



RESTAURANT



FORMER PIZZA/DONUT SHOP

Rosecrans Ave. Near Pioneer Blvd. – Norwalk

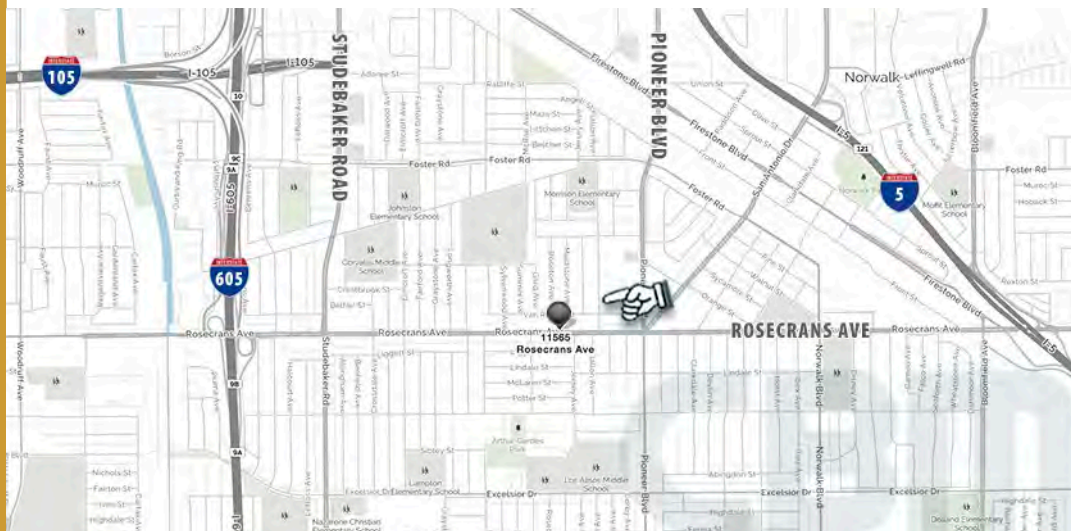
FEATURES...

- ± 1,763 sq ft restaurant space
- Drug anchored center
- Only vacancy in the center
- Incredible visibility and access
- Ample parking
- CVS to undergo exterior upgrades
- Shop spaces and parking lot recently upgraded

AREA AMENITIES...

- Signalized intersection
- Extremely dense Latin demographics
- High traffic counts
- Easy access to 605, 5, and 105 freeways
- Countless national retailers in the immediate vicinity

**11565 ROSECRANS AVENUE
NORWALK, CA 90650**



CONTACT...

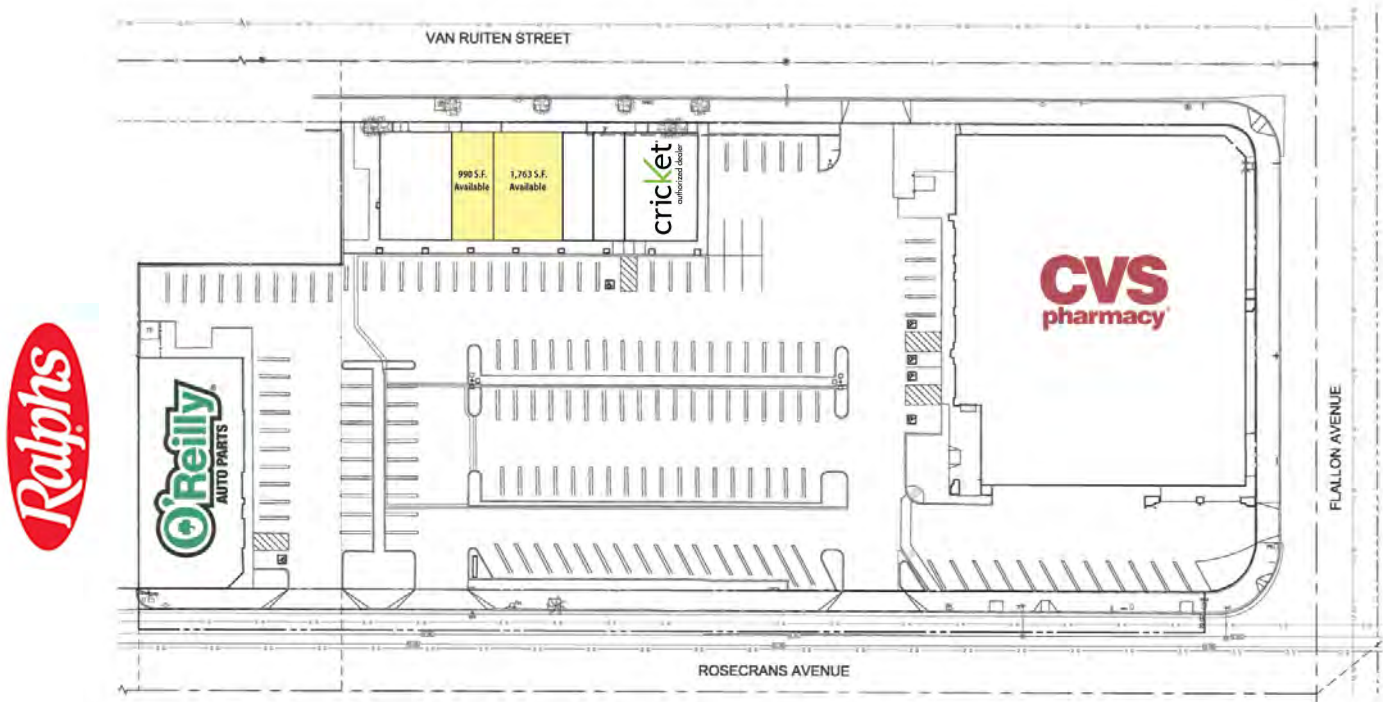
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Site Plan

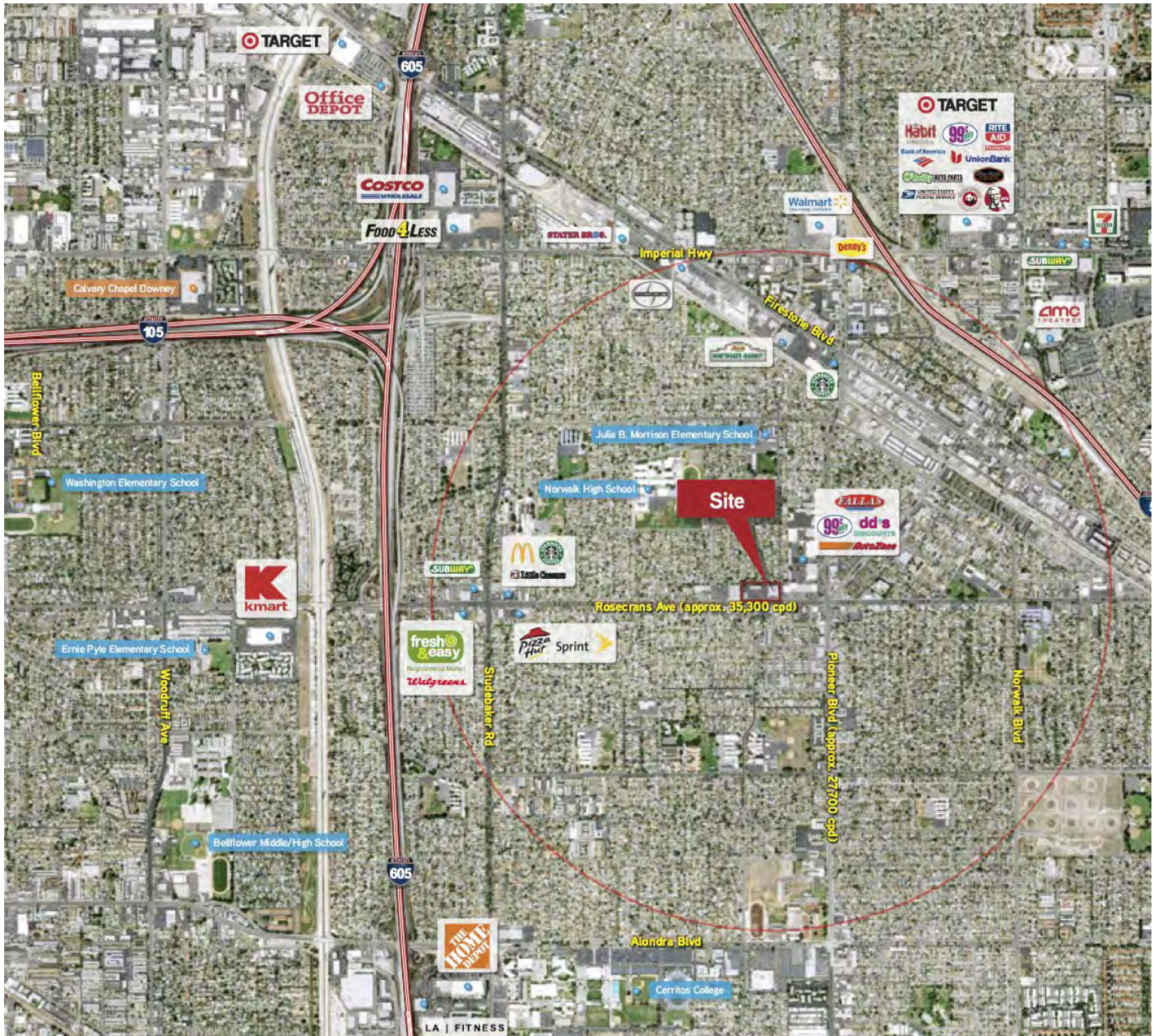
Norwalk Square



Photos



Aerial



Elevations



REAR ELEVATION



FRONT ELEVATION



LEFT-SIDE ELEVATION



RIGHT-SIDE ELEVATION

- LEGEND:**
- 1 SHERWIN WILLIAMS PAINTS SW 6141 'SOFTER TAN'
 - 2 SHERWIN WILLIAMS PAINTS SW 6108 'LATTE'
 - 3 DUNN-EDWARDS PAINTS CVS 'PALE YELLOW'

EXISTING PHOTOGRAPHS



Demographics

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2015B			
Total Population	40,476	234,911	657,177
Female Population	50.65%	50.77%	51.12%
Male Population	49.35%	49.23%	48.88%
Population Density	12,883	8,307	8,366
Population Median Age	32.7	34.4	34.9
Employed Civilian Population 16+	16,955	99,834	283,008
% White Collar	42.3%	55.6%	58.5%
% Blue Collar	57.7%	44.4%	41.5%
Total Employees	5,253	89,444	224,942
Total Establishments*	753	7,816	21,116
Population Growth 2000-2010	1.76%	1.48%	1.45%
Population Growth 2015B-2020	0.79%	0.77%	0.75%
Income: 2015B			
Average Household Income	\$67,714	\$74,707	\$79,910
Median Household Income	\$56,779	\$59,948	\$63,021
Per Capita Income	\$17,747	\$21,311	\$23,519
Avg Income Growth 2000-2010	32.88%	33.94%	35.32%
Avg Income Growth 2015B-2020	14.36%	15.56%	15.48%
Households: 2015B			
Households	10,531	66,257	191,461
Average Household Size	3.77	3.47	3.37
Hhld Growth 2000-2010	1.95%	0.84%	0.39%
Hhld Growth 2015B-2020	1.55%	1.07%	0.93%
Housing Units: 2015B			
Occupied Units	10,531	66,257	191,461
% Occupied Units	98.85%	98.50%	98.64%
% Vacant Housing Units	1.15%	1.50%	1.36%
Owner Occ Housing Growth 2000-2010	-0.98%	-1.18%	-0.75%
Owner Occ Housing Growth 2000-2020	-1.07%	-0.34%	0.71%
Owner Occ Housing Growth 2015B-2020	0.13%	0.65%	0.54%
Occ Housing Growth 2000-2010	1.95%	0.84%	0.39%
Occ Housing Growth 2010-2020	4.18%	4.30%	4.26%
Occ Housing Growth 2015B-2020	1.55%	1.07%	0.93%
Race and Ethnicity: 2015B			
% American Indian or Alaska Native Population	1.36%	0.97%	0.92%
% Asian Population	11.66%	17.29%	15.69%
% Black Population	4.22%	6.34%	6.07%
% Hawaiian or Pacific Islander Population	0.43%	0.45%	0.49%
% Multirace Population	4.27%	4.38%	4.50%
% Other Race Population	30.36%	25.25%	24.03%
% White Population	47.69%	45.33%	48.30%
% Hispanic Population	73.75%	61.22%	59.15%
% Non Hispanic Population	26.25%	38.78%	40.85%