

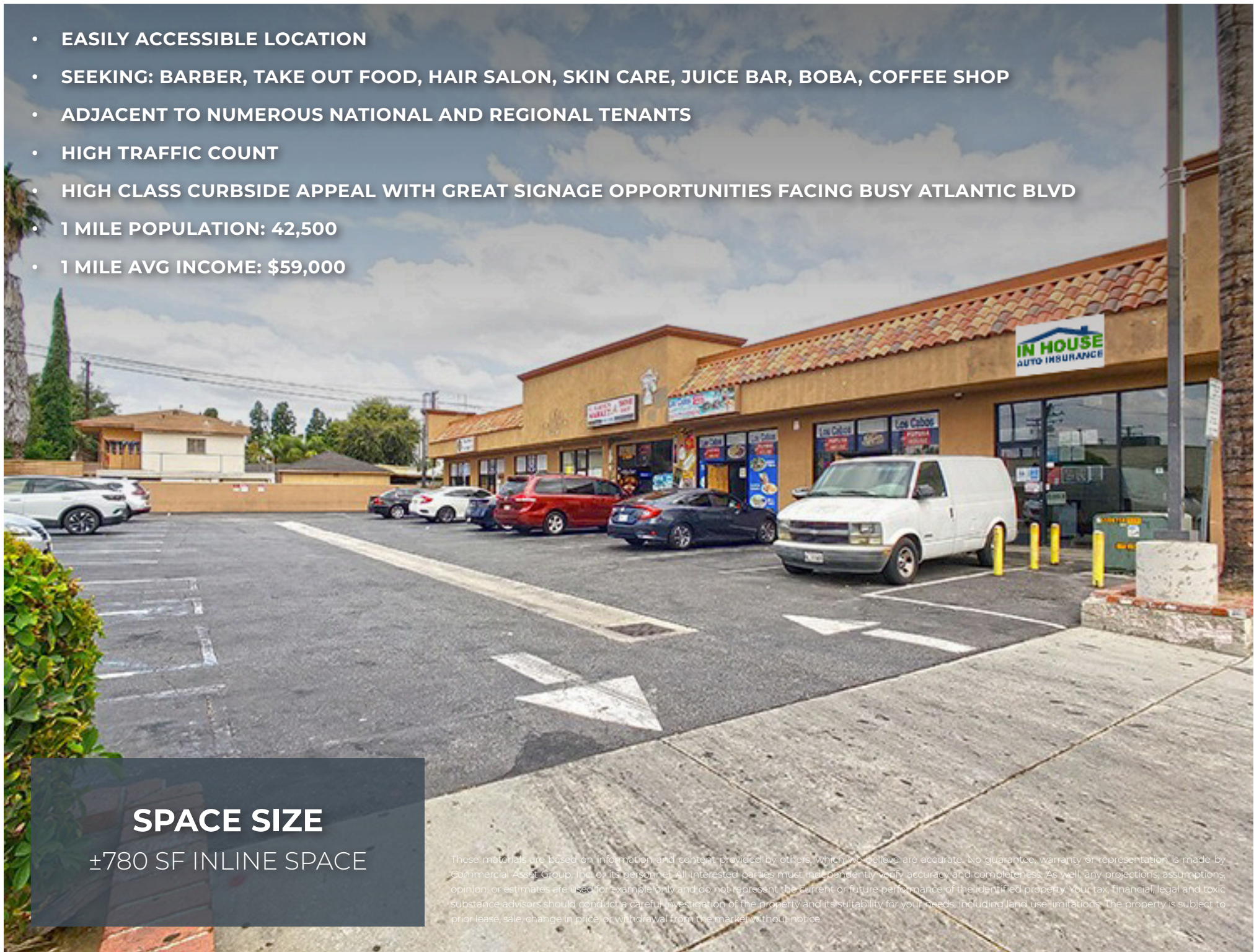
6033 ATLANTIC BLVD
MAYWOOD, CA 90270



COMMERCIAL
ASSET GROUP

INLINE FOOD USE AND RETAIL SPACE
AVAILABLE FOR LEASE

- **EASILY ACCESSIBLE LOCATION**
- **SEEKING: BARBER, TAKE OUT FOOD, HAIR SALON, SKIN CARE, JUICE BAR, BOBA, COFFEE SHOP**
- **ADJACENT TO NUMEROUS NATIONAL AND REGIONAL TENANTS**
- **HIGH TRAFFIC COUNT**
- **HIGH CLASS CURBSIDE APPEAL WITH GREAT SIGNAGE OPPORTUNITIES FACING BUSY ATLANTIC BLVD**
- **1 MILE POPULATION: 42,500**
- **1 MILE AVG INCOME: \$59,000**



SPACE SIZE

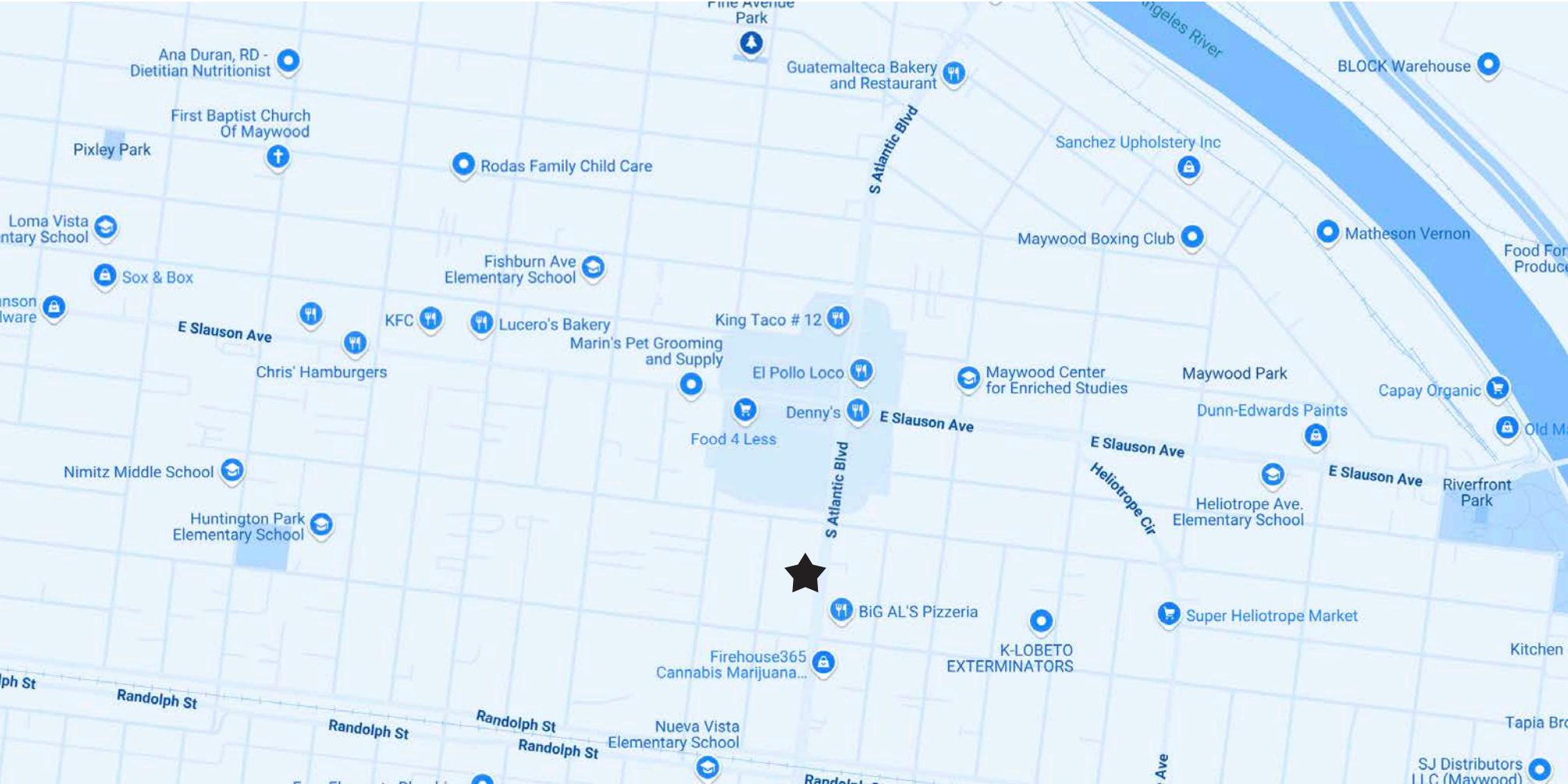
±780 SF INLINE SPACE

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ADDITIONAL PHOTOS



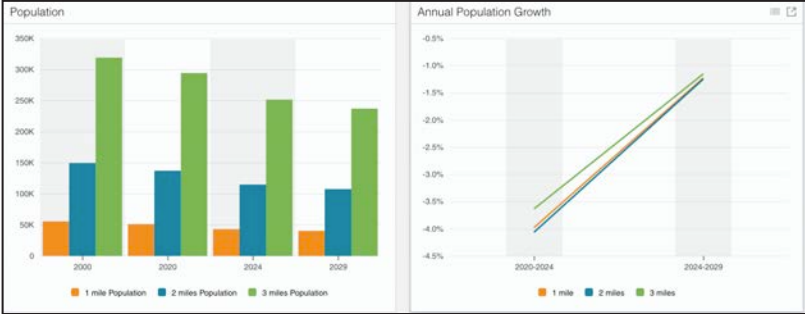
MAP



DEMOGRAPHICS

Population			
	1 mile	2 miles	3 miles
2020 Population	51,106	136,920	294,222
2024 Population	42,969	114,654	251,435
2029 Population Projection	40,330	107,502	236,936
Annual Growth 2020-2024	-4.0%	-4.1%	-3.6%
Annual Growth 2024-2029	-1.2%	-1.2%	-1.2%
Median Age	34.1	34.1	34.3
Bachelor's Degree or Higher	7%	7%	8%
U.S. Armed Forces	1	1	30

Households			
	1 mile	2 miles	3 miles
2020 Households	13,620	35,950	77,662
2024 Households	11,327	29,779	65,599
2029 Household Projection	10,596	27,830	61,605
Annual Growth 2020-2024	-1.0%	-0.9%	-1.0%
Annual Growth 2024-2029	-1.3%	-1.3%	-1.2%
Owner Occupied Households	3,125	8,270	18,796
Renter Occupied Households	7,471	19,559	42,809
Avg Household Size	3.7	3.8	3.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendi...	\$338.8M	\$884.7M	\$2B

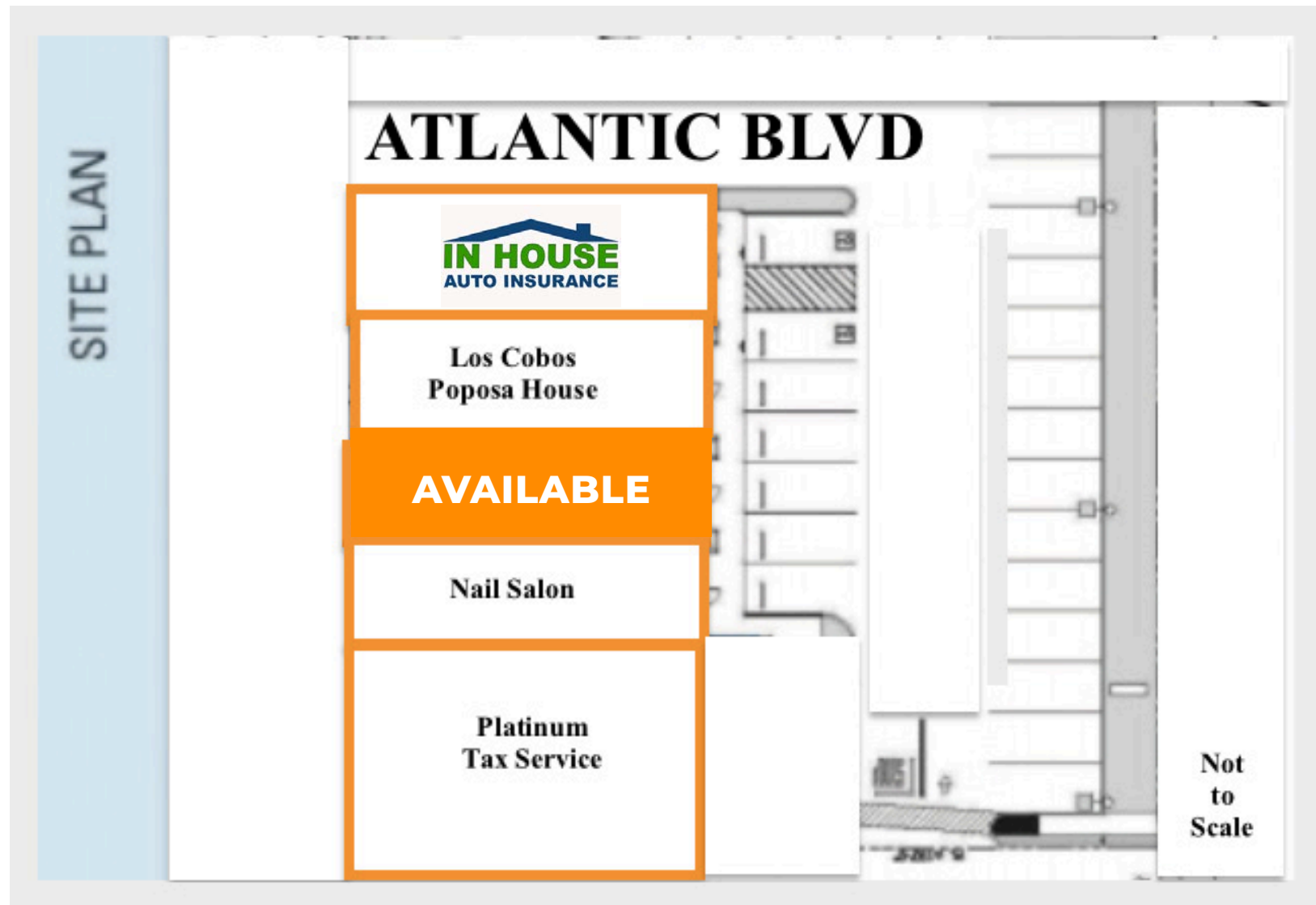


Population By Race			
	1 mile	2 miles	3 miles
White	4,830	12,477	27,163
Black	226	670	1,807
American Indian/Alaskan Native	954	2,696	6,306
Asian	246	711	1,583
Hawaiian & Pacific Islander	21	84	161
Two or More Races	36,693	98,016	214,414
Hispanic Origin	41,176	110,397	242,329

Housing			
	1 mile	2 miles	3 miles
Median Home Value	\$553,026	\$525,681	\$556,154
Median Year Built	1954	1955	1953

Income			
	1 mile	2 miles	3 miles
Avg Household Income	\$68,444	\$66,415	\$67,225
Median Household Income	\$55,183	\$53,664	\$53,641
< \$25,000	2,528	6,395	14,393
\$25,000 - 50,000	2,640	7,444	16,191
\$50,000 - 75,000	2,339	6,399	13,384
\$75,000 - 100,000	1,573	4,087	9,216
\$100,000 - 125,000	1,029	2,297	5,174
\$125,000 - 150,000	457	1,192	2,703
\$150,000 - 200,000	405	1,252	2,836
\$200,000+	356	713	1,702

SITE PLAN



AERIAL





COMMERCIAL
ASSET GROUP



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