



Retail/Office Space

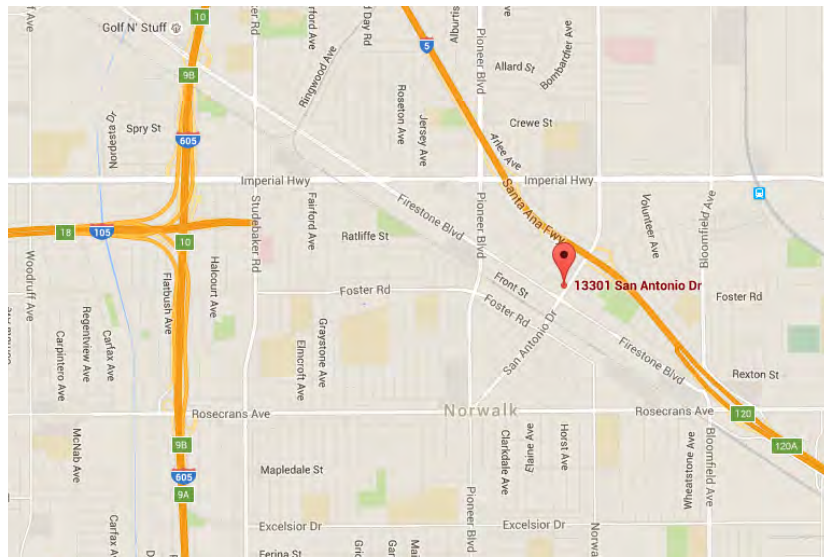
For Lease

13301–13303 San Antonio Drive, Norwalk CA 91650



BUILDING FEATURES:

- Small office/retail space facing San Antonio Drive;
- Close to the Civic Center of Norwalk;
- Convenient access to the I-5 Freeway to the North and the I-605 Freeway and I-105 Freeway to the West;
- Office/Retail space approximately 300+/- square feet;
- Great street sign signage on San Antonio Drive.



DEMOGRAPHICS Source : CoStar	1-MILE	3-MILE	5-MILE
Population (2018)	34,664	218,877	675,197
Average HH Income (2018)	\$70,625	\$81,797	\$85,277

For more information, please contact BP International, Inc.

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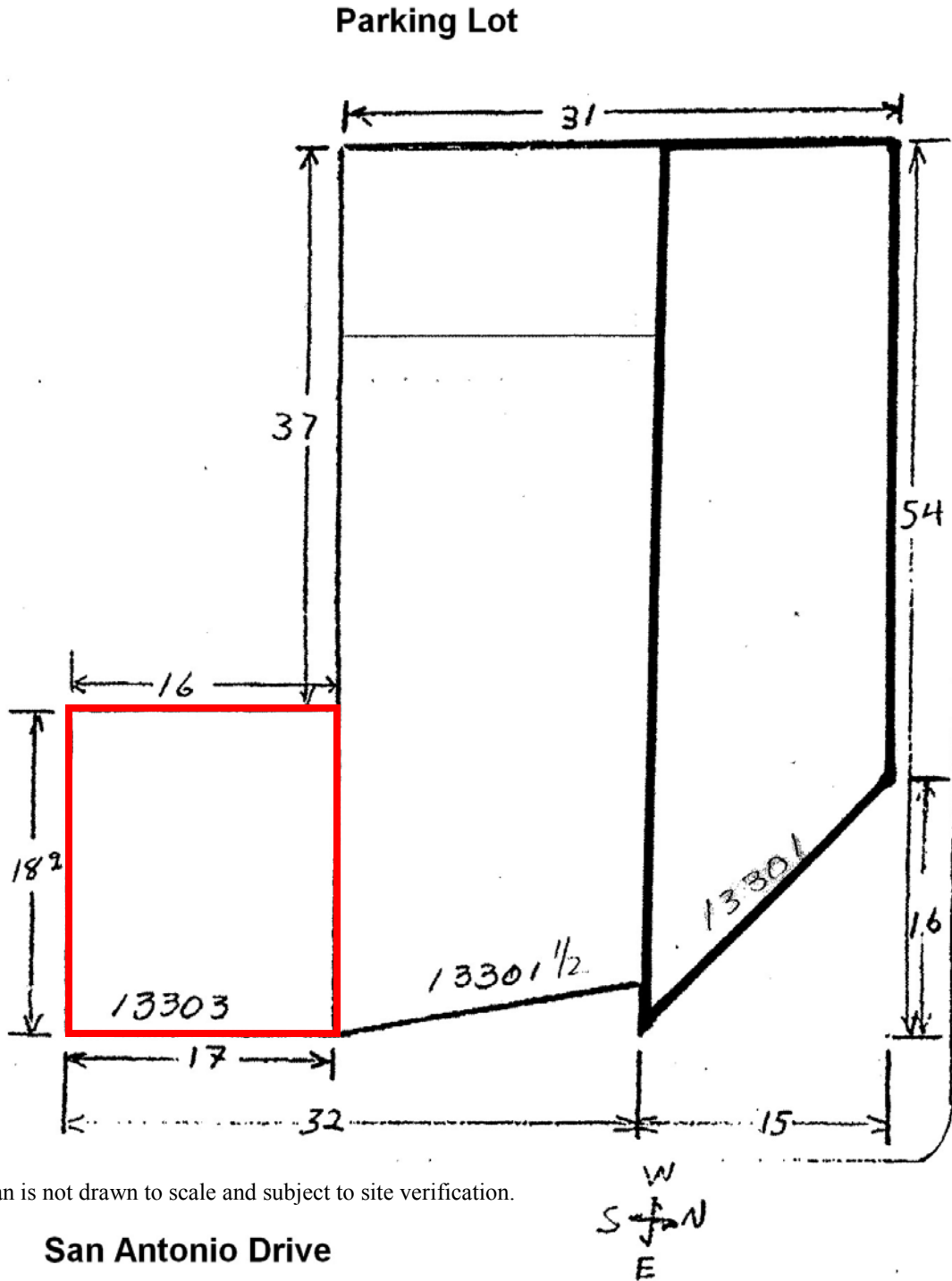
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Site plan is not drawn to scale and subject to site verification.

San Antonio Drive

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Demographic Detail Report

13301-13303 San Antonio Dr, Norwalk, CA 90650

Building Type: **Class C Office** Total Available: **296 SF**
 Class: **C** % Leased: **100%**
 RBA: **1,896 SF** Rent/SF/Yr: **\$26.40**
 Typical Floor: **1,896 SF**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	34,664		218,877		675,197	
2018 Estimate	34,337		215,491		664,261	
2010 Census	34,640		210,253		646,471	
Growth 2018 - 2023	0.95%		1.57%		1.65%	
Growth 2010 - 2018	-0.87%		2.49%		2.75%	
2018 Population by Age						
	34,337		215,491		664,261	
Age 0 - 4	2,319	6.75%	14,433	6.70%	44,127	6.64%
Age 5 - 9	2,244	6.54%	13,595	6.31%	41,465	6.24%
Age 10 - 14	2,297	6.69%	13,869	6.44%	42,145	6.34%
Age 15 - 19	2,459	7.16%	15,074	7.00%	45,787	6.89%
Age 20 - 24	2,675	7.79%	16,697	7.75%	50,798	7.65%
Age 25 - 29	2,803	8.16%	17,574	8.16%	53,280	8.02%
Age 30 - 34	2,591	7.55%	16,160	7.50%	48,780	7.34%
Age 35 - 39	2,386	6.95%	14,587	6.77%	44,097	6.64%
Age 40 - 44	2,294	6.68%	14,036	6.51%	42,966	6.47%
Age 45 - 49	2,226	6.48%	13,948	6.47%	43,301	6.52%
Age 50 - 54	2,139	6.23%	13,690	6.35%	43,053	6.48%
Age 55 - 59	1,996	5.81%	12,932	6.00%	40,923	6.16%
Age 60 - 64	1,701	4.95%	11,189	5.19%	35,500	5.34%
Age 65 - 69	1,339	3.90%	9,075	4.21%	28,800	4.34%
Age 70 - 74	985	2.87%	6,747	3.13%	21,352	3.21%
Age 75 - 79	725	2.11%	4,810	2.23%	15,146	2.28%
Age 80 - 84	531	1.55%	3,348	1.55%	10,563	1.59%
Age 85+	626	1.82%	3,727	1.73%	12,179	1.83%
Age 65+	4,206	12.25%	27,707	12.86%	88,040	13.25%
Median Age	34.60		35.10		35.70	
Average Age	36.20		36.70		37.10	



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Demographic Detail Report

13301-13303 San Antonio Dr, Norwalk, CA 90650

Radius	1 Mile		3 Mile		5 Mile	
2018 Population By Race	34,337		215,491		664,261	
White	26,419	76.94%	159,417	73.98%	490,715	73.87%
Black	1,786	5.20%	11,431	5.30%	36,616	5.51%
Am. Indian & Alaskan	780	2.27%	4,004	1.86%	11,226	1.69%
Asian	4,370	12.73%	34,527	16.02%	105,266	15.85%
Hawaiian & Pacific Island	205	0.60%	1,041	0.48%	3,507	0.53%
Other	778	2.27%	5,071	2.35%	16,931	2.55%
Population by Hispanic Origin	34,337		215,491		664,261	
Non-Hispanic Origin	9,623	28.03%	73,918	34.30%	259,575	39.08%
Hispanic Origin	24,714	71.97%	141,573	65.70%	404,686	60.92%
2018 Median Age, Male	33.20		33.80		34.30	
2018 Average Age, Male	35.00		35.60		35.90	
2018 Median Age, Female	36.00		36.50		37.10	
2018 Average Age, Female	37.40		37.80		38.20	
2018 Population by Occupation Classification	26,984		170,583		527,378	
Civilian Employed	16,083	59.60%	100,927	59.17%	315,775	59.88%
Civilian Unemployed	827	3.06%	4,437	2.60%	13,470	2.55%
Civilian Non-Labor Force	10,070	37.32%	65,159	38.20%	197,966	37.54%
Armed Forces	4	0.01%	60	0.04%	167	0.03%
Households by Marital Status						
Married	4,913		32,639		105,697	
Married No Children	2,371		16,234		53,556	
Married w/Children	2,542		16,405		52,141	
2018 Population by Education	23,853		150,646		467,754	
Some High School, No Diploma	5,800	24.32%	33,494	22.23%	95,242	20.36%
High School Grad (Incl Equivalency)	6,497	27.24%	37,430	24.85%	112,852	24.13%
Some College, No Degree	6,849	28.71%	43,255	28.71%	137,206	29.33%
Associate Degree	1,509	6.33%	8,822	5.86%	27,816	5.95%
Bachelor Degree	2,300	9.64%	19,695	13.07%	65,594	14.02%
Advanced Degree	898	3.76%	7,950	5.28%	29,044	6.21%



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Demographic Detail Report

13301-13303 San Antonio Dr, Norwalk, CA 90650

Radius	1 Mile		3 Mile		5 Mile	
2018 Population by Occupation	30,087		189,038		594,632	
Real Estate & Finance	922	3.06%	5,541	2.93%	17,901	3.01%
Professional & Management	4,785	15.90%	36,227	19.16%	123,276	20.73%
Public Administration	604	2.01%	4,082	2.16%	13,179	2.22%
Education & Health	3,071	10.21%	20,637	10.92%	68,946	11.59%
Services	2,765	9.19%	17,979	9.51%	55,689	9.37%
Information	401	1.33%	1,589	0.84%	5,541	0.93%
Sales	5,026	16.70%	28,509	15.08%	88,227	14.84%
Transportation	580	1.93%	2,743	1.45%	9,029	1.52%
Retail	1,831	6.09%	12,067	6.38%	37,115	6.24%
Wholesale	934	3.10%	5,051	2.67%	15,307	2.57%
Manufacturing	2,081	6.92%	13,491	7.14%	40,990	6.89%
Production	3,152	10.48%	18,078	9.56%	51,099	8.59%
Construction	1,474	4.90%	9,027	4.78%	25,249	4.25%
Utilities	1,438	4.78%	7,914	4.19%	23,751	3.99%
Agriculture & Mining	139	0.46%	553	0.29%	1,793	0.30%
Farming, Fishing, Forestry	41	0.14%	349	0.18%	1,103	0.19%
Other Services	843	2.80%	5,201	2.75%	16,437	2.76%
2018 Worker Travel Time to Job	15,761		98,551		307,147	
<30 Minutes	7,842	49.76%	51,658	52.42%	161,370	52.54%
30-60 Minutes	6,014	38.16%	36,472	37.01%	113,905	37.08%
60+ Minutes	1,905	12.09%	10,421	10.57%	31,872	10.38%
2010 Households by HH Size	9,220		56,791		187,091	
1-Person Households	1,385	15.02%	7,841	13.81%	28,861	15.43%
2-Person Households	2,005	21.75%	12,089	21.29%	43,421	23.21%
3-Person Households	1,478	16.03%	9,729	17.13%	33,756	18.04%
4-Person Households	1,585	17.19%	10,461	18.42%	35,043	18.73%
5-Person Households	1,196	12.97%	7,309	12.87%	22,151	11.84%
6-Person Households	688	7.46%	4,208	7.41%	11,630	6.22%
7 or more Person Households	883	9.58%	5,154	9.08%	12,229	6.54%
2018 Average Household Size	3.60		3.60		3.40	
Households						
2023 Projection	9,249		59,387		195,862	
2018 Estimate	9,158		58,422		192,611	
2010 Census	9,220		56,790		187,091	
Growth 2018 - 2023	0.99%		1.65%		1.69%	
Growth 2010 - 2018	-0.67%		2.87%		2.95%	



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Demographic Detail Report

13301-13303 San Antonio Dr, Norwalk, CA 90650						
Radius	1 Mile		3 Mile		5 Mile	
2018 Households by HH Income	9,158		58,422		192,610	
<\$25,000	1,703	18.60%	8,983	15.38%	29,486	15.31%
\$25,000 - \$50,000	1,802	19.68%	11,846	20.28%	39,402	20.46%
\$50,000 - \$75,000	2,195	23.97%	11,933	20.43%	36,332	18.86%
\$75,000 - \$100,000	1,482	16.18%	9,052	15.49%	29,572	15.35%
\$100,000 - \$125,000	878	9.59%	6,895	11.80%	21,411	11.12%
\$125,000 - \$150,000	567	6.19%	3,911	6.69%	13,138	6.82%
\$150,000 - \$200,000	389	4.25%	3,358	5.75%	13,150	6.83%
\$200,000+	142	1.55%	2,444	4.18%	10,119	5.25%
2018 Avg Household Income	\$70,625		\$81,797		\$85,277	
2018 Med Household Income	\$61,526		\$67,659		\$68,870	
2018 Occupied Housing	9,159		58,422		192,612	
Owner Occupied	5,200	56.77%	36,507	62.49%	116,254	60.36%
Renter Occupied	3,959	43.23%	21,915	37.51%	76,358	39.64%
2010 Housing Units	9,392		59,218		194,853	
1 Unit	6,583	70.09%	45,346	76.57%	143,792	73.80%
2 - 4 Units	504	5.37%	2,042	3.45%	8,020	4.12%
5 - 19 Units	720	7.67%	3,705	6.26%	17,456	8.96%
20+ Units	1,585	16.88%	8,125	13.72%	25,585	13.13%
2018 Housing Value	5,199		36,507		116,253	
<\$100,000	107	2.06%	960	2.63%	3,052	2.63%
\$100,000 - \$200,000	64	1.23%	419	1.15%	993	0.85%
\$200,000 - \$300,000	761	14.64%	3,350	9.18%	6,935	5.97%
\$300,000 - \$400,000	2,449	47.11%	12,116	33.19%	28,947	24.90%
\$400,000 - \$500,000	1,319	25.37%	9,827	26.92%	31,008	26.67%
\$500,000 - \$1,000,000	499	9.60%	8,900	24.38%	41,838	35.99%
\$1,000,000+	0	0.00%	935	2.56%	3,480	2.99%
2018 Median Home Value	\$368,088		\$414,333		\$458,692	
2018 Housing Units by Yr Built	9,443		60,332		198,893	
Built 2010+	164	1.74%	2,087	3.46%	5,811	2.92%
Built 2000 - 2010	424	4.49%	1,703	2.82%	5,000	2.51%
Built 1990 - 1999	441	4.67%	2,171	3.60%	8,420	4.23%
Built 1980 - 1989	888	9.40%	4,391	7.28%	13,876	6.98%
Built 1970 - 1979	932	9.87%	9,656	16.00%	32,659	16.42%
Built 1960 - 1969	1,244	13.17%	9,697	16.07%	36,394	18.30%
Built 1950 - 1959	3,445	36.48%	22,461	37.23%	69,758	35.07%
Built <1949	1,905	20.17%	8,166	13.54%	26,975	13.56%
2018 Median Year Built	1957		1959		1960	



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