

1,294 SF END CAP FOR LEASE

10948 Imperial Highway
Norwalk, CA 90650



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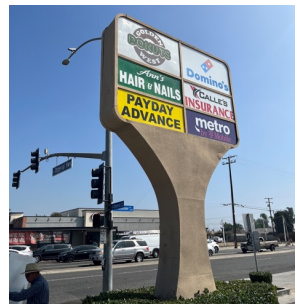


Property Highlights:

- 1,294 SF End Cap for Lease
- Located at the SWC of Imperial Hwy and Studebaker Rd., with traffic counts of approximately 68,000 ADT
- Across the street from Costco, and new Raising Cane's at the SEC of the intersection
- Just off the 605 Freeway at the Imperial Hwy exit, with traffic count of over 200,000 ADT
- Densely populated in-fill location, with approximately 250,000 residents in a 3 mile radius

Demographics:

2023 Estimates	1 MILE	3 MILE	3 MILE
Population	27,908	247,453	633,762
AHH Income	\$123,254	\$118,862	\$119,068



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