

# MAYWOOD VILLAGE SQUARE

4401-4487 SLAUSON AVENUE | MAYWOOD, CA 90270



RETAIL FORESIGHT



## SHOPPING CENTER CHARACTERISTICS

**TENANTS:** O'Reilly Auto Parts, Fitness 19, US Bank, Subway, Yoshinoya, Western Dental, T-Mobile & more

**NEIGHBORING TENANTS:** Food 4 Less, Rite Aid, McDonald's, Sprint PCS, 7-Eleven, Denny's & more

## AVAILABILITY

**AVAILABILITY:** 2,473 SF

**LEASE RATE:** Negotiable

## TRAFFIC COUNTS

**SLAUSON AVE & ATLANTIC AVE:** ±59,090 CPD (Costar 2014)

## HIGHLIGHTS

- > Located at a major signalized intersection with traffic counts exceeding 59,000 cars per day.
- > Excellent street visibility with pylon signage available.
- > Strong three-mile demographics with over 318,700 residents and 77,800 households, and a daytime population of 109,000.
- > Established Hispanic trade area. 96.3% Hispanic within 1 mile.

FOR FURTHER INFORMATION PLEASE CALL: +1 323 609 3172

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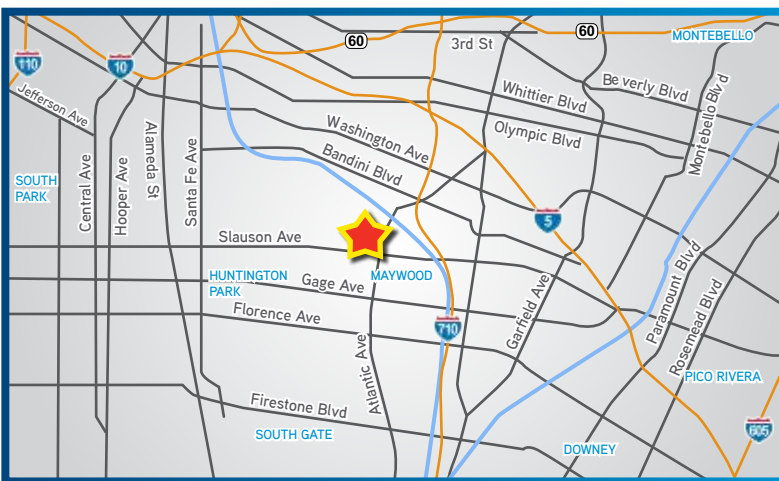
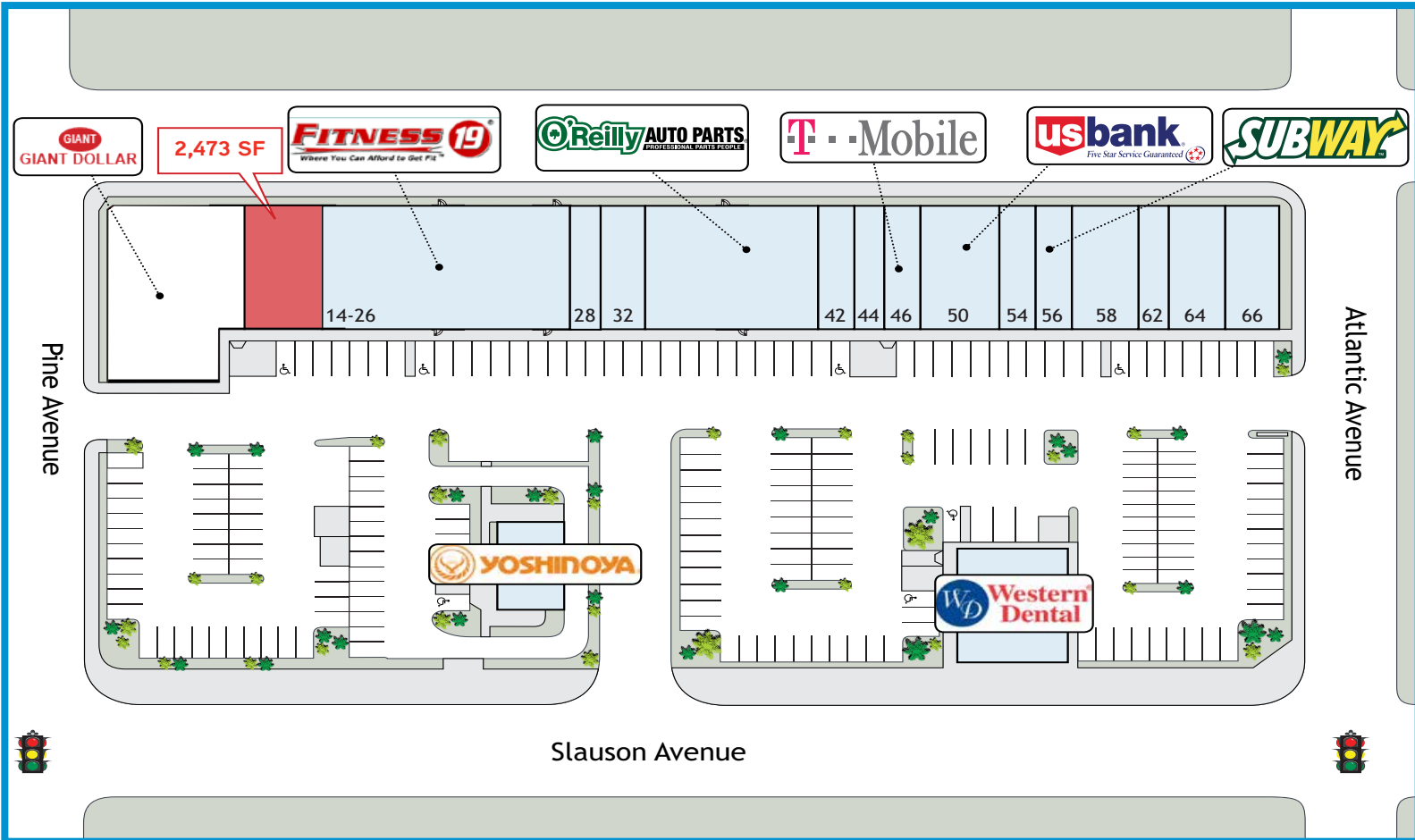
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[www.Retail-Foresight.com](http://www.Retail-Foresight.com)

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2015 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	50,640	318,725	964,217
Est. Households:	12,374	77,831	239,418
Est. Hispanic Population:	96.3%	96.7%	89.9%
Avg. Household Income:	\$46,225	\$46,594	\$49,022
Est. Daytime Population:	8,665	109,082	325,331

Source: Claritas

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