

6033 ATLANTIC BLVD  
MAYWOOD, CA 90270

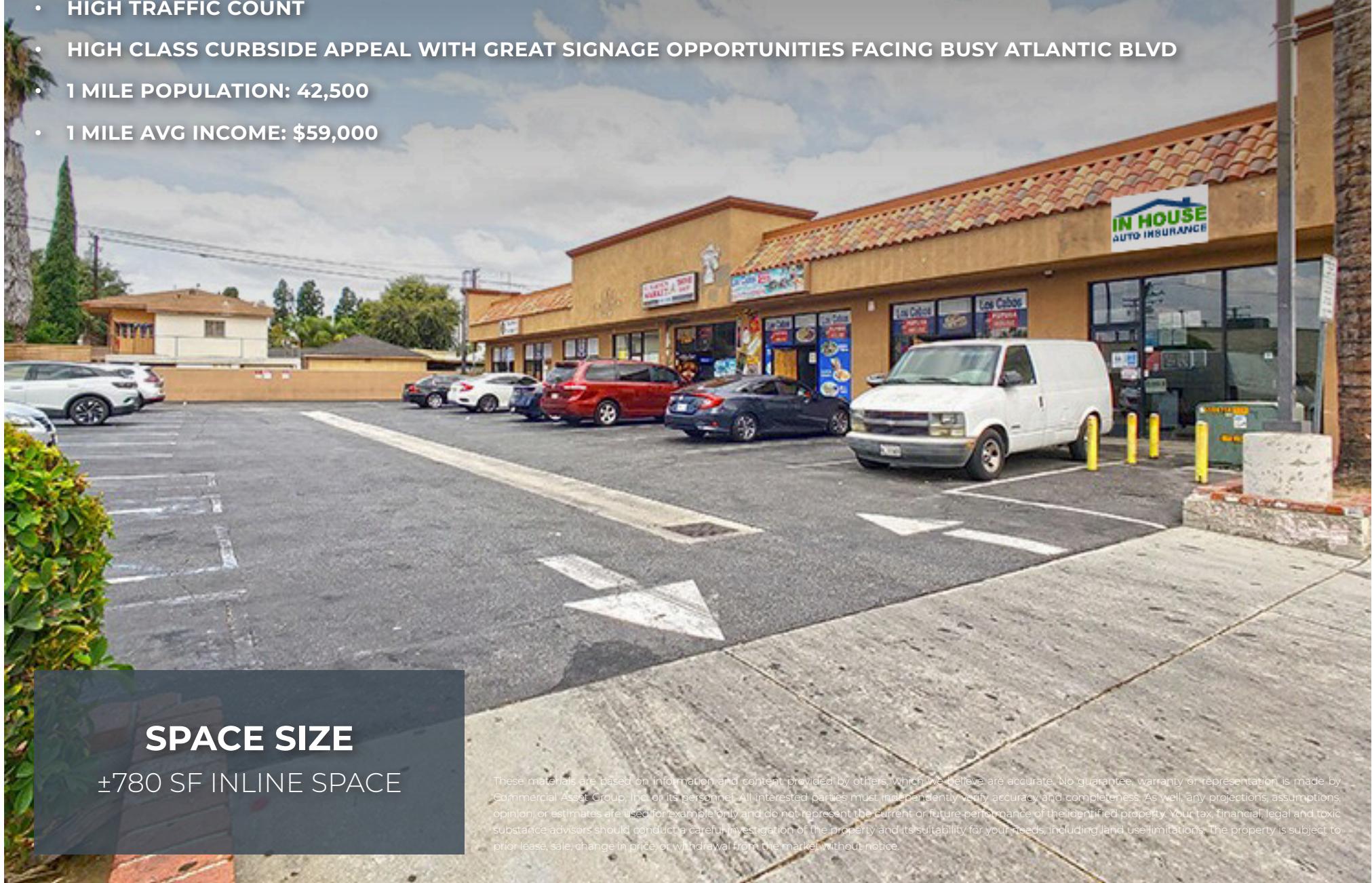


COMMERCIAL  
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A wide-angle photograph of a commercial building complex on a sunny day. The building is a single-story structure with a tan stucco exterior and a red-tiled roof. It features several storefronts, including one with a sign for "IN HOUSE AUTO INSURANCE" and another for "Los Cabos". A parking lot in front of the building is partially filled with cars, including a white van parked near the entrance. The sky is blue with scattered white clouds. In the foreground, a portion of a brick planter box with green plants is visible on the left, and a concrete sidewalk runs along the bottom right.

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

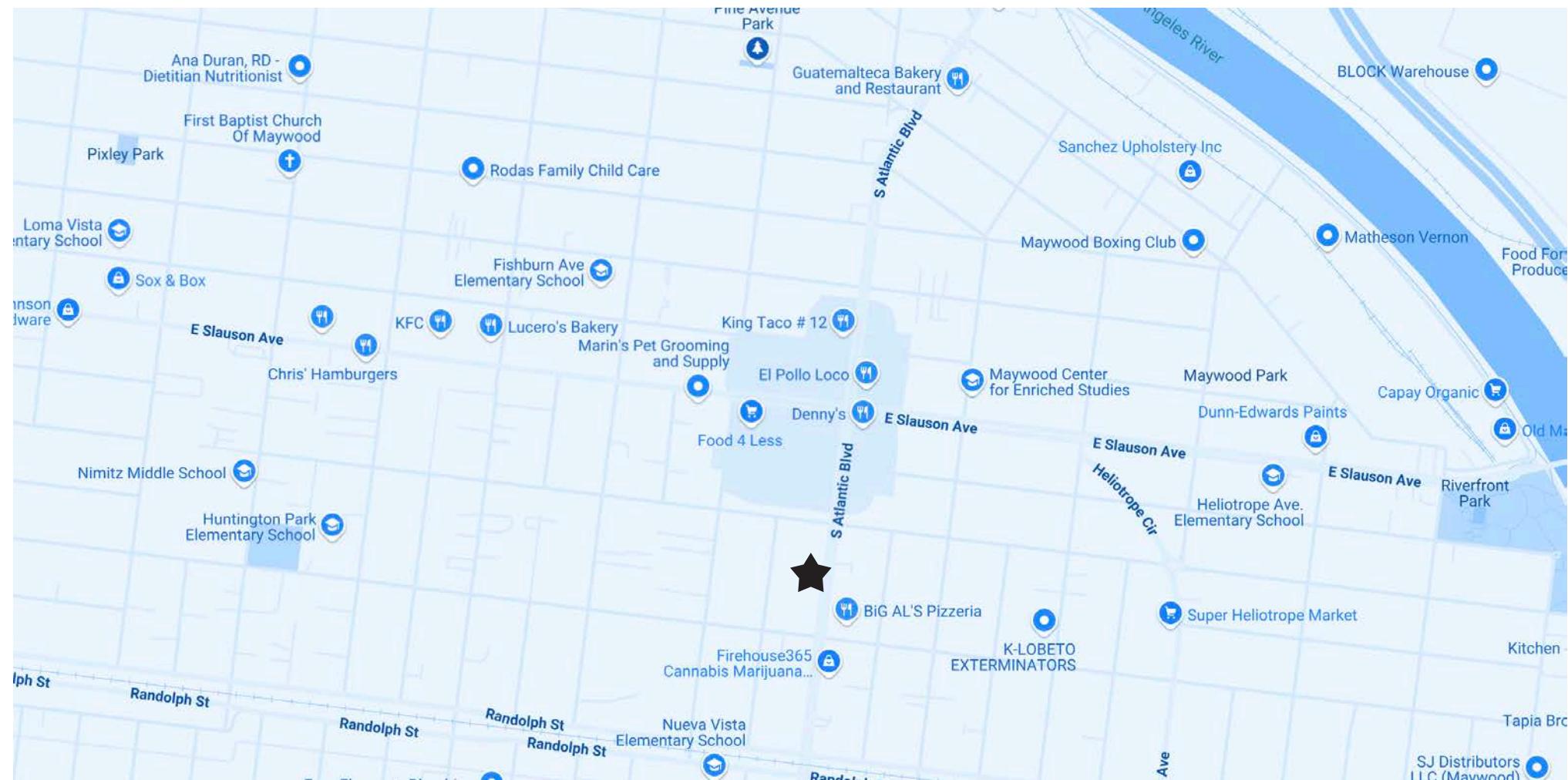


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# ADDITIONAL PHOTOS



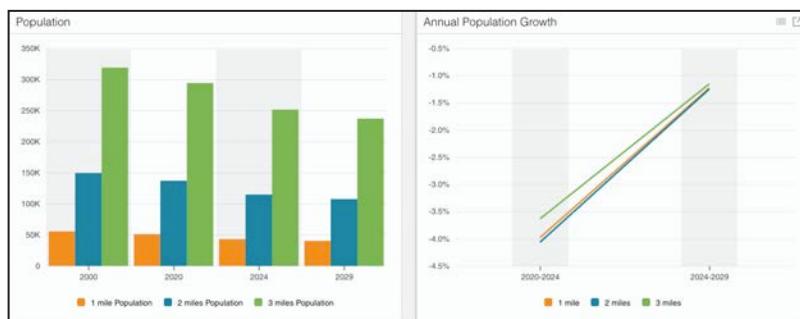
MAP



# 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 Spend...	\$338.8M	\$884.7M	\$2B



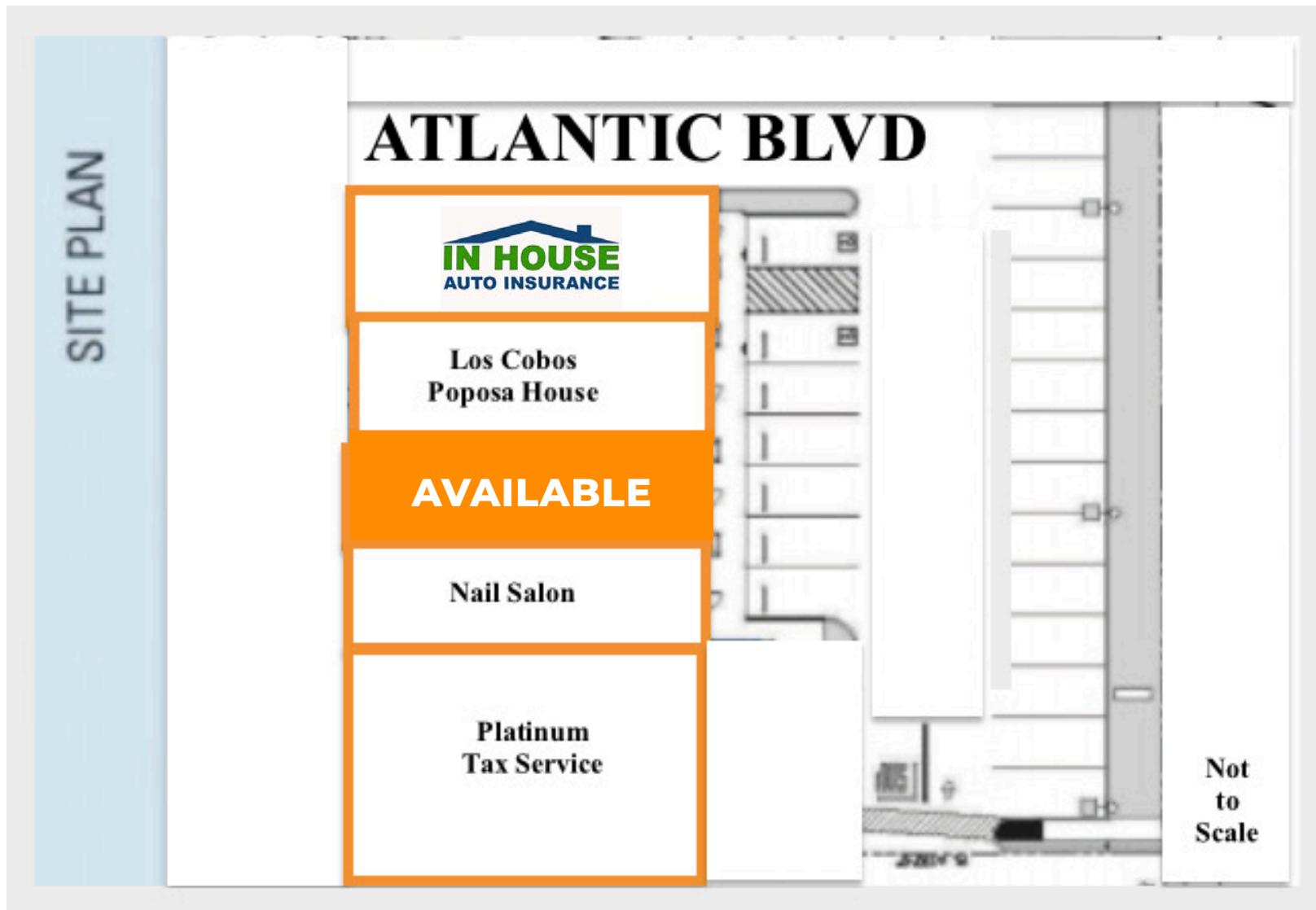
Population By Race			
	1 mile	2 miles	3 miles
White	4,830	12,477	27,163
Black	226	670	1,807
American Indian/Alaskan Native	954	2,696	6,306
Asian	246	711	1,583
Hawaiian & Pacific Islander	21	84	161
Two or More Races	36,693	98,016	214,414
Hispanic Origin	41,176	110,397	242,329

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

## SITE PLAN



# AERIAL





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**ALEX SHABANI**  
SENIOR MANAGING DIRECTOR  
P 310.272.7397  
E [ALEX@CAGRE.COM](mailto:ALEX@CAGRE.COM)  
LIC. 01352902

**COMMERCIAL ASSET GROUP**  
1801 CENTURY PARK EAST, STE 1550  
LOS ANGELES, CA 90067  
P 310.275.8222 F 310.275.8223  
[WWW.CAGRE.COM](http://WWW.CAGRE.COM) LIC. 01876070