

South & Palo Verde

6408 South Street | Lakewood, CA 90712



PROPERTY FEATURES

- 26,000 SF Anchor Space Available
- Re-Development of Existing Center
- Over 40,000 VPD at intersection
- Pylon Signage Available
- Ample parking with 433 stalls and ratio of 4.33/1,000
- Close proximity to the 91 and 605 Freeways
- RETAIL: +/- 97,593 SF
- PARKING: 477 Stalls
- RATIO: 4.86/1,000

	1 Mile
Population:	19,868
Households:	6,602
Avg. HH. Income:	\$122,203

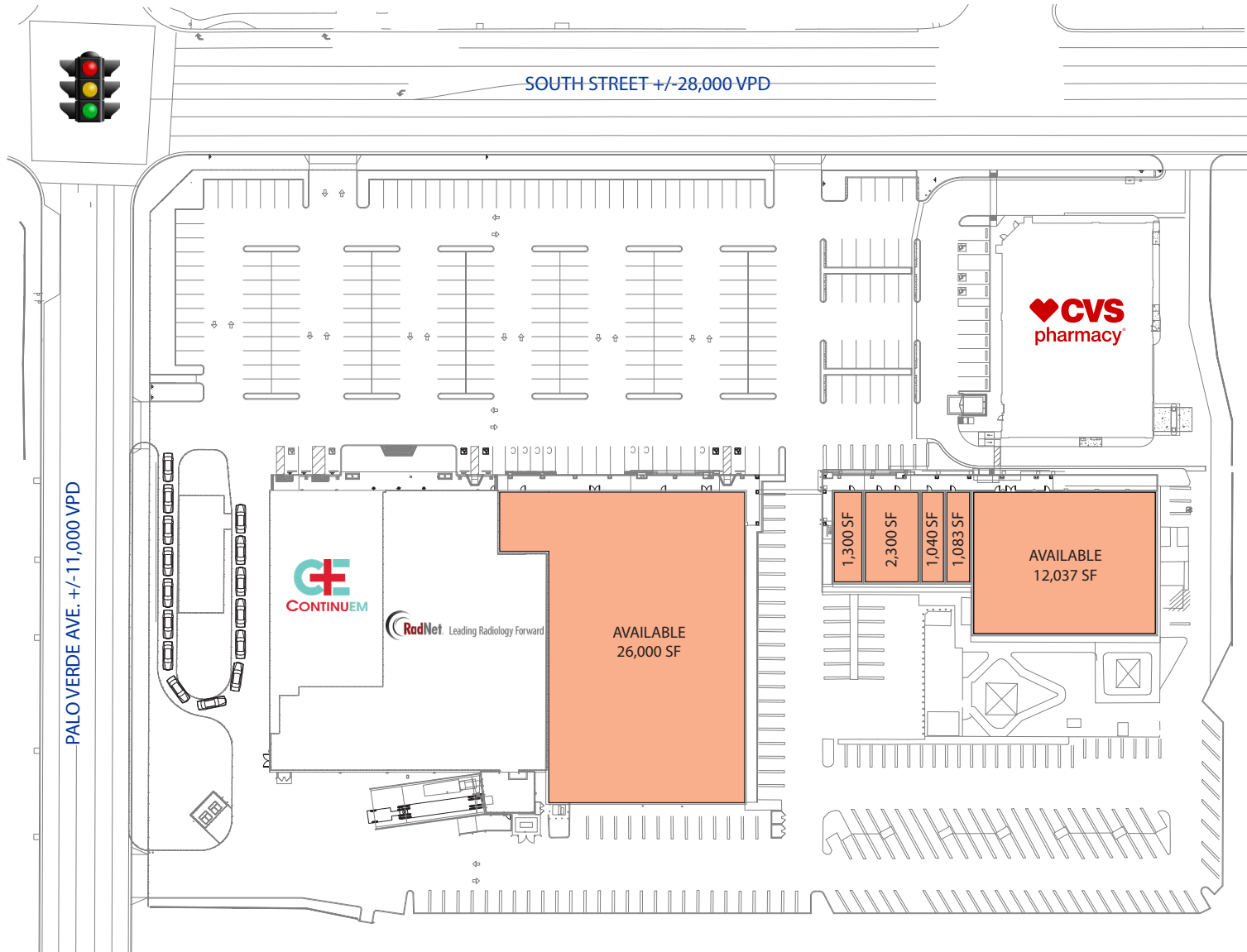
LEASING INFO:

310.270.9243
 9034 W Sunset Boulevard
 West Hollywood, CA 90069

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SITE PLAN



PROJECT SUMMARY

Tenants	Sq. Ft.
Building A	31,519 SF
CONTINUUM	9,262 SF
RADNET	22,257 SF
Building B	26,000 SF
Building C	5,763 SF
Unit 6482	1,300 SF
Unit 6490	2,340 SF
Unit 6492	1,040 SF
Unit 6498	1,083 SF
Building D	12,037 SF
Building E	13,013 SF
CVS	13,013 SF

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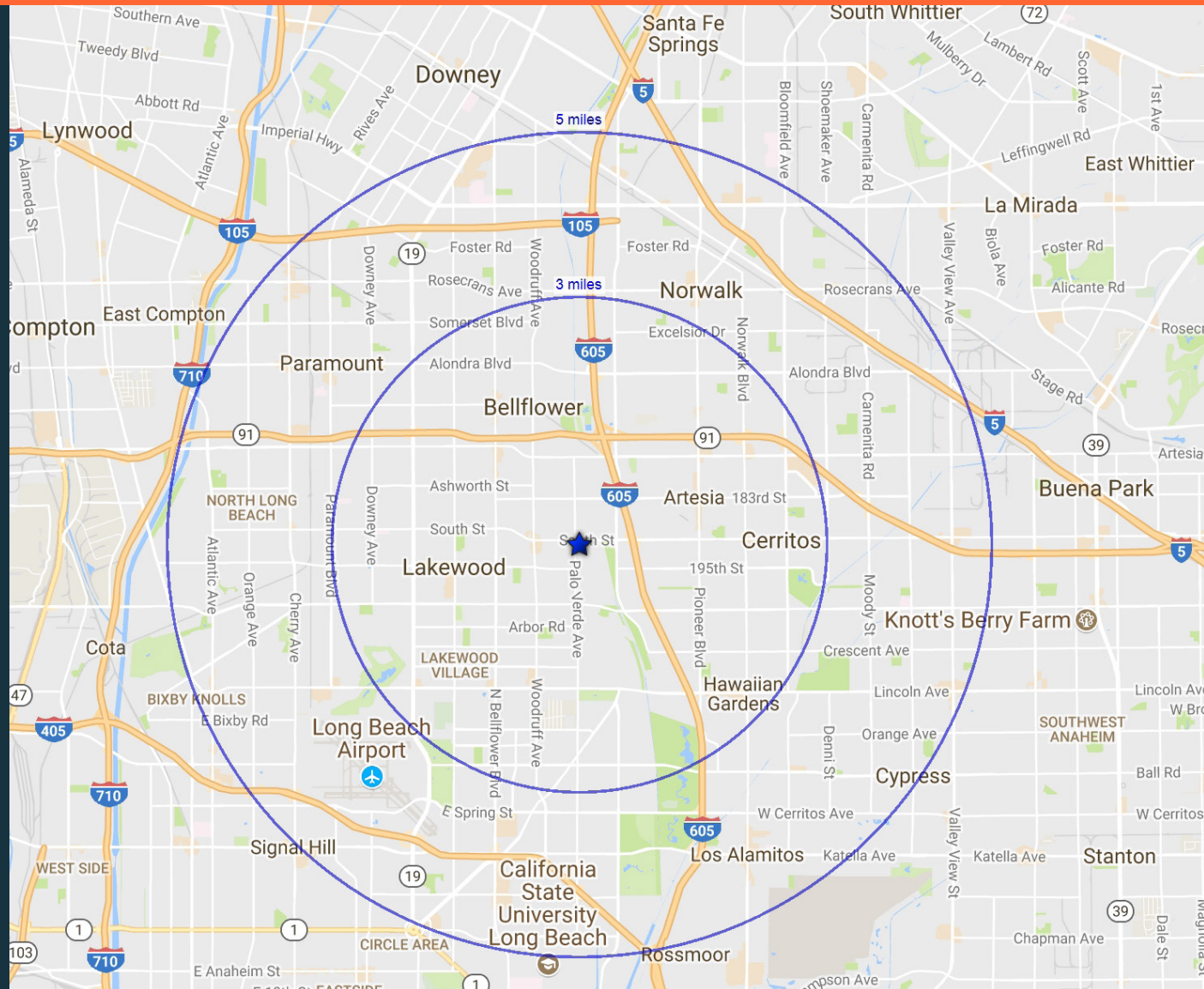
DEMOGRAPHICS MAP

AREA DEMOGRAPHICS

	3 Miles	5 Miles
Population:	246,858	632,645
Households:	76,735	193,294
Average Household Income:	\$107,973	\$107,153

TRAFFIC COUNT

South Street:	+/-29,000 VPD
Palo Verde Avenue:	+/-11,000 VPD



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LOCATION MAP

