

ONE OF THE BEST INTERSECTIONS IN NORWALK - FOR LEASE



12001 FIRESTONE BLVD
NORWALK, CA 90650



COMMERCIAL
ASSET GROUP

- GREAT CORNER IN NORWALK WITH OUTSTANDING TRAFFIC
- GOOD POPULATION DENSITY WITH STRONG HOUSEHOLD INCOMES
- PROVEN TRADE AREA WITH MANY NATIONAL RETAILERS ALONG FIRESTONE BLVD
- DENSELY POPULATED 3 - MILE RADIUS OF OVER 220,000 PEOPLE
- SIGNALIZED INTERSECCION OF FIRESTONE BLVD AND SAN ANTONIO DR
- AMPLE AND CONVENIENT PARKING
- IDEAL FOR RETAIL, CHARTER SCHOOL, MEDICAL, FOOD USE, MARKET, SCHOOL, GYM, MARTIAL ARTS, AUTO PARTS, TAX, CELL PHONE
- MONUMENT SIGNAGE AVAILABLE
- 57,400 CARS PER DAY

SPACE SIZE

UNITS 12033 & 12035:
±4,300 SF

UNIT 12023: **±1,989 SF**

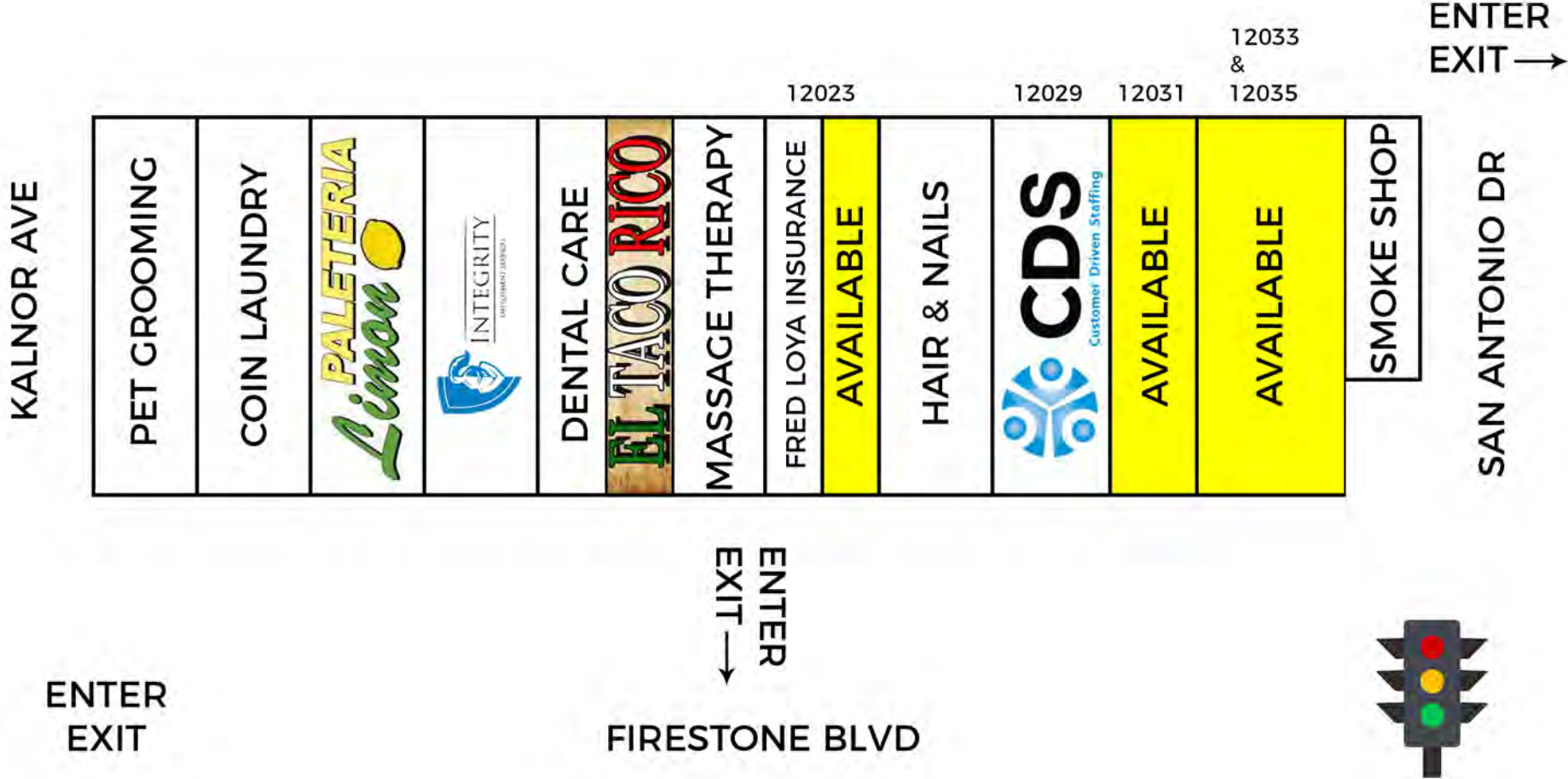
UNIT 12031: **±2,274 SF**

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.



ADDITIONAL PHOTOS

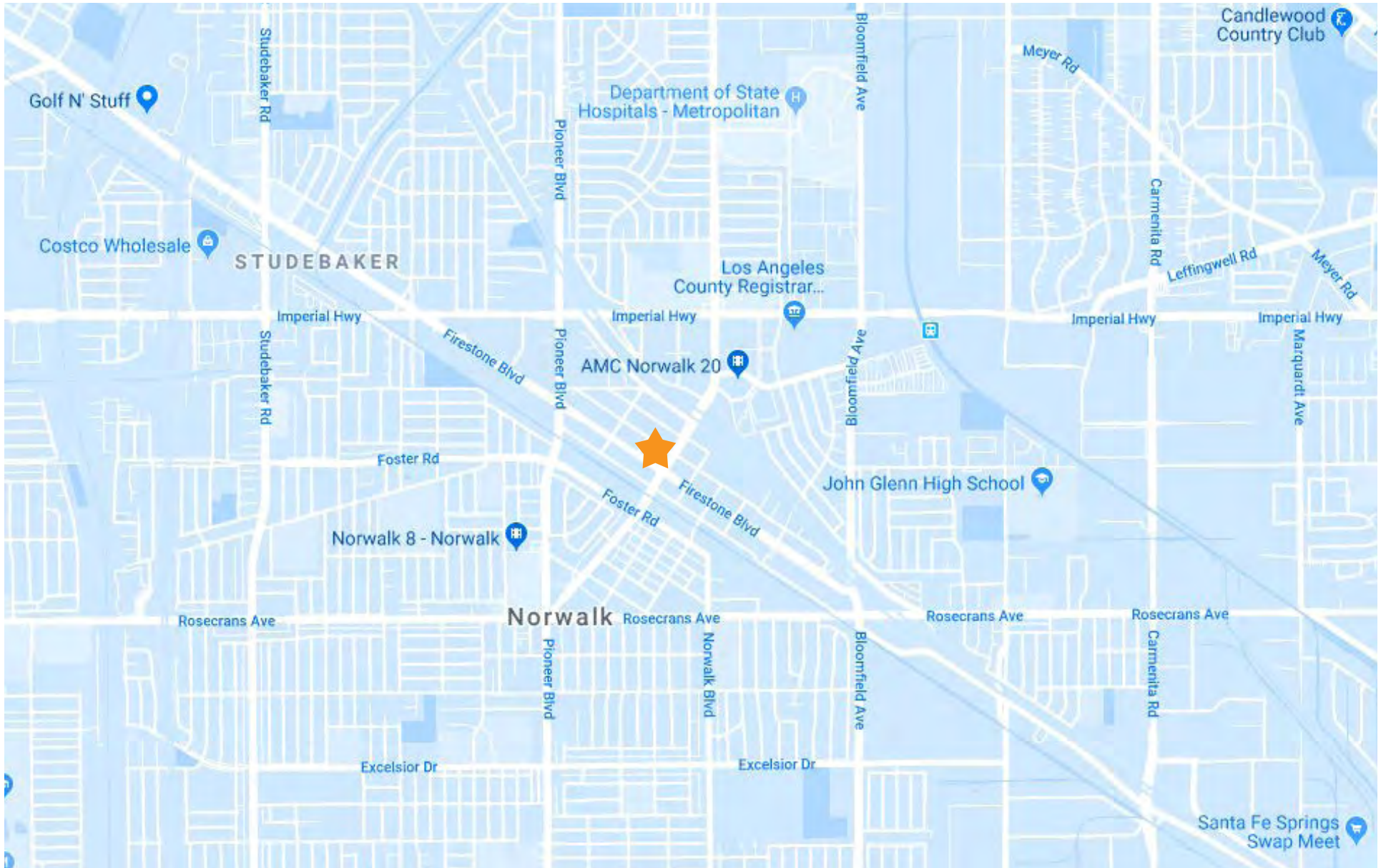
SITE PLAN





	1 Mile	2 Mile	3 Mile
Population			
2017 Total Population:	36,383	115,896	219,396
2022 Population:	37,224	118,899	225,380
Pop Growth 2017-2022:	2.31%	2.59%	2.73%
Average Age:	35.90	36.00	36.40
Households			
2017 Total Households:	9,700	30,037	59,637
HH Growth 2017-2022:	2.45%	2.73%	2.85%
Median Household Inc:	\$62,195	\$62,821	\$66,518
Avg Household Size:	3.60	3.80	3.60
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$347,946	\$359,581	\$388,241
Median Year Built:	1957	1957	1959

DEMOGRAPHICS



MAP



COMMERCIAL
ASSET GROUP



ALEX SHABANI

SENIOR MANAGING DIRECTOR

P 310.272.7397

E ALEX@CAG-RE.COM

LIC. 01352902

COMMERCIAL ASSET GROUP

1801 CENTURY PARK EAST, STE 1550

LOS ANGELES, CA 90067

P 310.275.8222 F 818.385.1470

WWW.CAG-RE.COM LIC. 01876070