

RETAIL SPACE AVAILABLE | ±6,960-9,941 SF

PRIME SHOP SPACE IN LAKEWOOD

NEC Lakewood Blvd & South St | Lakewood, CA



For leasing, please contact:

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PROPERTY HIGHLIGHTS

- **±6,960 – 9,941 SF** of Retail Shop Space located on prime Lakewood Blvd and South St, a high-traffic commercial corridor which see’s an upwards of **60,000 CPD**.
- Convenient access to major freeways, including I-605 and I-91.
- On Site Parking with **39 parking spaces**
- High visibility with prominent Pylon signage.
- **Versatile Layout** adaptable to various retail or showroom configurations.
- Close Proximity to Lakewood Center, home to Macy’s, Target, Costco, H&M, Burlington, Foot Locker, and Hollister, California Pizza Kitchen, Buffalo Wild Wings, Raising Canes, and More



POPULATION

| 1 mile | 2 mile | 3 mile |
|---------------|----------------|----------------|
| 28,267 | 122,456 | 252,017 |



AVG. HOUSEHOLD INCOME

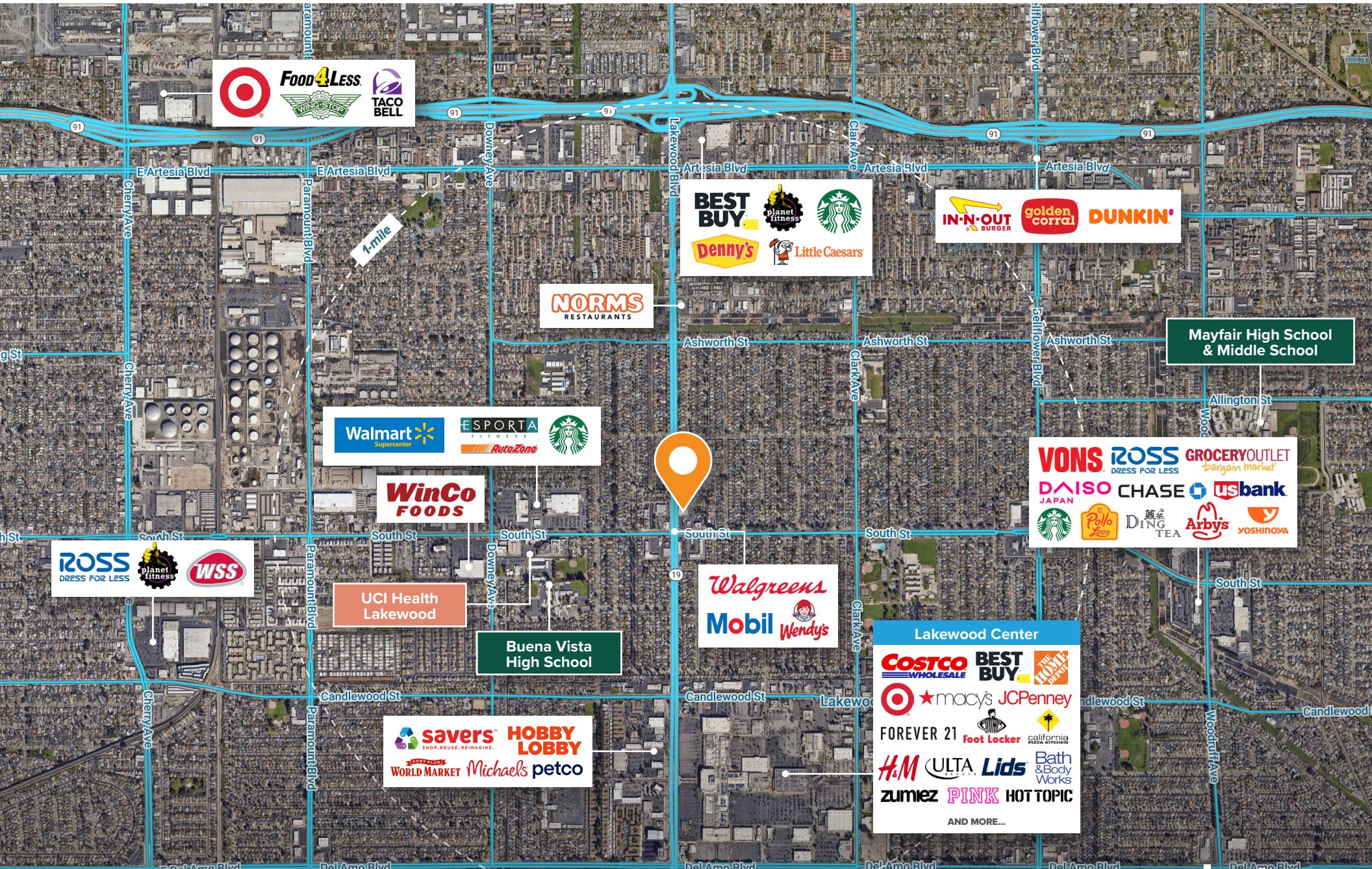
| 1 mile | 2 mile | 3 mile |
|------------------|------------------|------------------|
| \$133,316 | \$121,262 | \$117,383 |



DAYTIME POPULATION

| 1 mile | 2 mile | 3 mile |
|---------------|---------------|----------------|
| 20,926 | 69,357 | 154,528 |



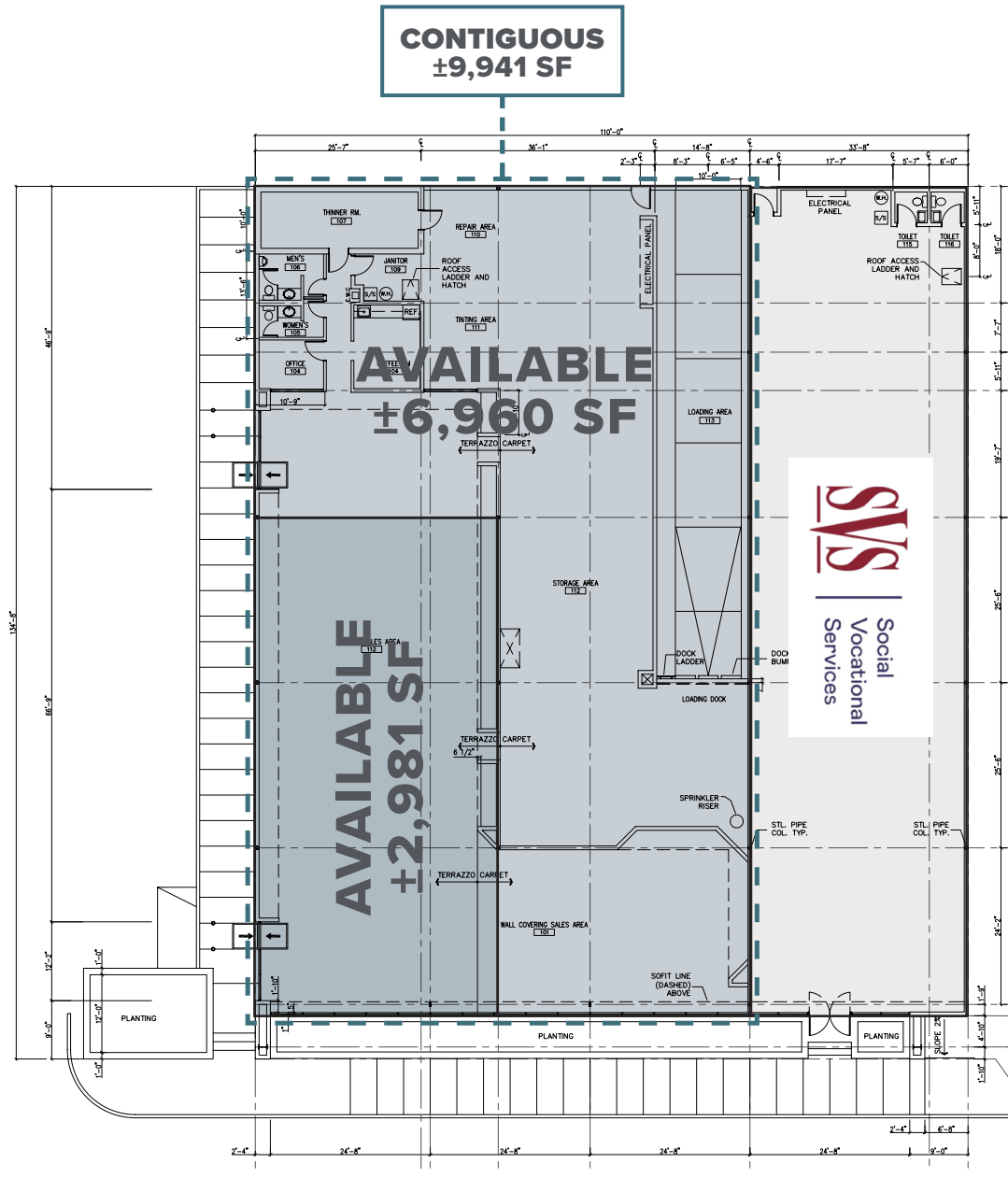


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DETAILS

- **Zoning:** C3
- **Loading Area:** Equipped with 10 X 16 rolling door in the rear of premises for convenient loading/unloading
- **Ceiling heights:** 16 FT
- **Condition:** Well-maintained exterior and interior, and soon to be newly paved parking lot, ready for immediate occupancy
- 600 Amp, 240 volt, 3phase, 4 wire electrical service

LAKWOOD BLVD

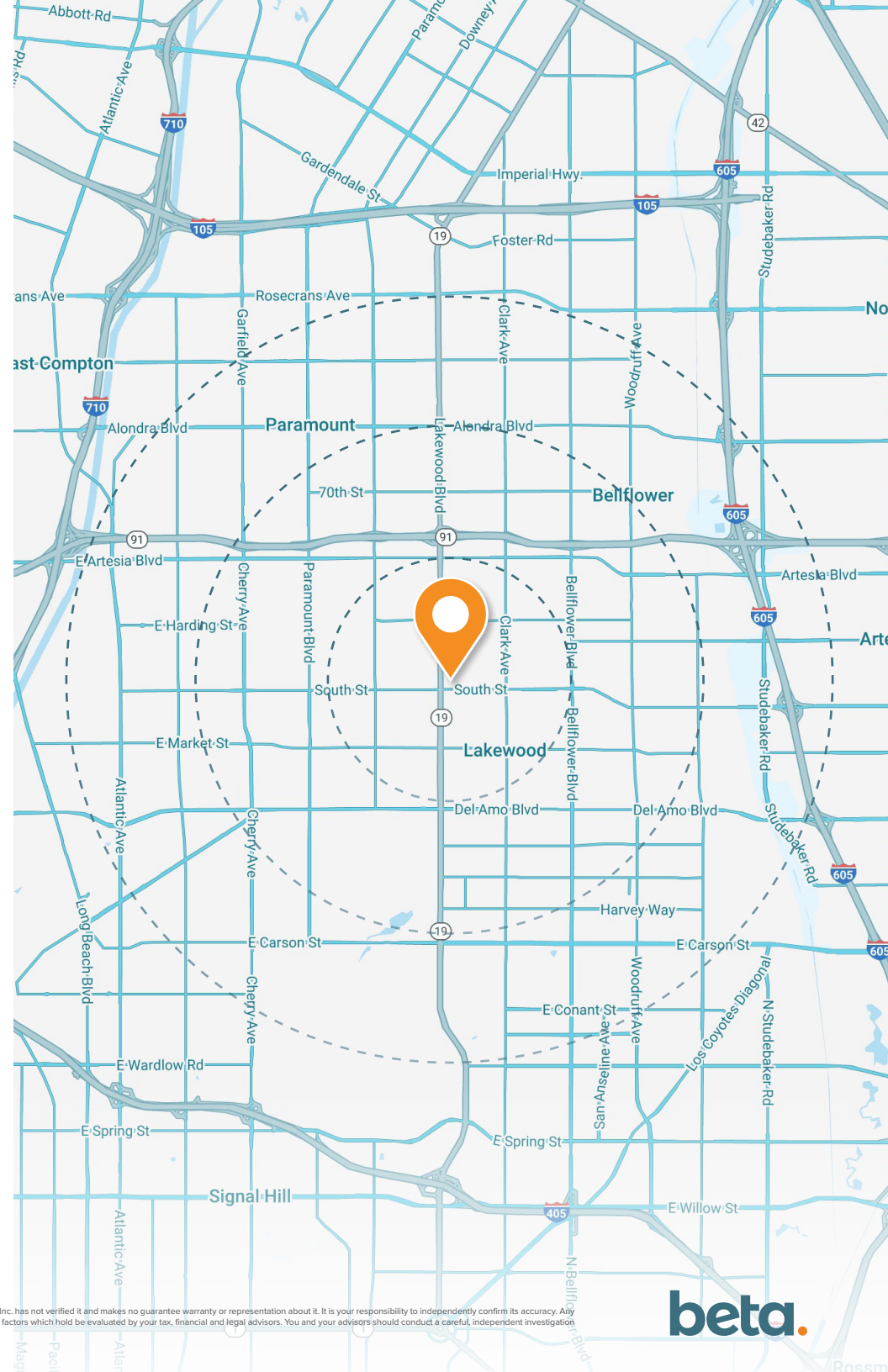


Demographics

| Population | 1 Mile | 2 Mile | 3 Mile |
|----------------------|--------|---------|---------|
| Total population | 28,267 | 122,456 | 252,017 |
| Average age | 37.6 | 37.2 | 36.9 |
| Average age (Male) | 36.6 | 36.2 | 35.9 |
| Average age (Female) | 38.6 | 38.2 | 37.9 |

| Households & Income | 1 Mile | 2 Mile | 3 Mile |
|---------------------|-----------|-----------|-----------|
| Total households | 9,194 | 40,408 | 82,066 |
| # of persons per HH | 3.0 | 3.0 | 3.0 |
| Average HH income | \$133,316 | \$121,262 | \$117,383 |
| Average house value | \$709,117 | \$715,972 | \$712,413 |

| Race (%) | 1 Mile | 2 Mile | 3 Mile |
|-----------------|--------|--------|--------|
| White | 29.9% | 28.8% | 28.0% |
| Hispanic | 41.5% | 45.6% | 48.7% |
| Black | 15.1% | 14.6% | 13.8% |
| American Indian | 1.1% | 1.2% | 1.4% |
| Asian | 17.8% | 15.8% | 15.0% |
| Hawaiian | 1.1% | 1.1% | 0.9% |
| Other | 20.3% | 23.5% | 25.6% |



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SHOP SPACE
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