



RETAIL FOR LEASE

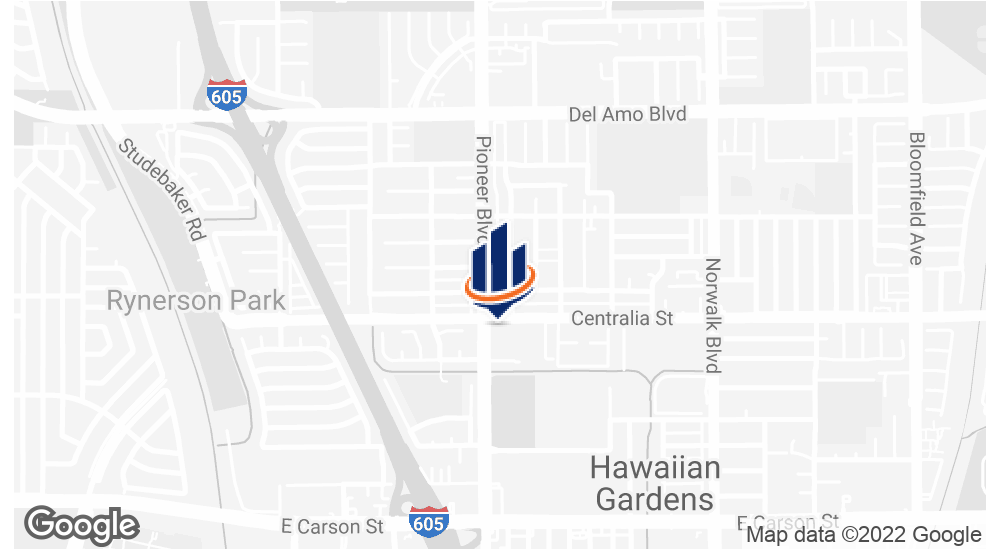
11802-11820 Centralia

LAKEWOOD, CA 90715

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	4,346 SF
AVAILABLE SF:	1,406 - 2,940 SF
LEASE TYPE:	NNN

PROPERTY OVERVIEW

Opportunity to lease well located retail space in a center on busy Pioneer Blvd. Close to freeways.

PROPERTY HIGHLIGHTS

- Corner Lot at heavily trafficked, signalized intersection
- Pylon and Monument Signage Available
- Abundant Parking
- Strong Tenant Mix
- Great location in close proximity to local parks and schools

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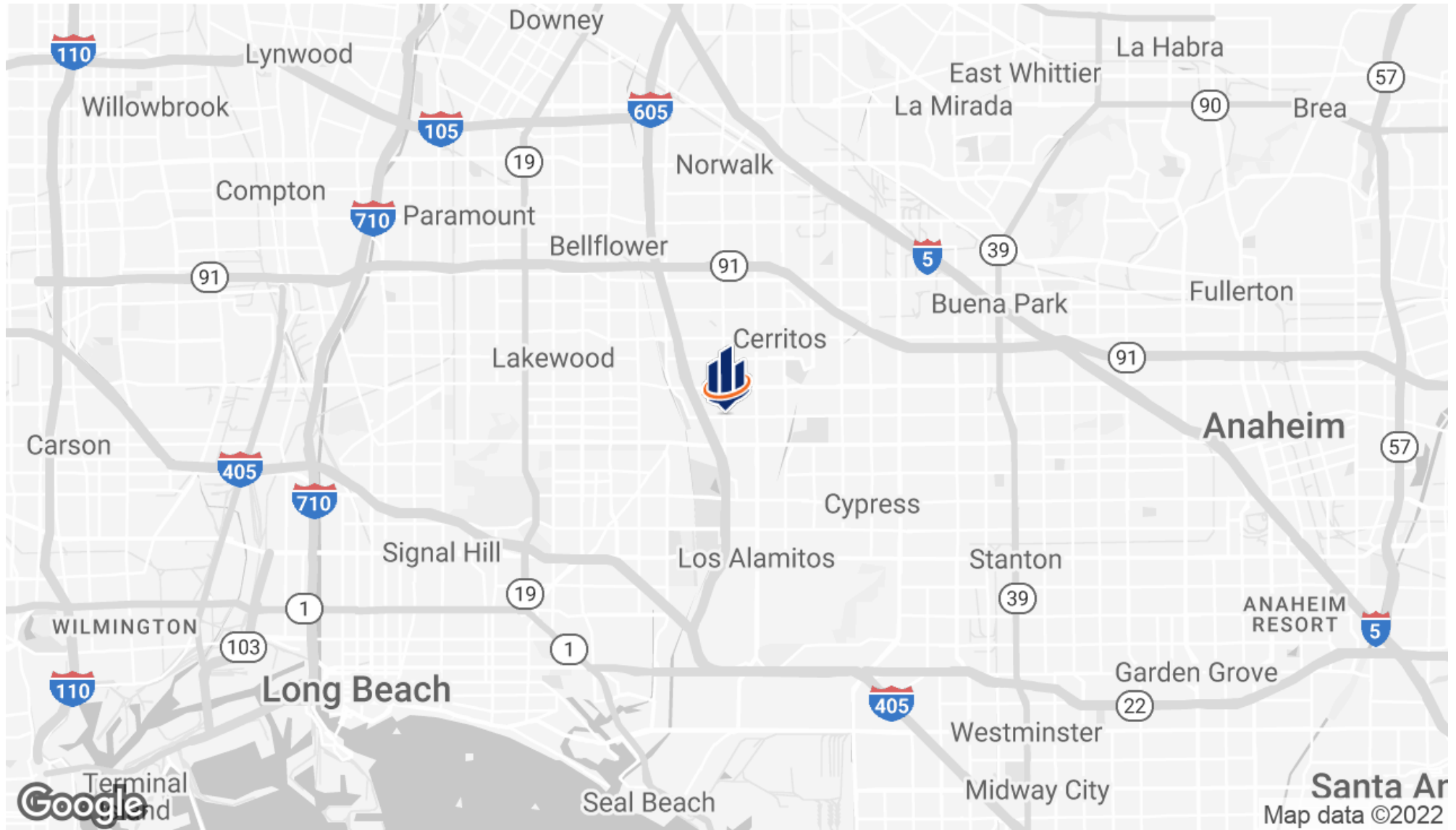
ADDITIONAL PHOTOS



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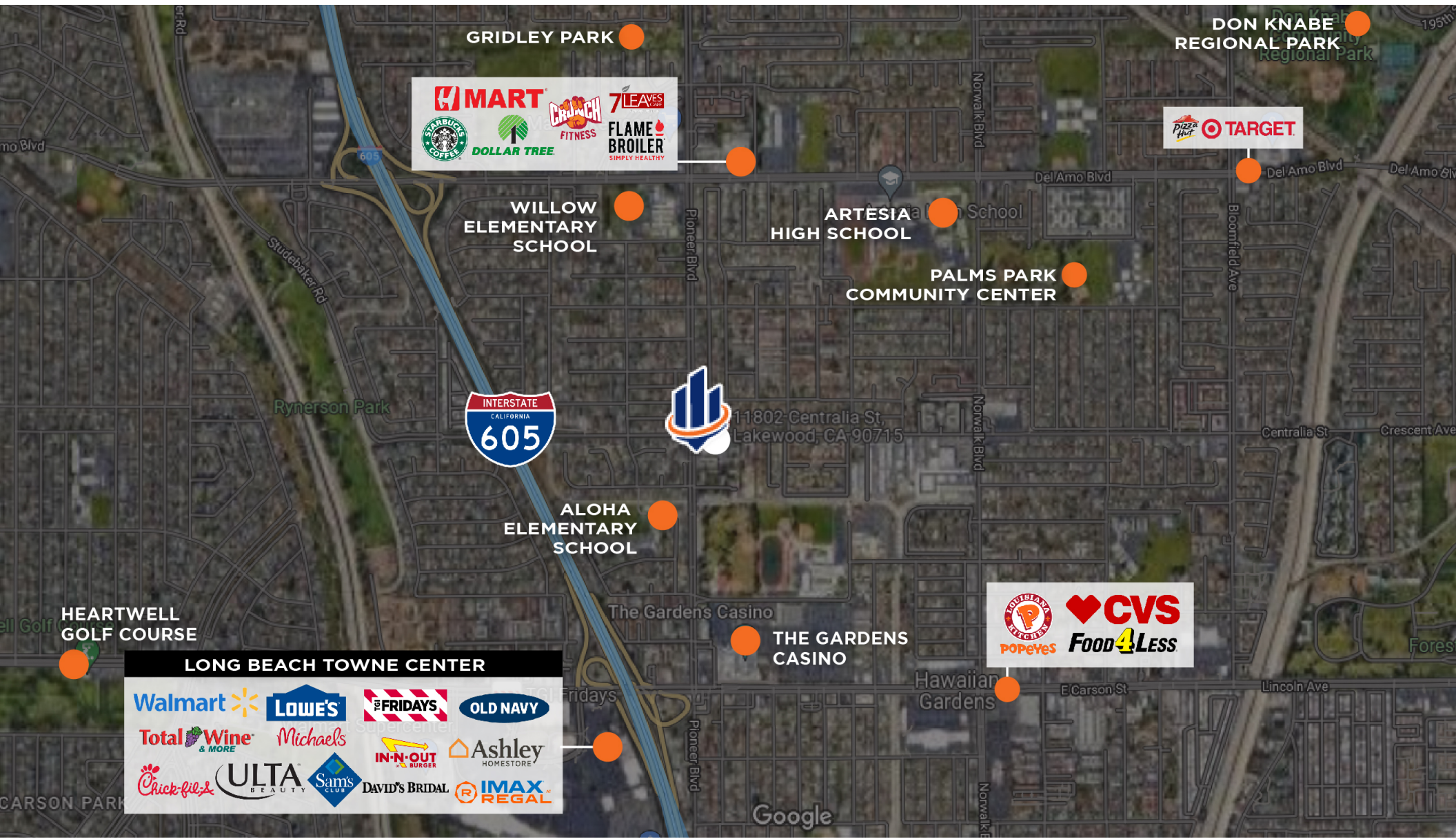
LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

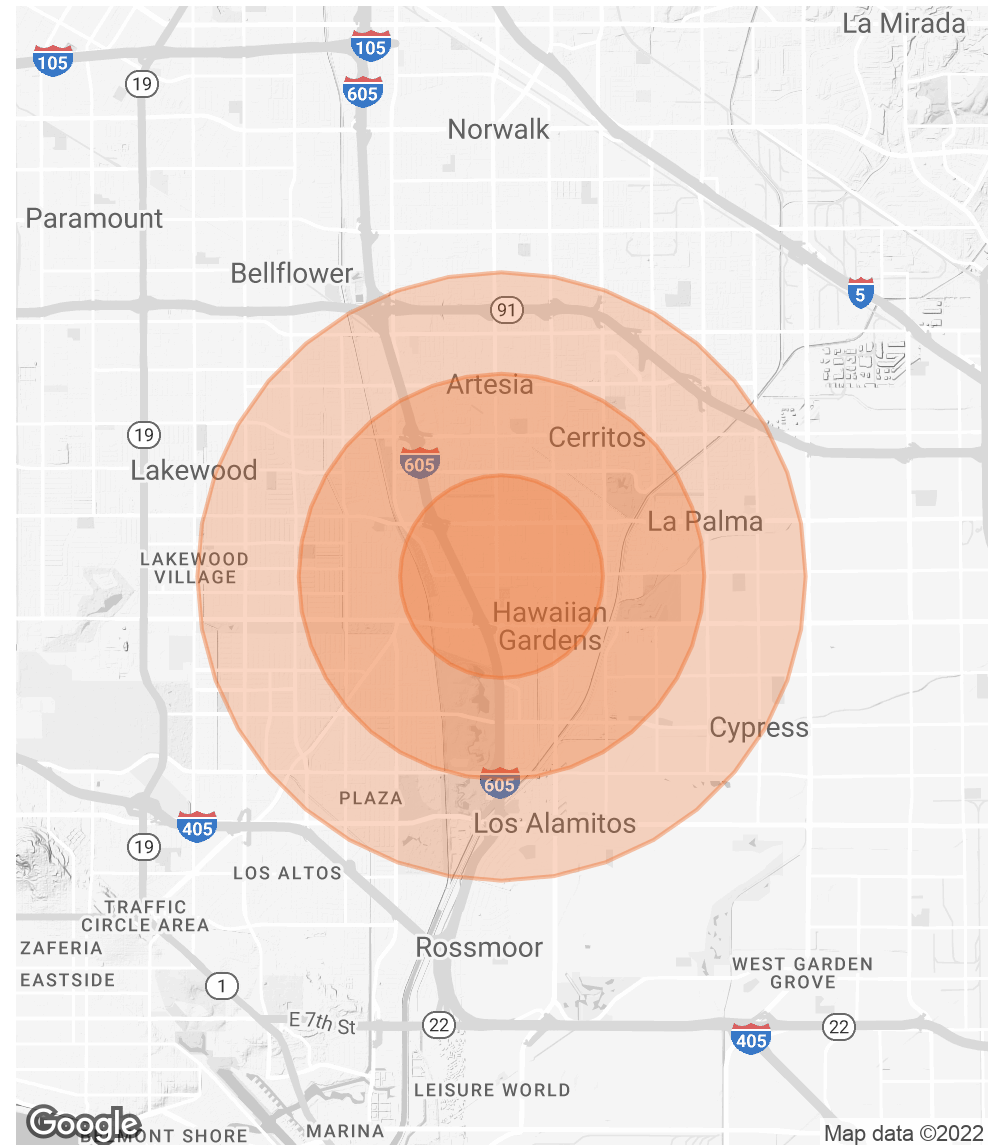
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	32,173	104,595	210,801
AVERAGE AGE	34.0	37.0	38.4
AVERAGE AGE (MALE)	33.2	35.6	37.2
AVERAGE AGE (FEMALE)	34.8	38.1	39.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	9,111	31,786	66,382
# OF PERSONS PER HH	3.5	3.3	3.2
AVERAGE HH INCOME	\$75,126	\$89,534	\$93,420
AVERAGE HOUSE VALUE	\$469,215	\$560,196	\$560,153

* Demographic data derived from 2010 US Census



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