



# Shopping Center for Lease

## Retail Space For Lease

**SWC Pioneer Blvd & Imperial Highway, Norwalk, CA 90650**



### BUILDING FEATURES:

- 12615-12625 Pioneer Blvd., Norwalk, CA 91650;
- Major intersection of Imperial Highway & Pioneer Blvd;
- Daily Traffic Count over 143,000 CPD;
- Just South of Interstate 5 (Santa Ana) Freeway at Pioneer Blvd;
- Anchored by Rally's Hamburgers;
- Easy access to other major freeways: the 605 (San Gabriel) Freeway, the 91 (Riverside) Freeway and Interstate 105 (Century) Freeway;
- Space available: 1,200 +/- Sq. Ft. (Fast-food);
- Across the street from Wal-mart.



DEMOGRAPHICS Source : CoStar (2019)	1-MILE	3-MILE	5-MILE
Population	36,117	221,562	654,748
Average HH Income	\$72,222	\$80,491	\$83,601

For more information, please contact :

**BP International ,Inc.**

**Patsy Ma, MBA, CCIM, CRRP, RX, CLS DRE# 00980137**

**patsyma@bpinternational.net**

**650 W. Duarte Rd., #1088, Arcadia, CA 91007**

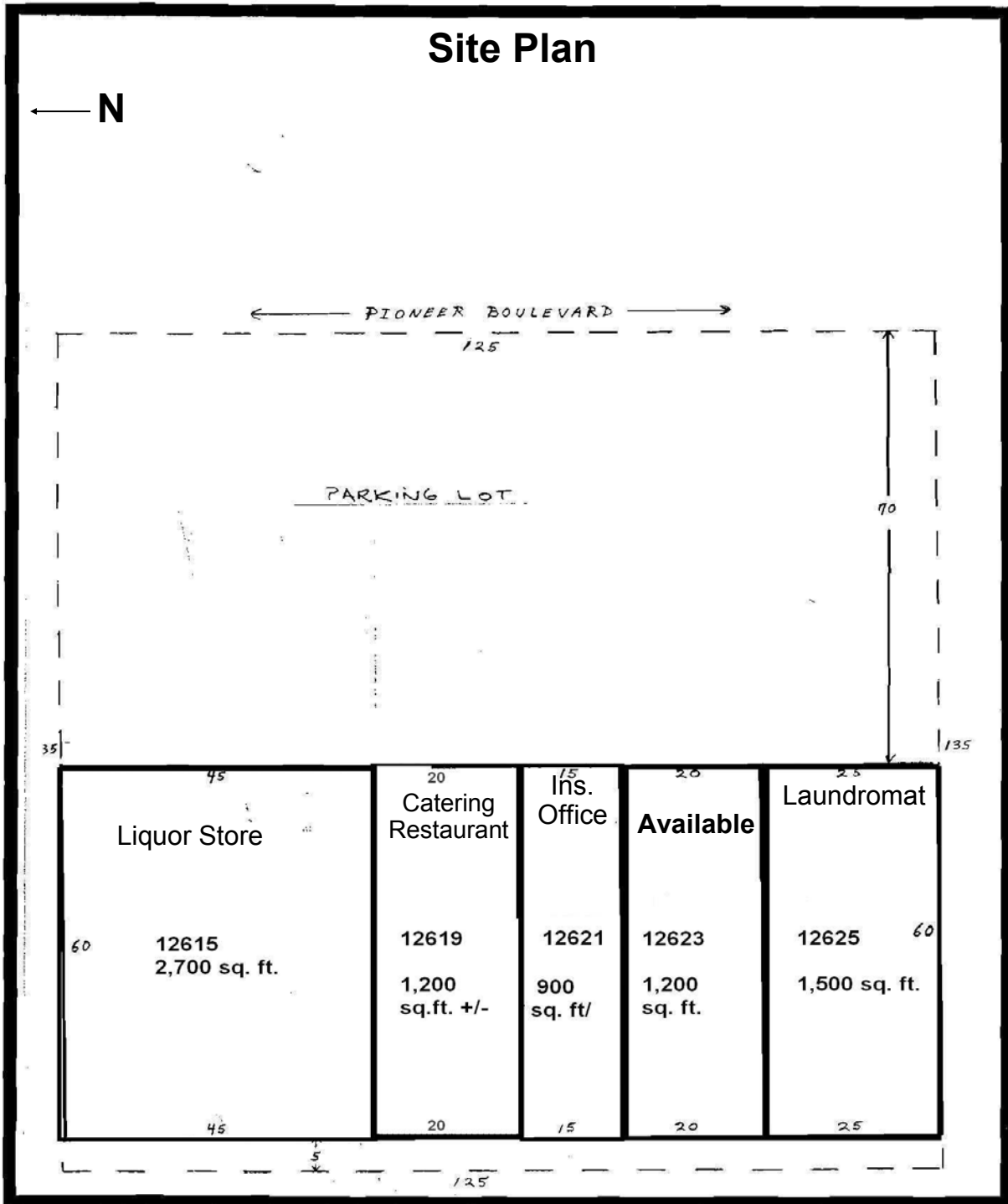
**Tel: 626-821-3448 x 100 Fax: 626-821-9099 www.BPInternational.net**

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# Shopping Center for Lease

SWC Pioneer Blvd & Imperial Highway, Norwalk, CA 91006



## BP International, Inc.

Patsy Ma, MBA, CCIM, CRX, CLS DRE# 00980137

[patsyma@bpinternational.net](mailto:patsyma@bpinternational.net)

650 W. Duarte Rd., #1088, Arcadia, CA 91007

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# Demographic Detail Report

12615-12625 Pioneer Blvd, Norwalk, CA 90650

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **7,500 SF**  
 Year Built: **1963**

Total Available: **1,200 SF**  
 % Leased: **84%**  
 Rent/SF/Yr: **\$19.20**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Projection	36,508	225,010	665,387
2018 Estimate	36,117	221,562	654,748
2010 Census	36,183	216,349	637,184
Growth 2018 - 2023	1.08%	1.56%	1.62%
Growth 2010 - 2018	-0.18%	2.41%	2.76%
<b>2018 Population by Age</b>			
	<b>36,117</b>	<b>221,562</b>	<b>654,748</b>
Age 0 - 4	2,426 6.72%	15,073 6.80%	43,882 6.70%
Age 5 - 9	2,317 6.42%	14,246 6.43%	41,218 6.30%
Age 10 - 14	2,385 6.60%	14,522 6.55%	41,811 6.39%
Age 15 - 19	2,586 7.16%	15,723 7.10%	45,419 6.94%
Age 20 - 24	2,821 7.81%	17,368 7.84%	50,446 7.70%
Age 25 - 29	2,931 8.12%	18,252 8.24%	52,963 8.09%
Age 30 - 34	2,681 7.42%	16,826 7.59%	48,474 7.40%
Age 35 - 39	2,457 6.80%	15,204 6.86%	43,773 6.69%
Age 40 - 44	2,389 6.61%	14,572 6.58%	42,494 6.49%
Age 45 - 49	2,355 6.52%	14,363 6.48%	42,596 6.51%
Age 50 - 54	2,295 6.35%	13,951 6.30%	42,089 6.43%
Age 55 - 59	2,153 5.96%	13,045 5.89%	39,822 6.08%
Age 60 - 64	1,826 5.06%	11,176 5.04%	34,491 5.27%
Age 65 - 69	1,440 3.99%	8,948 4.04%	27,952 4.27%
Age 70 - 74	1,058 2.93%	6,578 2.97%	20,687 3.16%
Age 75 - 79	772 2.14%	4,673 2.11%	14,637 2.24%
Age 80 - 84	567 1.57%	3,281 1.48%	10,185 1.56%
Age 85+	659 1.82%	3,760 1.70%	11,810 1.80%
Age 65+	4,496 12.45%	27,240 12.29%	85,271 13.02%
<b>Median Age</b>	<b>34.80</b>	<b>34.60</b>	<b>35.40</b>
<b>Average Age</b>	<b>36.40</b>	<b>36.30</b>	<b>36.90</b>



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2/12/2019

## Demographic Detail Report

12615-12625 Pioneer Blvd, Norwalk, CA 90650

Radius	1 Mile	3 Mile	5 Mile
<b>2018 Population By Race</b>	<b>36,117</b>	<b>221,562</b>	<b>654,748</b>
White	28,571 79.11%	171,641 77.47%	495,956 75.75%
Black	1,650 4.57%	11,806 5.33%	35,496 5.42%
Am. Indian & Alaskan	812 2.25%	4,267 1.93%	11,367 1.74%
Asian	4,093 11.33%	27,719 12.51%	92,456 14.12%
Hawaiian & Pacific Island	178 0.49%	1,076 0.49%	3,449 0.53%
Other	813 2.25%	5,052 2.28%	16,025 2.45%
<b>Population by Hispanic Origin</b>	<b>36,117</b>	<b>221,562</b>	<b>654,748</b>
Non-Hispanic Origin	9,527 26.38%	66,678 30.09%	235,150 35.91%
Hispanic Origin	26,590 73.62%	154,884 69.91%	419,598 64.09%
<b>2018 Median Age, Male</b>	<b>33.60</b>	<b>33.40</b>	<b>34.00</b>
<b>2018 Average Age, Male</b>	<b>35.30</b>	<b>35.20</b>	<b>35.70</b>
<b>2018 Median Age, Female</b>	<b>36.20</b>	<b>36.00</b>	<b>36.80</b>
<b>2018 Average Age, Female</b>	<b>37.60</b>	<b>37.40</b>	<b>38.00</b>
<b>2018 Population by Occupation Classification</b>	<b>28,472</b>	<b>174,577</b>	<b>518,765</b>
Civilian Employed	16,693 58.63%	104,423 59.81%	310,747 59.90%
Civilian Unemployed	861 3.02%	4,694 2.69%	13,529 2.61%
Civilian Non-Labor Force	10,914 38.33%	65,382 37.45%	194,330 37.46%
Armed Forces	4 0.01%	78 0.04%	159 0.03%
<b>Households by Marital Status</b>			
Married	5,219	32,704	102,293
Married No Children	2,517	15,954	51,183
Married w/Children	2,702	16,750	51,109
<b>2018 Population by Education</b>	<b>25,047</b>	<b>153,828</b>	<b>459,109</b>
Some High School, No Diploma	6,435 25.69%	36,134 23.49%	98,941 21.55%
High School Grad (Incl Equivalency)	6,429 25.67%	39,087 25.41%	111,841 24.36%
Some College, No Degree	7,420 29.62%	43,818 28.49%	132,687 28.90%
Associate Degree	1,465 5.85%	9,200 5.98%	27,136 5.91%
Bachelor Degree	2,305 9.20%	18,676 12.14%	61,427 13.38%
Advanced Degree	993 3.96%	6,913 4.49%	27,077 5.90%



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# Demographic Detail Report

12615-12625 Pioneer Blvd, Norwalk, CA 90650

Radius	1 Mile		3 Mile		5 Mile	
<b>2018 Population by Occupation</b>	<b>31,107</b>		<b>195,458</b>		<b>585,317</b>	
Real Estate & Finance	941	3.03%	5,811	2.97%	17,316	2.96%
Professional & Management	4,763	15.31%	36,382	18.61%	118,699	20.28%
Public Administration	693	2.23%	4,187	2.14%	12,843	2.19%
Education & Health	3,185	10.24%	21,151	10.82%	67,468	11.53%
Services	2,945	9.47%	18,826	9.63%	55,072	9.41%
Information	409	1.31%	1,637	0.84%	5,590	0.96%
Sales	4,975	15.99%	29,436	15.06%	87,161	14.89%
Transportation	567	1.82%	2,843	1.45%	9,168	1.57%
Retail	1,866	6.00%	12,281	6.28%	36,521	6.24%
Wholesale	878	2.82%	5,383	2.75%	15,354	2.62%
Manufacturing	2,214	7.12%	14,108	7.22%	40,538	6.93%
Production	3,294	10.59%	19,213	9.83%	51,745	8.84%
Construction	1,819	5.85%	9,653	4.94%	25,240	4.31%
Utilities	1,479	4.75%	8,306	4.25%	23,683	4.05%
Agriculture & Mining	122	0.39%	549	0.28%	1,769	0.30%
Farming, Fishing, Forestry	27	0.09%	348	0.18%	1,133	0.19%
Other Services	930	2.99%	5,344	2.73%	16,017	2.74%
<b>2018 Worker Travel Time to Job</b>	<b>16,353</b>		<b>101,943</b>		<b>302,136</b>	
<30 Minutes	8,151	49.84%	53,505	52.49%	159,317	52.73%
30-60 Minutes	6,084	37.20%	37,836	37.11%	111,309	36.84%
60+ Minutes	2,118	12.95%	10,602	10.40%	31,510	10.43%
<b>2010 Households by HH Size</b>	<b>9,511</b>		<b>58,510</b>		<b>182,912</b>	
1-Person Households	1,305	13.72%	8,316	14.21%	28,357	15.50%
2-Person Households	1,969	20.70%	12,302	21.03%	41,691	22.79%
3-Person Households	1,581	16.62%	9,931	16.97%	32,753	17.91%
4-Person Households	1,716	18.04%	10,615	18.14%	34,011	18.59%
5-Person Households	1,265	13.30%	7,575	12.95%	21,912	11.98%
6-Person Households	763	8.02%	4,402	7.52%	11,682	6.39%
7 or more Person Households	912	9.59%	5,369	9.18%	12,506	6.84%
<b>2018 Average Household Size</b>	<b>3.70</b>		<b>3.60</b>		<b>3.40</b>	
<b>Households</b>						
2023 Projection	9,629		61,113		191,491	
2018 Estimate	9,520		60,131		188,348	
2010 Census	9,511		58,509		182,912	
Growth 2018 - 2023	1.14%		1.63%		1.67%	
Growth 2010 - 2018	0.09%		2.77%		2.97%	



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# Demographic Detail Report

12615-12625 Pioneer Blvd, Norwalk, CA 90650

Radius	1 Mile	3 Mile	5 Mile
<b>2018 Households by HH Income</b>	<b>9,521</b>	<b>60,129</b>	<b>188,346</b>
<\$25,000	1,615 16.96%	9,572 15.92%	29,506 15.67%
\$25,000 - \$50,000	2,001 21.02%	12,349 20.54%	39,301 20.87%
\$50,000 - \$75,000	2,198 23.09%	12,364 20.56%	35,792 19.00%
\$75,000 - \$100,000	1,617 16.98%	9,419 15.66%	28,920 15.35%
\$100,000 - \$125,000	862 9.05%	6,768 11.26%	20,900 11.10%
\$125,000 - \$150,000	547 5.75%	3,997 6.65%	12,595 6.69%
\$150,000 - \$200,000	519 5.45%	3,184 5.30%	12,062 6.40%
\$200,000+	162 1.70%	2,476 4.12%	9,270 4.92%
<b>2018 Avg Household Income</b>	<b>\$72,222</b>	<b>\$80,491</b>	<b>\$83,601</b>
<b>2018 Med Household Income</b>	<b>\$61,528</b>	<b>\$66,355</b>	<b>\$67,718</b>
<b>2018 Occupied Housing</b>	<b>9,520</b>	<b>60,132</b>	<b>188,348</b>
Owner Occupied	5,891 61.88%	36,390 60.52%	111,879 59.40%
Renter Occupied	3,629 38.12%	23,742 39.48%	76,469 40.60%
<b>2010 Housing Units</b>	<b>9,607</b>	<b>60,814</b>	<b>190,399</b>
1 Unit	7,080 73.70%	45,470 74.77%	140,158 73.61%
2 - 4 Units	380 3.96%	2,074 3.41%	8,140 4.28%
5 - 19 Units	629 6.55%	4,306 7.08%	17,002 8.93%
20+ Units	1,518 15.80%	8,964 14.74%	25,099 13.18%
<b>2018 Housing Value</b>	<b>5,892</b>	<b>36,390</b>	<b>111,879</b>
<\$100,000	144 2.44%	1,005 2.76%	3,068 2.74%
\$100,000 - \$200,000	54 0.92%	427 1.17%	1,019 0.91%
\$200,000 - \$300,000	826 14.02%	3,457 9.50%	7,231 6.46%
\$300,000 - \$400,000	2,845 48.29%	12,738 35.00%	29,412 26.29%
\$400,000 - \$500,000	1,368 23.22%	9,998 27.47%	29,630 26.48%
\$500,000 - \$1,000,000	599 10.17%	8,022 22.04%	38,126 34.08%
\$1,000,000+	56 0.95%	743 2.04%	3,393 3.03%
<b>2018 Median Home Value</b>	<b>\$367,556</b>	<b>\$405,681</b>	<b>\$451,331</b>
<b>2018 Housing Units by Yr Built</b>	<b>9,768</b>	<b>61,965</b>	<b>194,583</b>
Built 2010+	154 1.58%	1,872 3.02%	5,820 2.99%
Built 2000 - 2010	398 4.07%	1,685 2.72%	4,994 2.57%
Built 1990 - 1999	371 3.80%	2,302 3.72%	7,816 4.02%
Built 1980 - 1989	766 7.84%	4,365 7.04%	13,586 6.98%
Built 1970 - 1979	863 8.83%	8,708 14.05%	30,981 15.92%
Built 1960 - 1969	1,255 12.85%	9,690 15.64%	33,426 17.18%
Built 1950 - 1959	4,188 42.87%	24,307 39.23%	68,933 35.43%
Built <1949	1,773 18.15%	9,036 14.58%	29,027 14.92%
<b>2018 Median Year Built</b>	<b>1956</b>	<b>1958</b>	<b>1959</b>



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