

JOIN STARBUCKS

END CAP WITH PROPOSED PATIO
ATLANTIC AVE & IMPERIAL HWY



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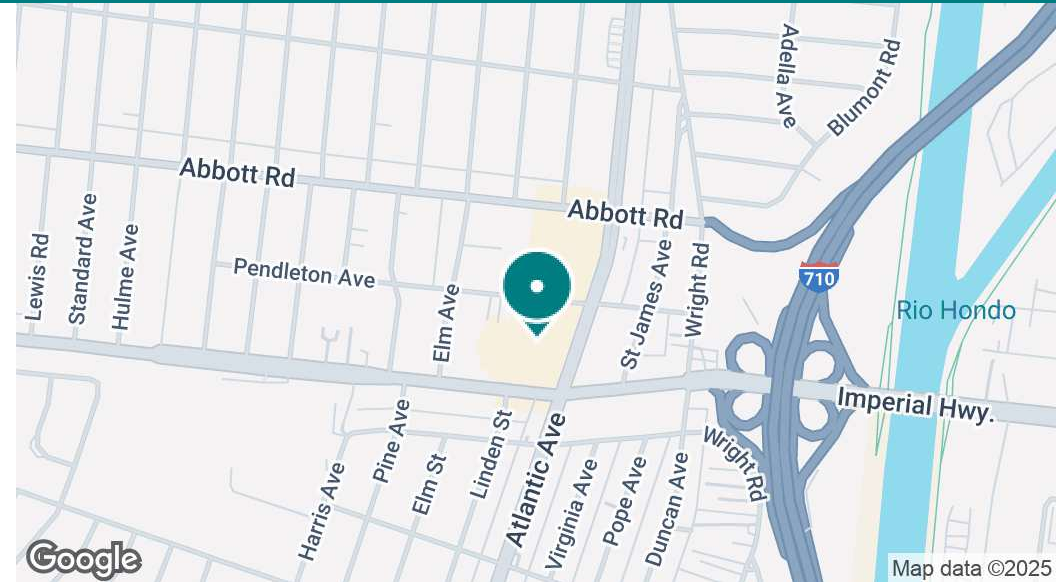
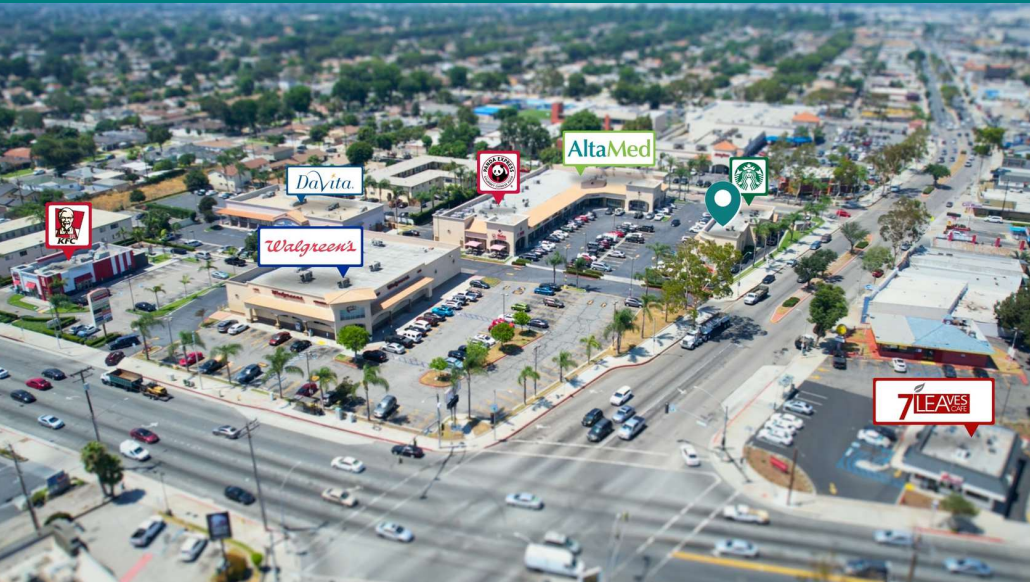
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LEASING
BROKERAGE
INVESTMENTS

EXECUTIVE SUMMARY

ATLANTIC CROSSING | ATLANTIC AVE & IMPERIAL HWY, LYNWOOD, CA 90262

BROCHURE | PAGE 2



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	21,239 SF
Available SF:	1,260 - 2,610 SF
Lot Size:	96,067 SF
Year Built:	2003
Zoning:	C2 & C3
Market:	Los Angeles
Submarket:	Mid-Cities
Traffic Count:	54,000

PROPERTY OVERVIEW

Located along the vibrant Atlantic Avenue, these retail spaces benefit from high visibility and exposure to a diverse customer base. With their contemporary design and well-maintained storefronts, these spaces create an attractive facade that draws in potential customers. Inside, the versatile layouts provide the perfect setting for various retail concepts, allowing you to tailor the space to suit your unique business needs. Whether you're a boutique, restaurant, or service provider, these retail shop spaces offer the ideal platform to flourish in this thriving local community.

LOCATION OVERVIEW

Situated along the bustling Atlantic Avenue, this prime location offers an incredible opportunity for businesses to thrive in a high-traffic commercial district. With its prominent position, the property enjoys exceptional visibility, making it an ideal destination for retailers seeking maximum exposure to a diverse and bustling customer base. The well-maintained storefronts and contemporary architecture create an inviting facade that captures the attention of passersby. Inside, the retail spaces are thoughtfully designed to accommodate various business concepts, providing the perfect canvas to showcase products or services. Surrounded by a mix of shops, restaurants, and amenities, this sought-after location promises a continuous stream of potential customers and is sure to be the key to your commercial success.

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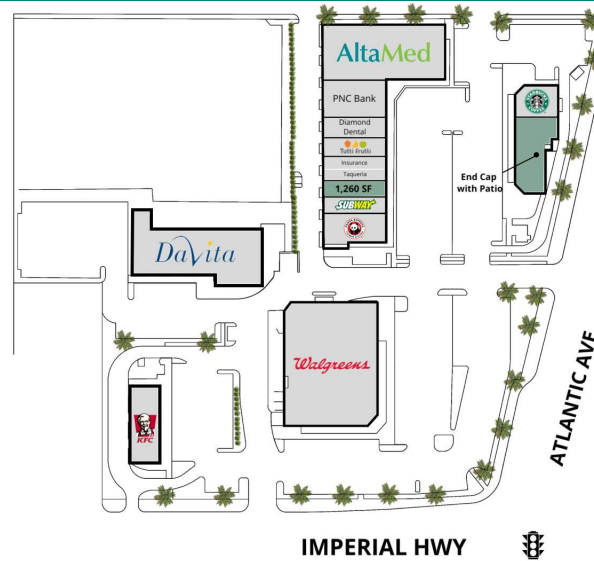
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AVAILABLE SPACES

ATLANTIC CROSSING | ATLANTIC AVE & IMPERIAL HWY, LYNWOOD, CA 90262

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LEASE INFORMATION

Lease Type:	\$1.30 NNN	Lease Term:	Negotiable
Total Space:	1,260 - 2,610 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
10919	Available	1,260 SF	\$1.30 NNN	Negotiable	Clean Shell Shop Space
10927	Available	2,610 SF	\$1.30 NNN	Negotiable	Seeking Restaurant Users - End Cap space with Proposed Patio

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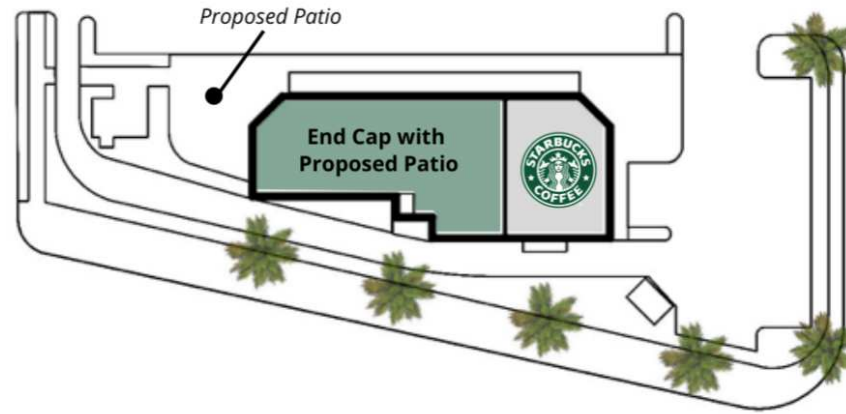
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LEASE INFORMATION

Lease Type:	\$1.30 NNN	Lease Term:	Negotiable
Total Space:	1,260 - 2,610 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
10927	Available	2,610 SF	\$1.30 NNN	Negotiable	Seeking Restaurant Users - End Cap space with Proposed Patio

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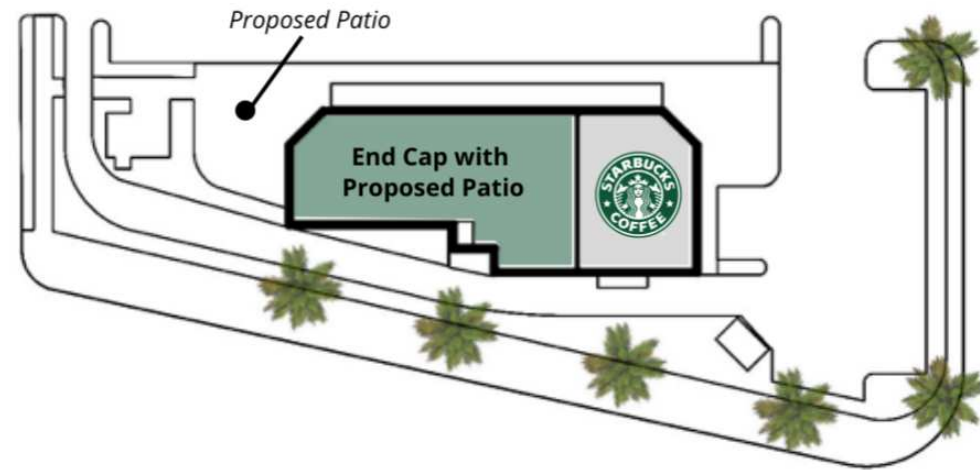
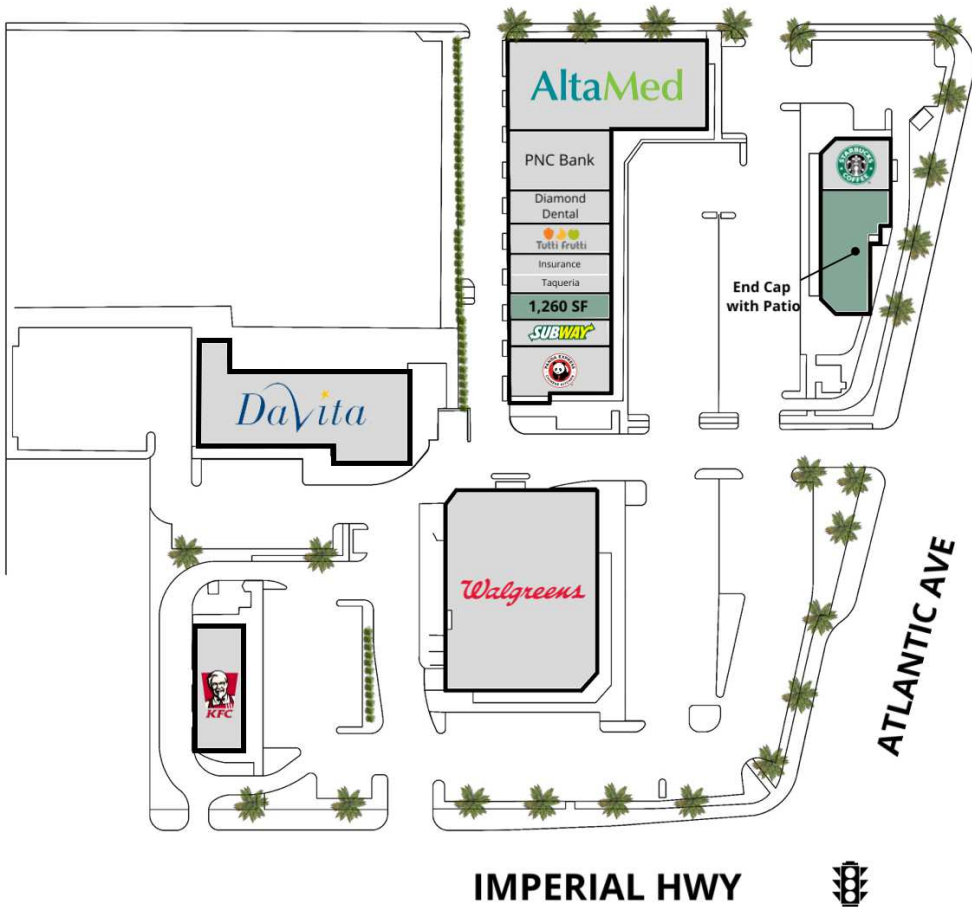
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SITE PLANS

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ADDITIONAL PHOTOS

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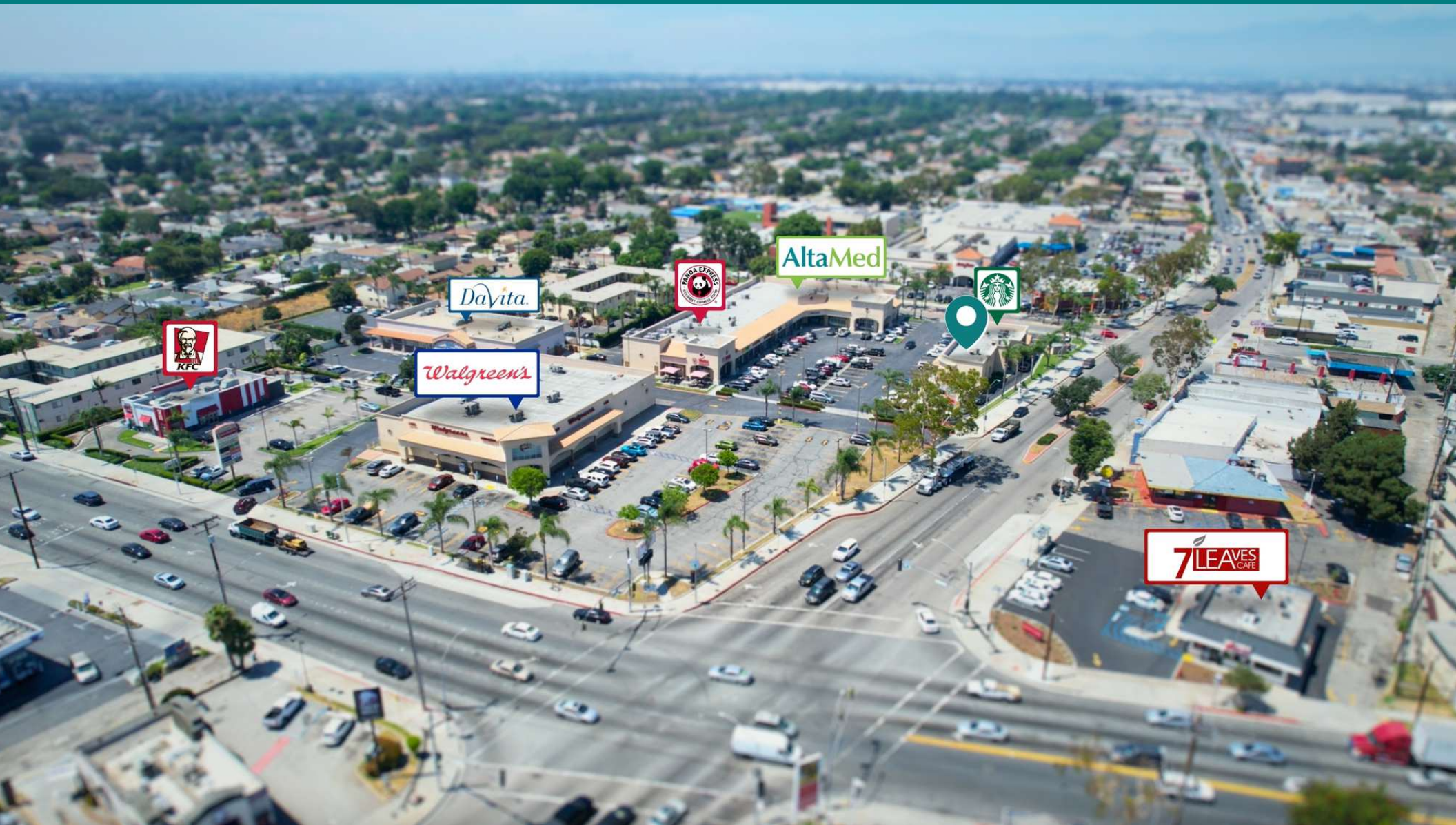
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RETAILER MAP

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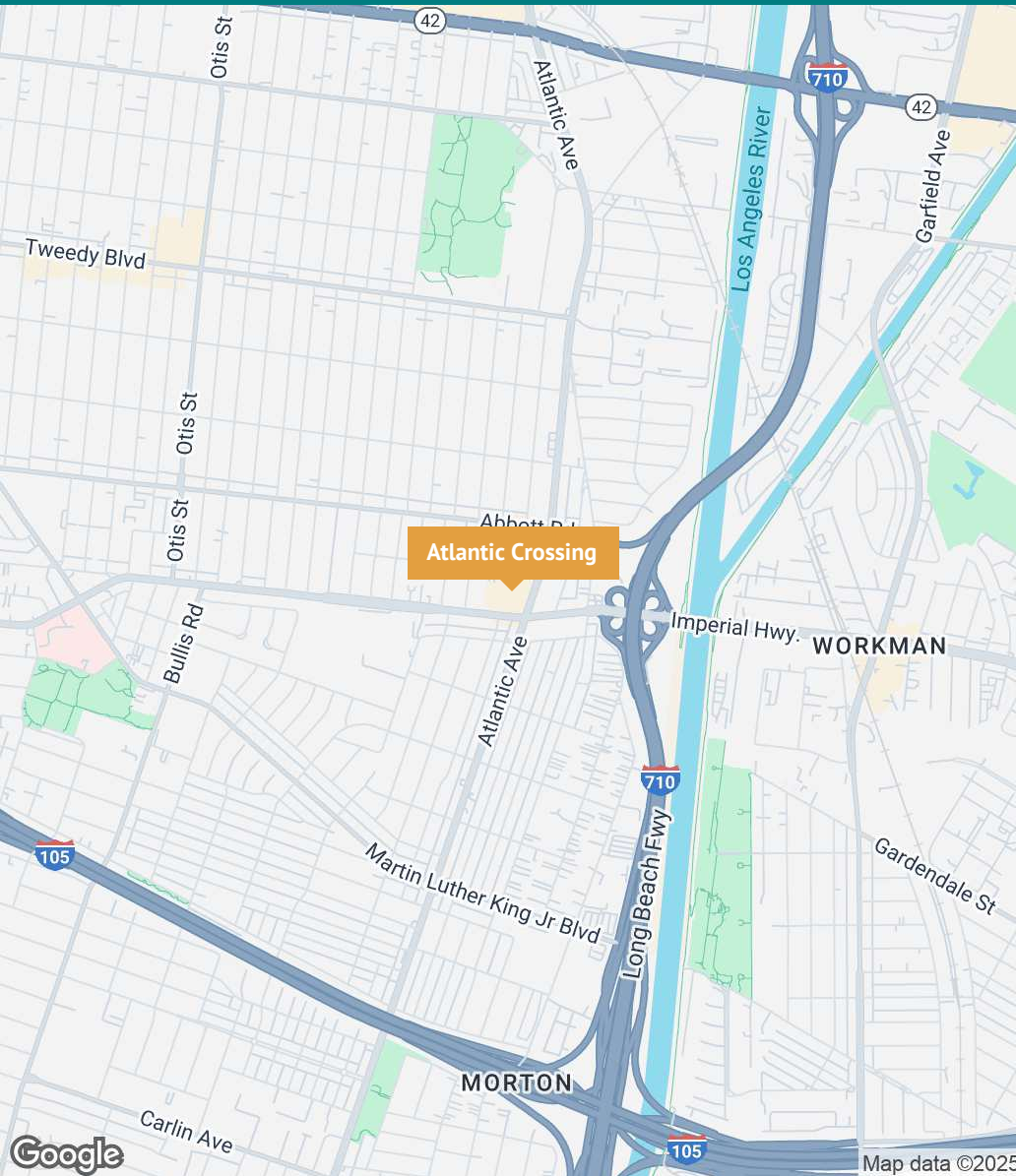
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REGIONAL MAPS

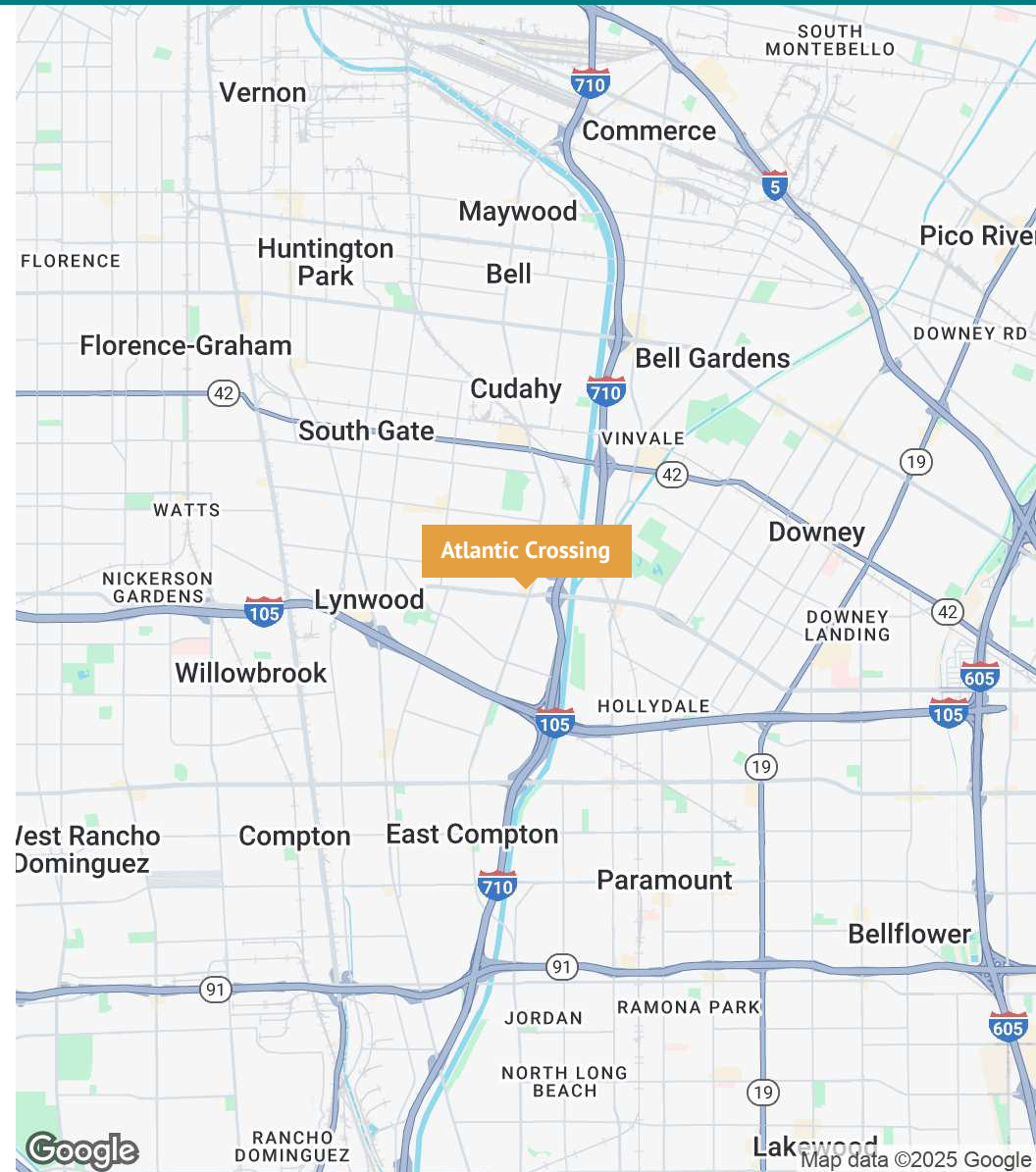
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,080	367,898	948,776
Average age	29.1	28.5	28.5
Average age (Male)	28.1	27.5	27.5
Average age (Female)	29.7	29.5	29.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,645	89,536	239,910
# of persons per HH	4.1	4.1	4.0
Average HH income	\$58,377	\$52,920	\$53,263
Average house value	\$405,145	\$400,572	\$393,922

RACE	1 MILE	3 MILES	5 MILES
% White	41.2%	44.9%	45.1%
% Black	5.2%	6.8%	10.7%
% Asian	1.4%	1.5%	2.6%
% Hawaiian	0.2%	0.2%	0.3%
% American Indian	0.3%	0.5%	0.4%
% Other	49.5%	44.0%	38.7%

TRAFFIC COUNTS

Atlantic & Imperial	54,000/day
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* Demographic data derived from 2020 ACS - US Census

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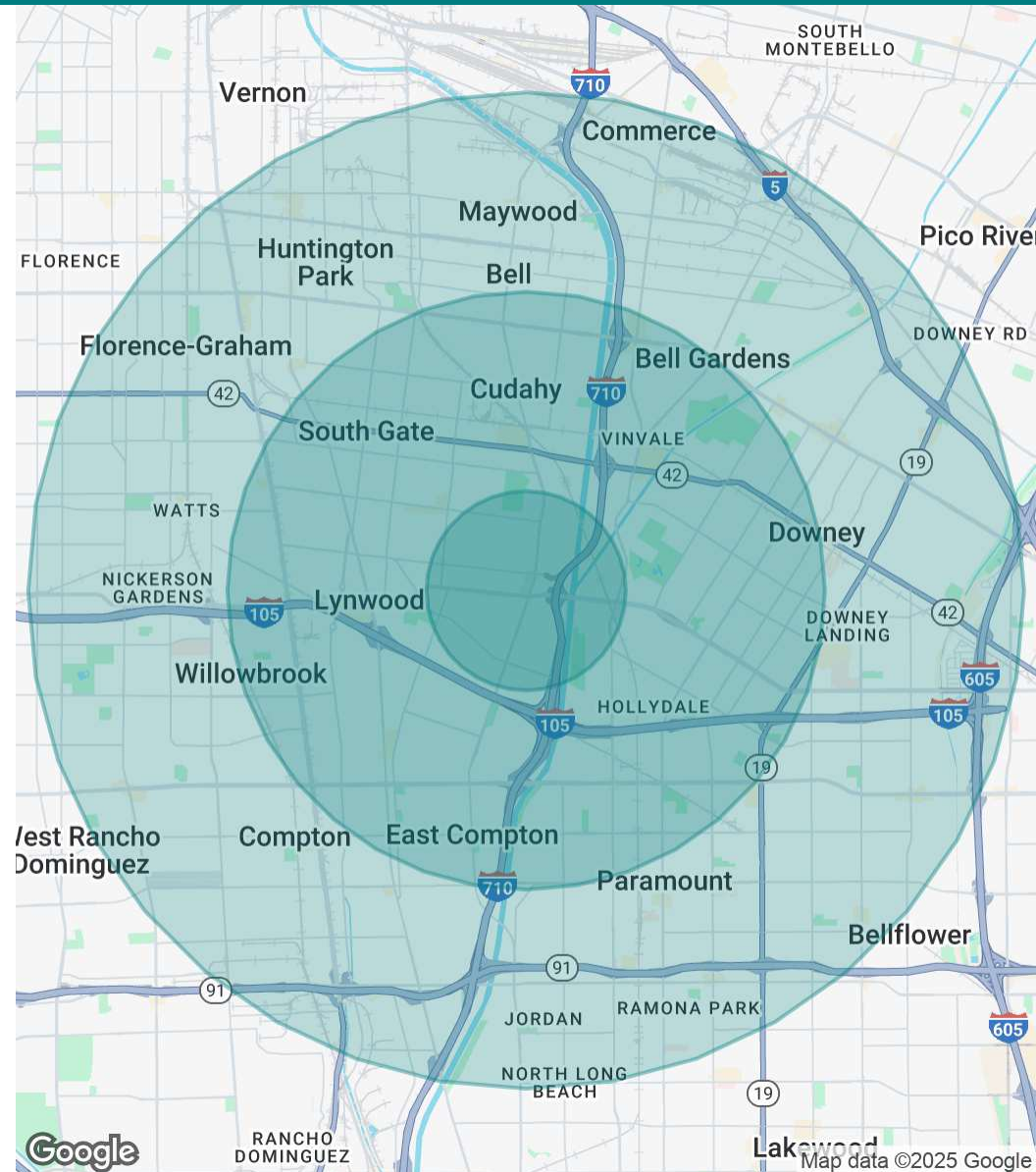
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MEET THE TEAM

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