

LAST REMAINING UNIT FOR LEASE!

ATLANTIC CROSSING

ATLANTIC AVE & IMPERIAL HWY | LYNNWOOD, CA 90262



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LEASING

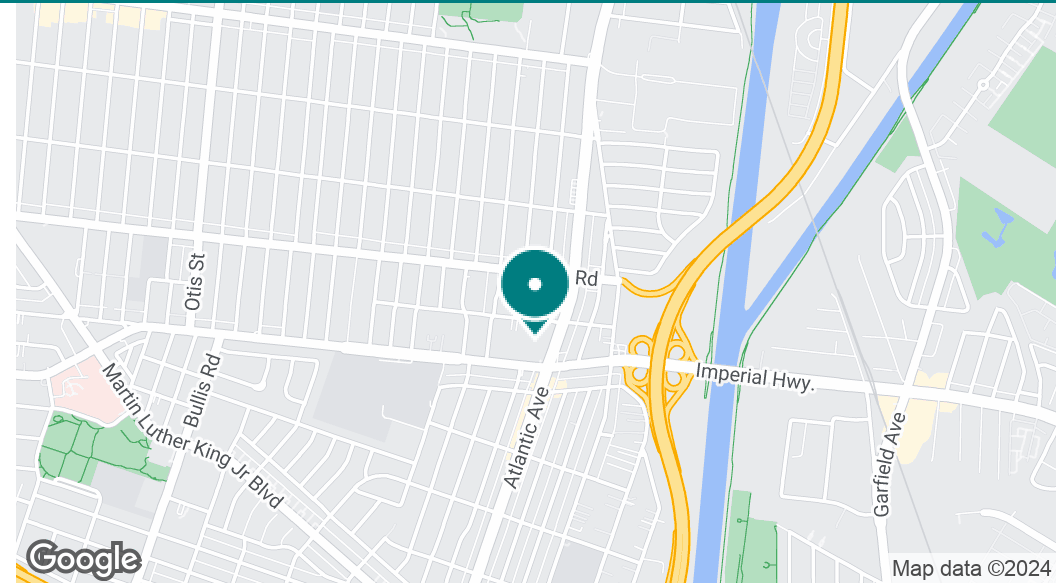
BROKERAGE

INVESTMENTS

EXECUTIVE SUMMARY

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BROCHURE | PAGE 2



OFFERING SUMMARY

Lease Rate:	\$2.75 SF/month (\$1.30 NNN)
Building Size:	21,239 SF
Available SF:	1,260 SF
Lot Size:	96,067 SF
Year Built:	2003
Zoning:	C2 & C3
Market:	Los Angeles
Submarket:	Mid-Cities
Traffic Count:	54,000

PROPERTY OVERVIEW

Last remaining unit! Incredible opportunity for businesses looking to establish a strong presence in a bustling commercial district. 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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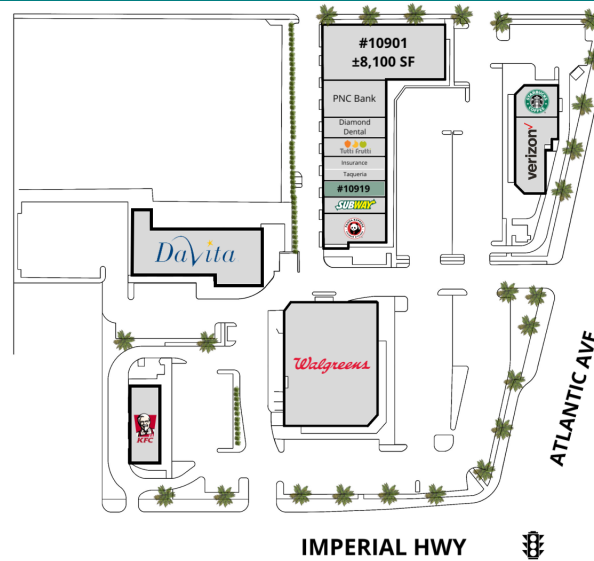
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LEASE SPACE(S)

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LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	\$1.30 NNN
Total Space:	1,260 SF

Lease Term:	Negotiable
Lease Rate:	\$2.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
10901	-	8,100 SF	\$1.30 NNN	-	Prominent Retail Position with High Exposure Facade and Signage
10919	Available	1,260 SF	\$1.30 NNN	\$2.75 SF/month	Clean Shell Shop Space

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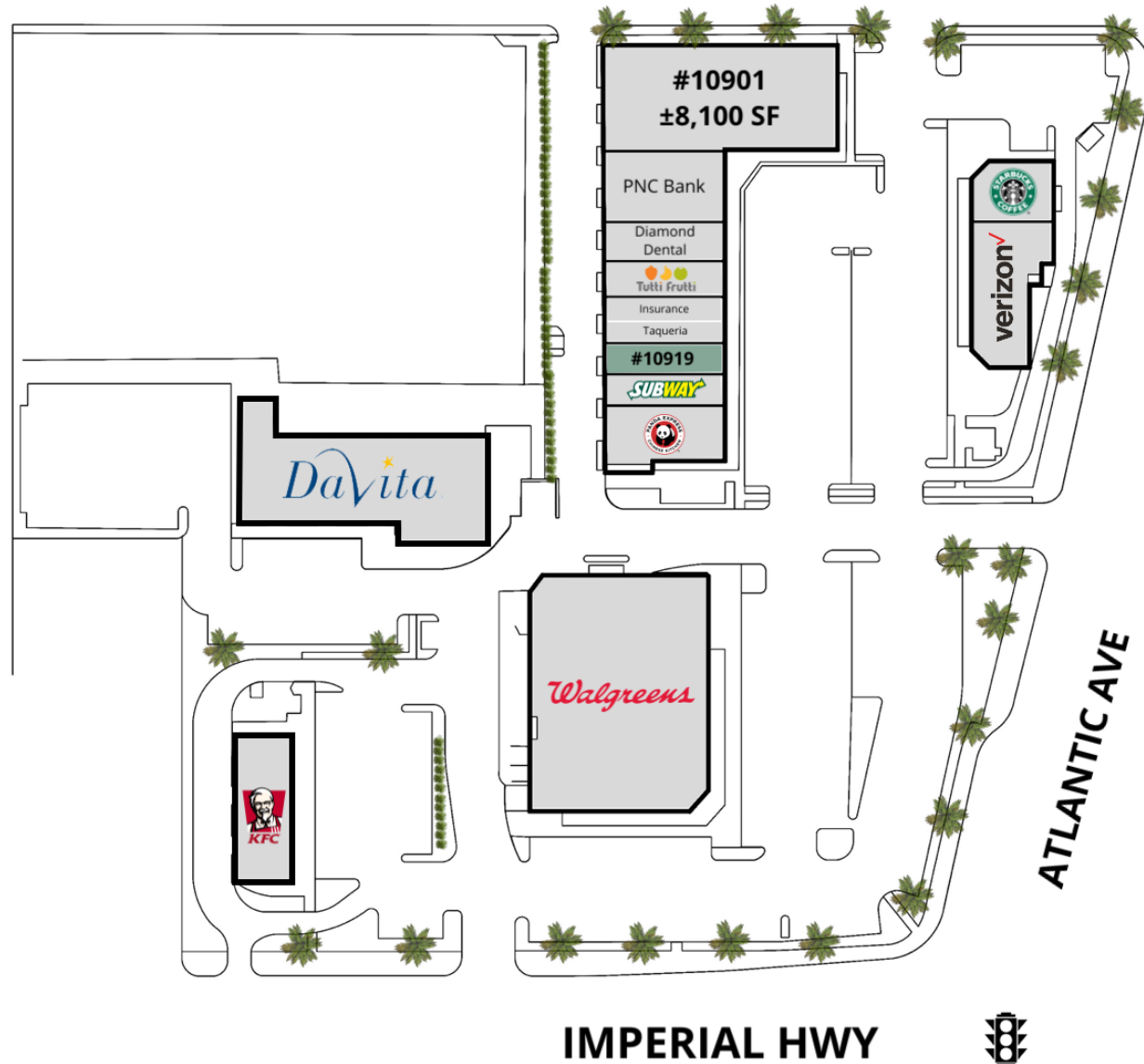
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SITE PLAN

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(Not to Scale)



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ADDITIONAL PHOTOS

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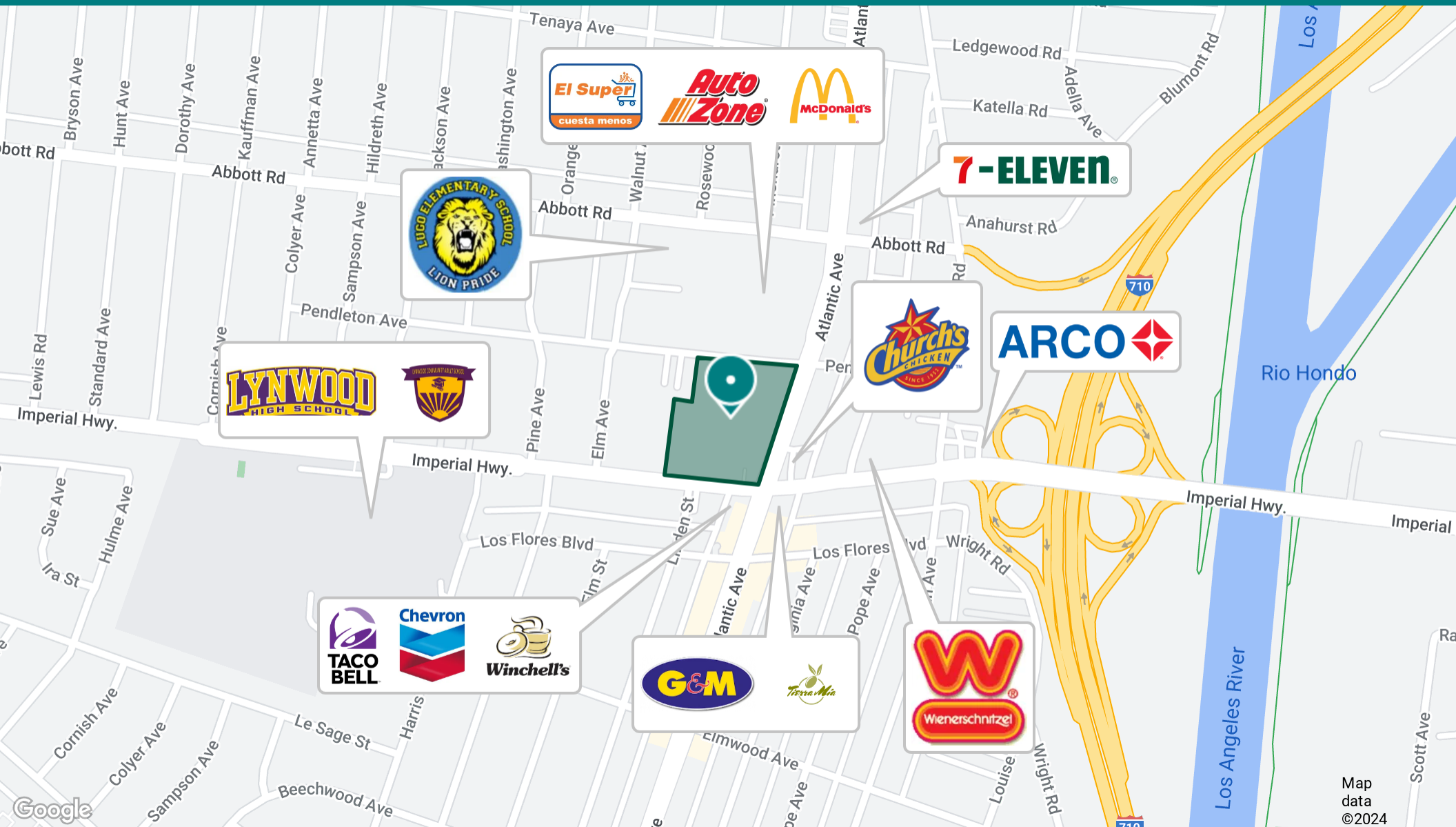
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RETAILER MAP

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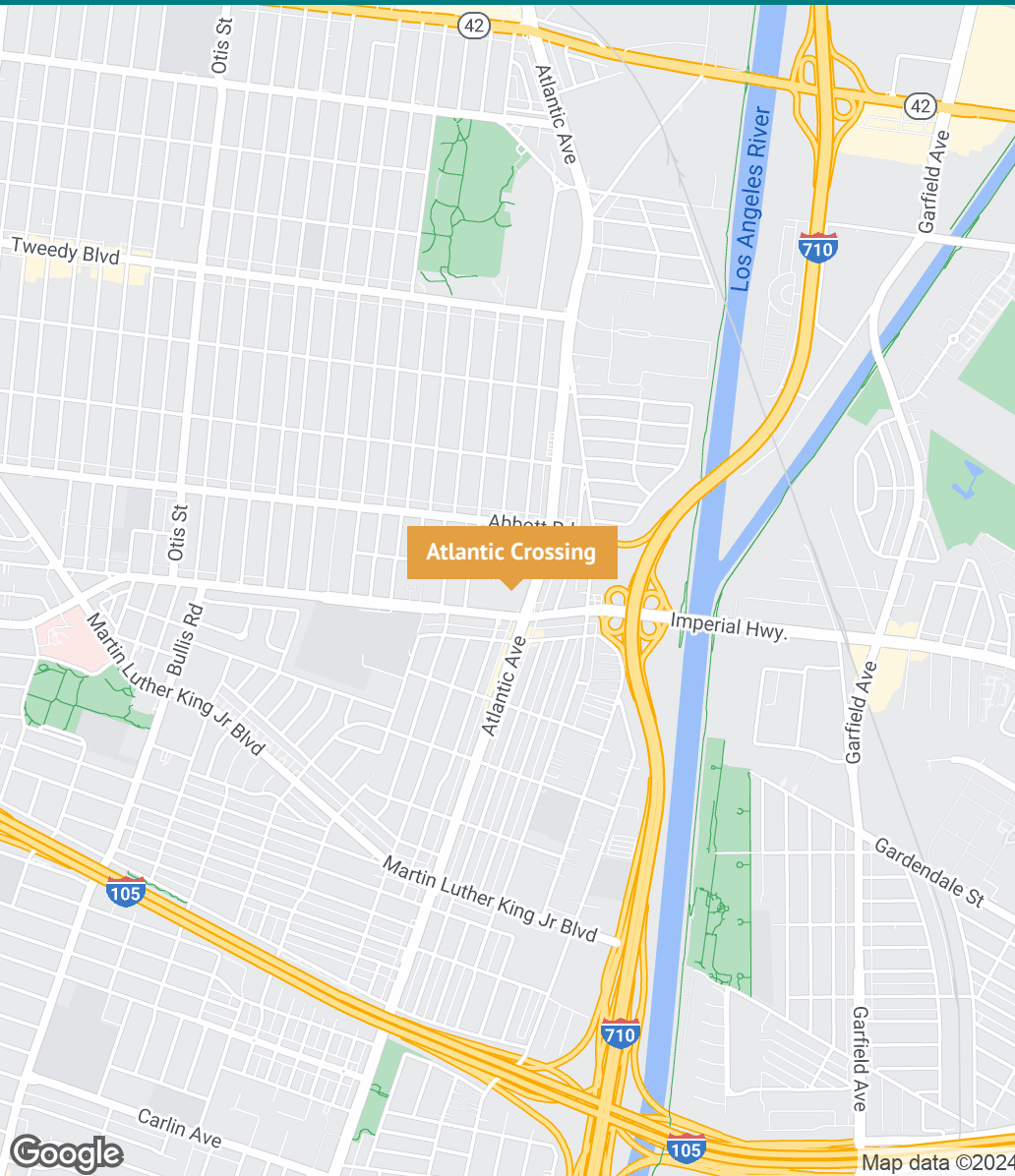
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REGIONAL MAPS

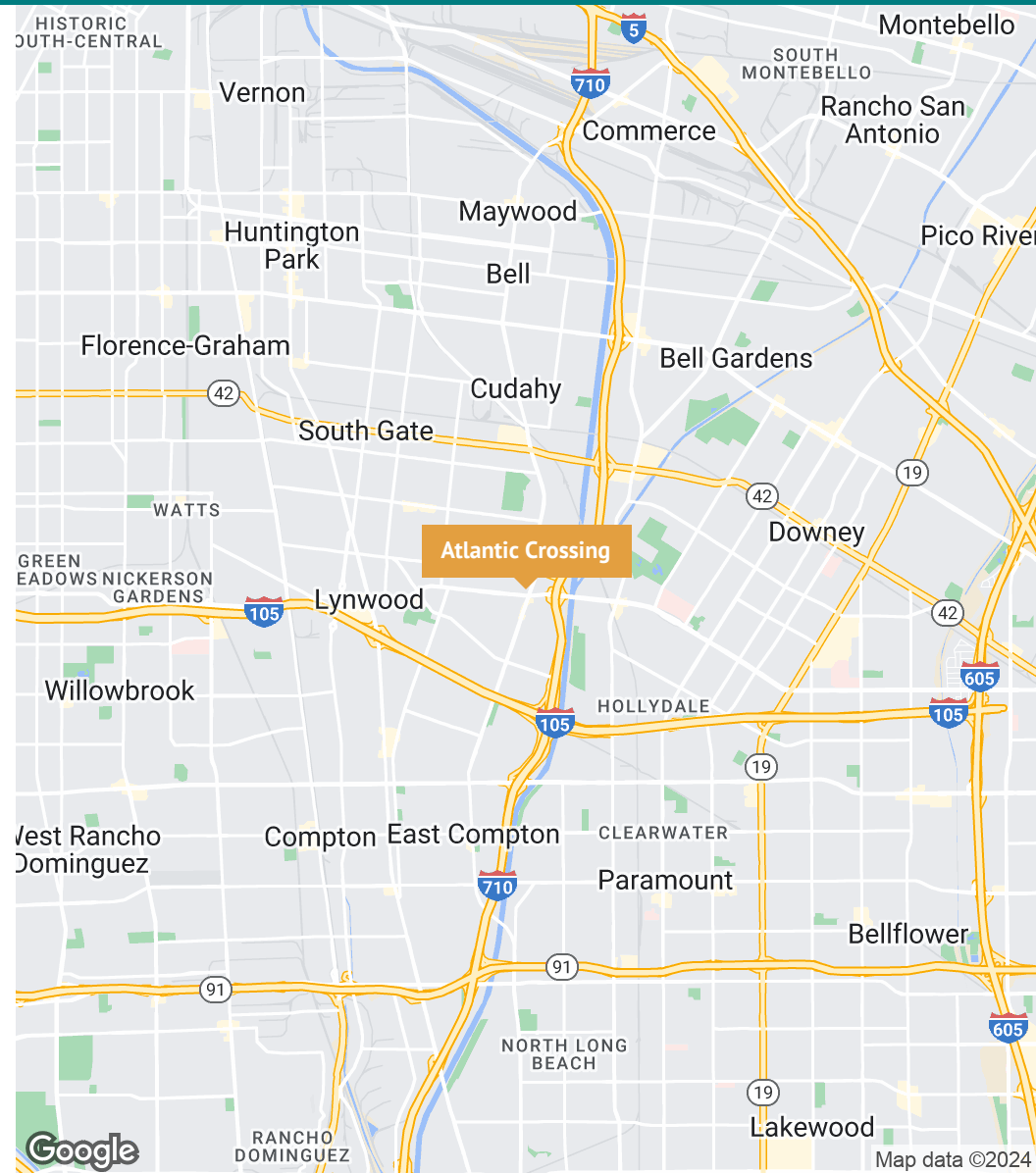
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DEMOGRAPHICS MAP & REPORT

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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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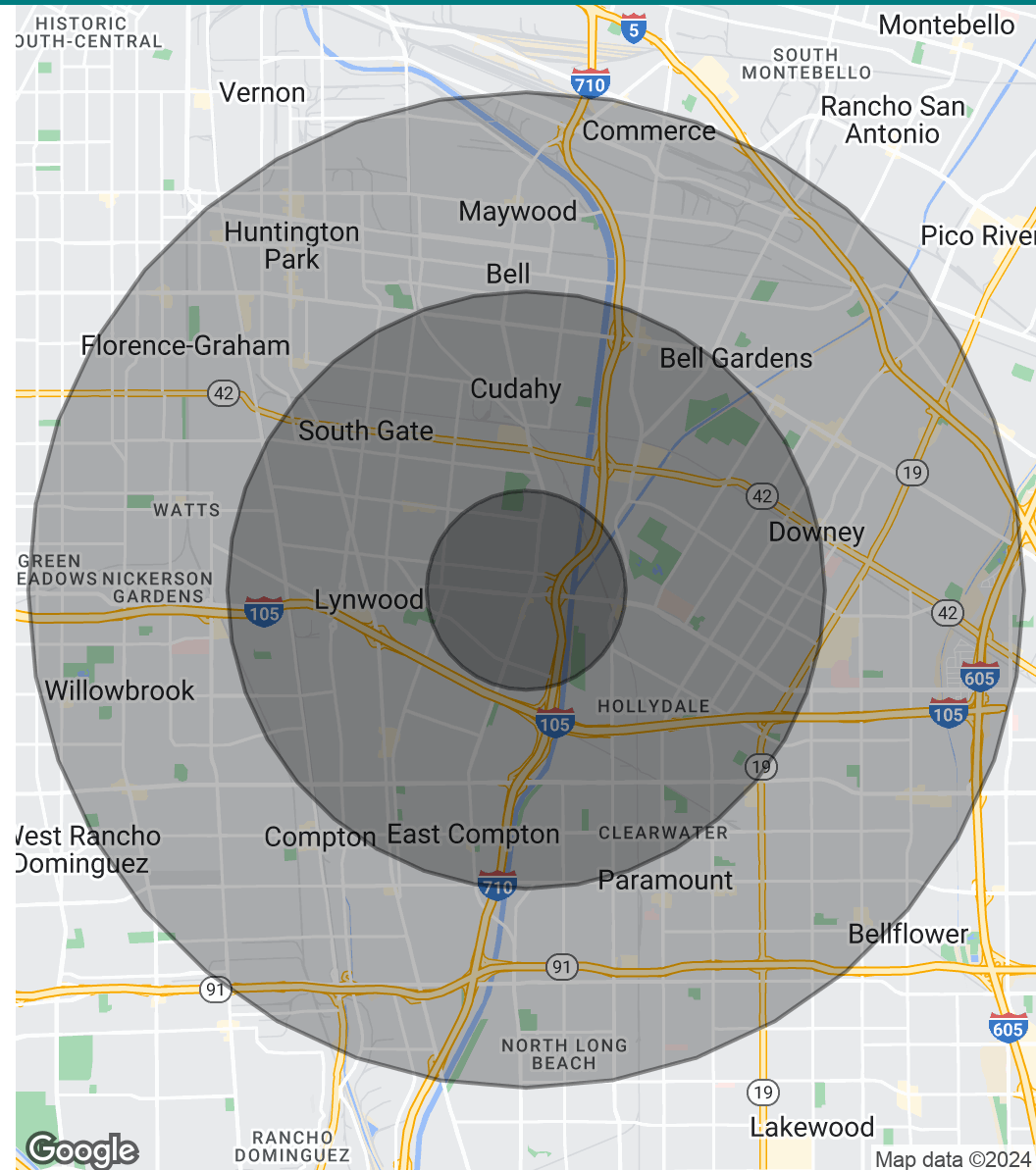
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PROPERTY DETAILS

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Lease Rate

\$2.75 SF/MONTH

LOCATION INFORMATION

Building Name	Atlantic Crossing
Street Address	10901-10923 Atlantic Ave & 4339-4351 Imperial Hwy
City, State, Zip	Lynwood, CA 90262
County	Los Angeles
Market	Los Angeles
Sub-market	Mid-Cities
Cross-Streets	Atlantic & Imperial
Side of the Street	Northwest
Signal Intersection	Yes
Nearest Highway	710 Fwy / 105 Fwy

BUILDING INFORMATION

Building Size	21,239 SF
Building Class	A
Tenancy	Multiple
Year Built	2003
Construction Status	Existing
Condition	Excellent
Number of Buildings	5

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	C2 & C3
Lot Size	96,067 SF
APN #	6193-003-023
Lot Frontage	600 ft
Lot Depth	445 ft
Corner Property	Yes
Traffic Count	54000
Traffic Count Street	Atlantic & Imperial
Amenities	Large Parking Lot, Pylon Signage, National Anchor Tenants, Restaurants

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	5.08

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Central HVAC	Yes
HVAC	Tenant Controlled

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MEET THE TEAM

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