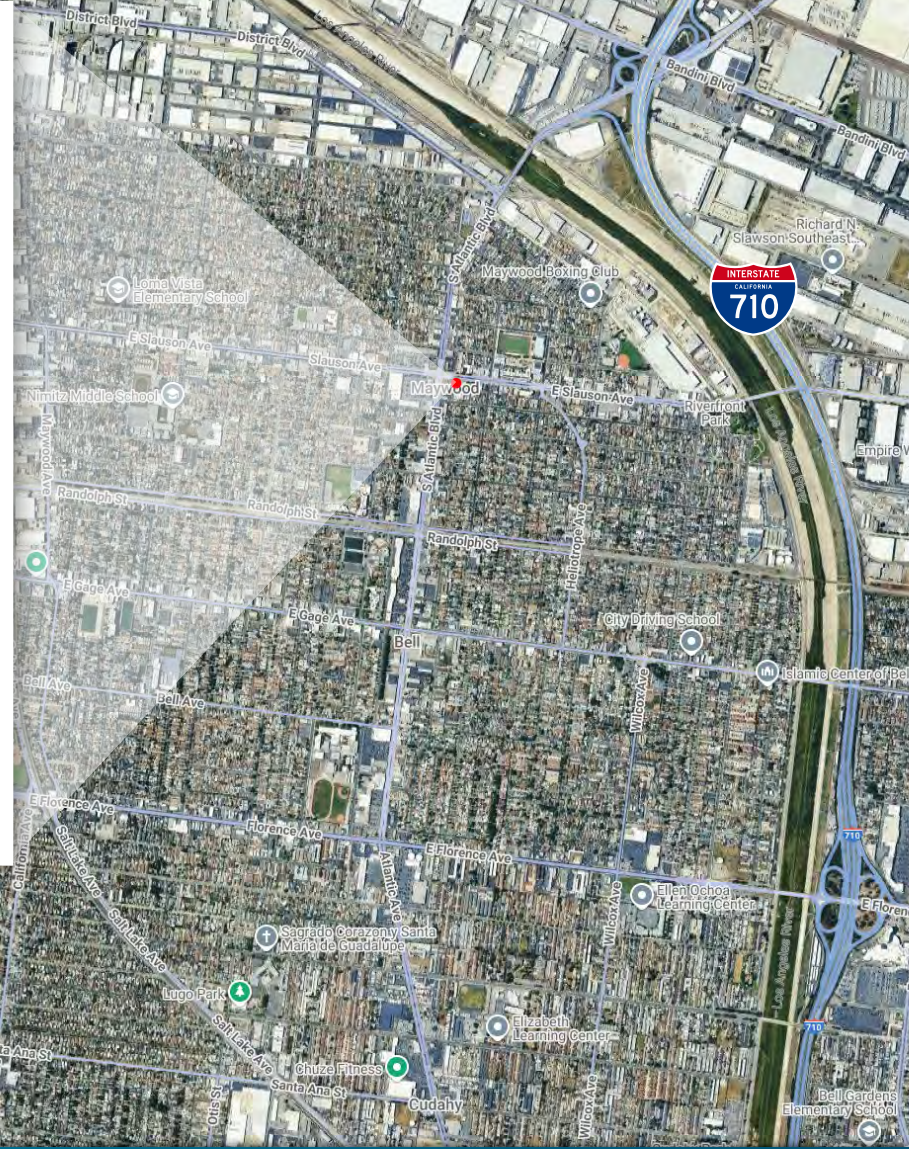
1. ALUMINUM CABINET WITH PAINTED BLACK FINISH
2. ILLUMINATED INDIVIDUAL POLYCARBONATE FACES WITH 2 1/2" ALUMINUM DIVIDER RETAINER SYSTEM
3. TENANT VINYL (ALL TENANTS T.B.D.)
4. ALUMINUM CABINETS WITH PAINTED BLACK FINISH TO CONCEAL SUPPORT PIPES
5. WHITE VINYL YESCO LOGO



ELEVATION SCALE: 3/16" = 1'-0"



AERIAL MAP



AREA OVERVIEW

100 YEARS OF MAYWOOD

Embark on a journey through time as Maywood celebrates a remarkable milestone - 100 years of community, culture, and progress. Join us for an array of exciting events honoring our rich history and promising future. From the grand Centennial Celebration to the symbolic Centennial Tree Planting, each moment commemorates a century of resilience and growth.

Maywood is proud of its Parks and Recreation Department which has its own long and interesting history. The Maywood Park, located at 58th Street and Heliotrope Avenue, had its beginnings in the 1930s when the present-day baseball field was a large meadow. In the early 1950s, Maywood Park became the home of the Golden State Baseball Association. Now, more than 80 years since incorporation, Maywood retains its small atmosphere, though surrounded by a massive metropolis. Maywood still offers an ideal residential community for those who work in surrounding communities.

As one looks around Maywood today, sweeping changes can be seen, such as four new shopping centers at the corner of Slauson Avenue and Atlantic Boulevard; a new senior citizens complex; a new 2.8 million dollar, multi-purpose facility, an industrial complex on Maywood Avenue, and numerous brand new businesses springing up in the city.



FRONT DOOR TO THE CITY



Situated at the main entrance to Maywood, 5900 Atlantic Blvd isn't just another retail location — it's the first impression for tens of thousands of daily visitors and residents entering the city. Being located at the city's major intersection of Atlantic and Slauson ensures that businesses benefit from high levels of spontaneous foot traffic and vehicle visibility, creating a steady stream of potential customers day and night.

COMMANDING TWO MAJOR TRAFFIC ARTERIES



The center sits prominently on **Atlantic Boulevard & Slauson Avenue**, two of the most heavily traveled arteries in the region. Both streets are lifelines that not only connect Maywood to the surrounding communities but also serve as direct corridors to major freeway on- and off-ramps. Easy freeway access means a broader customer base and convenient travel for shoppers coming from throughout Southeast Los Angeles County.

CAPTURE THE MOMENTUM



In real estate, location is everything — and 5900 Atlantic Blvd has it all. High traffic. Prime visibility. Immediate freeway access. A gateway location into a growing community. Tap into one of the region's most promising retail opportunities, there's no better address to make your mark.



DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	40,811	274,895	841,640
Estimated Households	11,490	77,091	237,717
Median Age	32.3	32.7	33.2



HOUSEHOLD INCOME

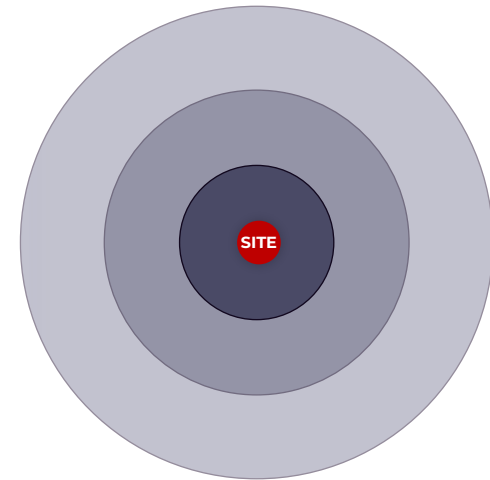
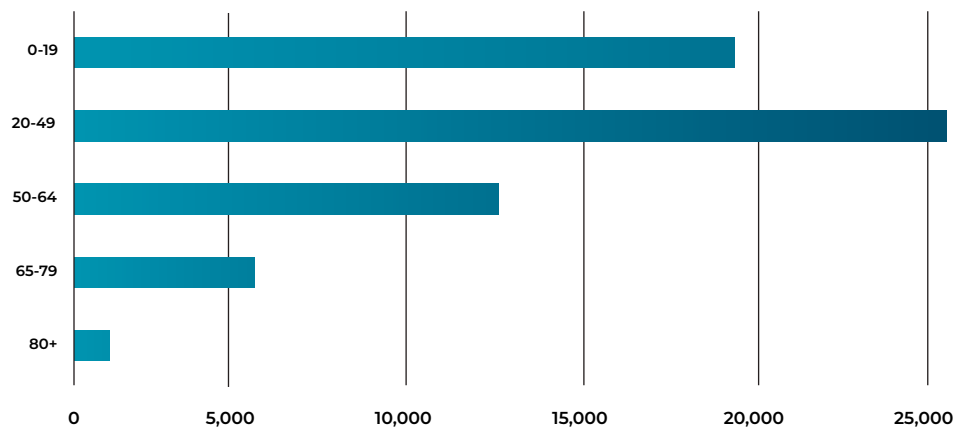
	1 MILE	3 MILES	5 MILES
Average Household Income	\$83,178	\$79,089	\$90,198
Median Household Income	\$63,561	\$62,104	\$69,573



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	968	10,337	30,106
Total Employees	8,062	114,619	287,717

AGE DISTRIBUTION



841,640*
TOTAL POPULATION



\$90,198*
AVERAGE INCOME



287,717*
DAYTIME EMPLOYMENT



30,106*
TOTAL BUSINESSES

** 5 MILE RADIUS*

5902 - 5924

ATLANTIC BOULEVARD

MAYWOOD, CA

FOR LEASE



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