

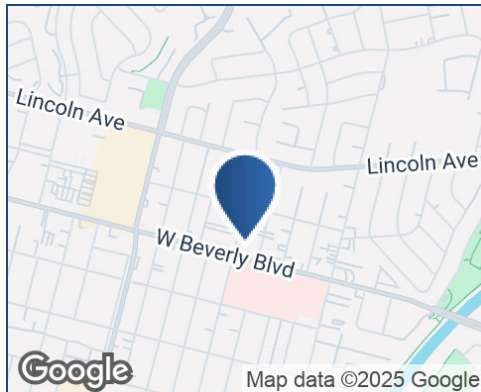
*Property Summary*



**DAILY TRAFFIC CONDITIONS**

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	27,697
STREET	W. Beverly Blvd.

\* Figures shown represent estimates



**DEMOGRAPHICS - 2025**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	28,966	177,719	557,216
Average HH Income	\$105,079	\$112,388	\$109,961
Estimated Households	9,313	54,820	170,558

**PROPERTY HIGHLIGHTS**

- 7,003 SF retail center on ±0.43 AC
- Zoning: General Commercial (C-2)
- APN: 5269-013-036
- Short term leases allow for redevelopment
- Value Add Opportunity
- Across Beverly Blvd. from Adventist Health White Memorial Hospital
- Nearby retailers include The Home Depot, Target, Superior Grocers, Vons, Harbor Freight, Big 5 Sporting Goods, Marshalls, and more

**BRENDAN MCARTHUR**

626.298.3258

BMcArthur@retail-pa.com

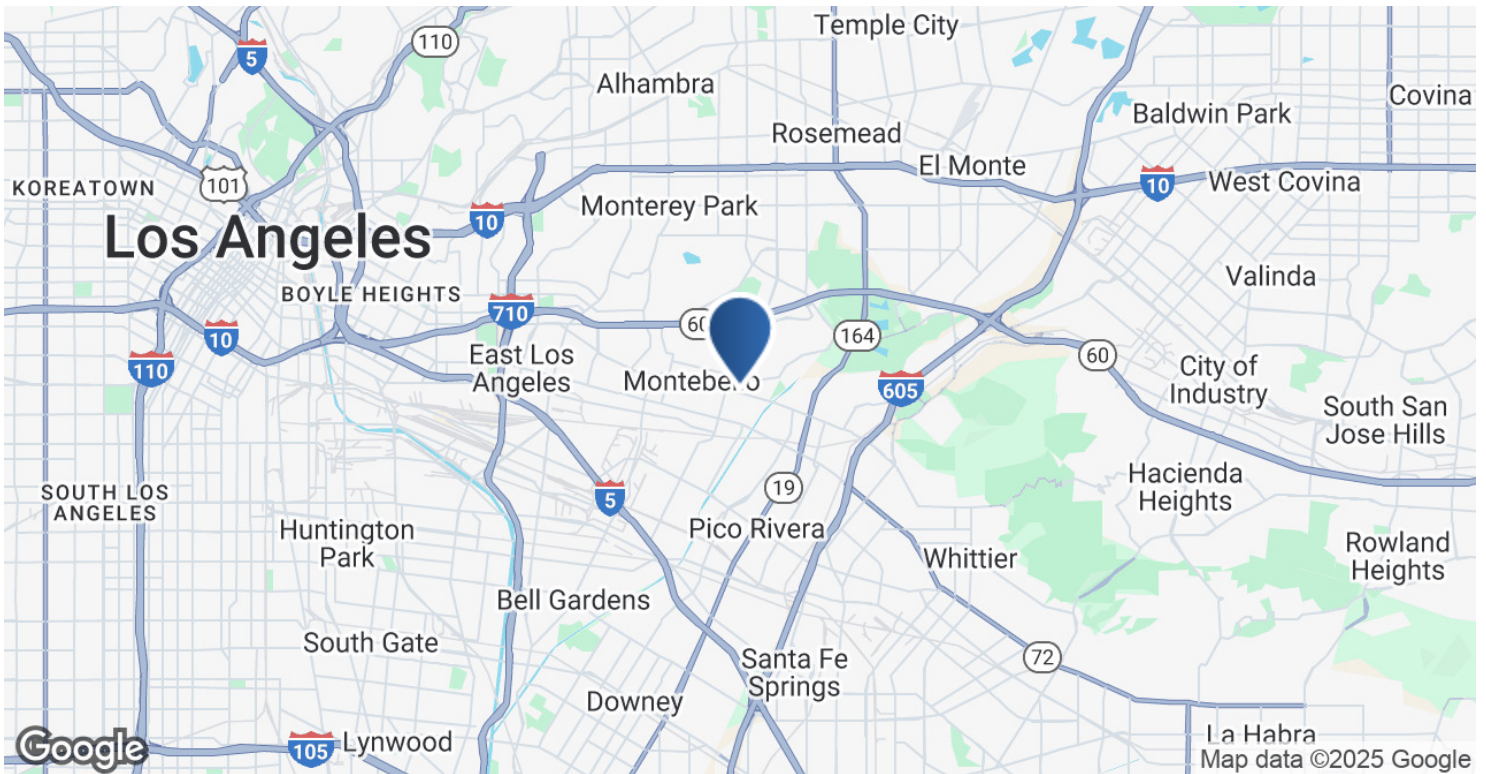
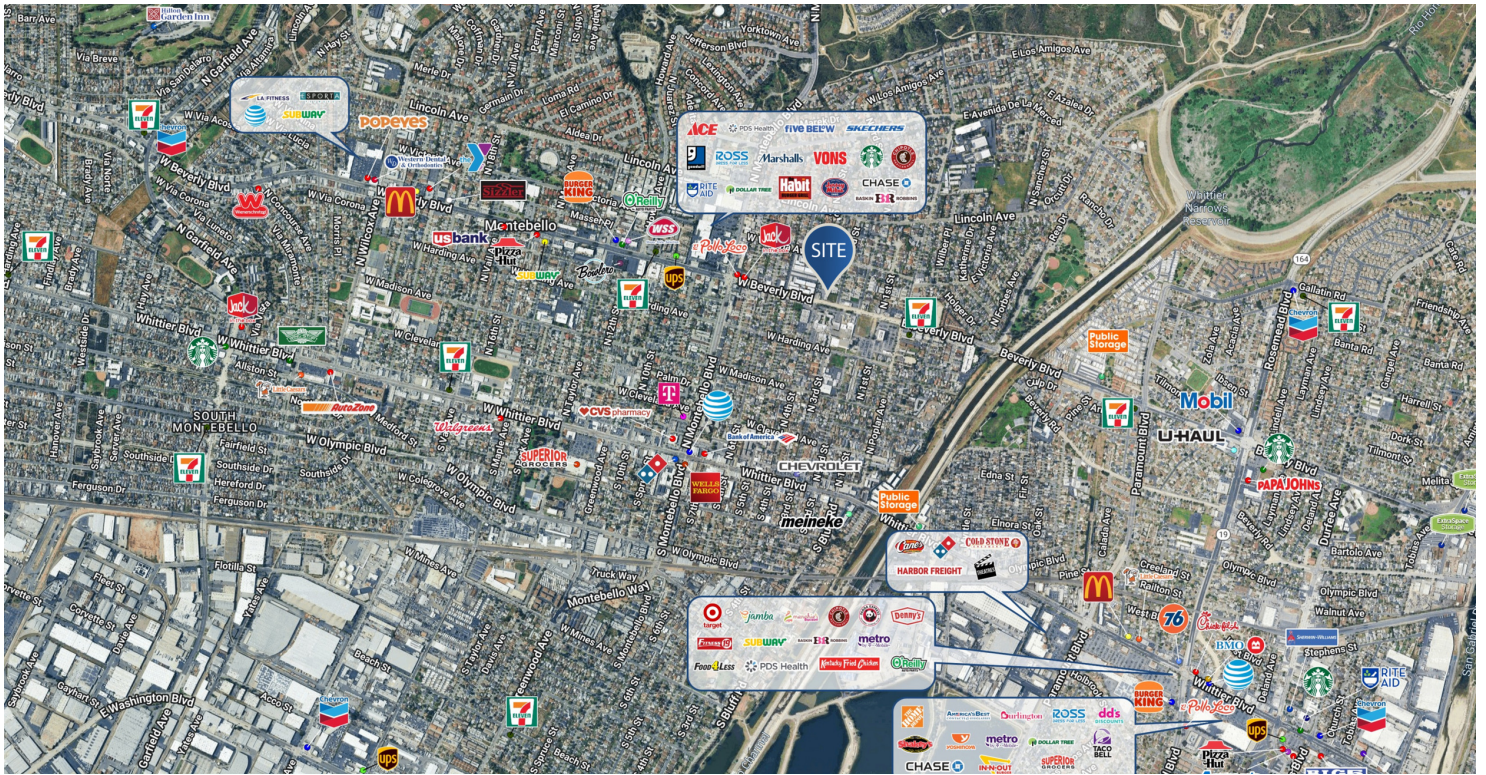
CalDRE #1185335

Retail Property Advisors // 626.399.1140 // 35 North Lake Ave. // Suite 710, Pasadena, CA 91101 // Retail-PA.com

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*Location Map*



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