

SWC SLAUSON & ATLANTIC

4444 E SLAUSON AVENUE | MAYWOOD, CA 90270



RETAIL FORESIGHT



SHOPPING CENTER CHARACTERISTICS

TENANTS: Food 4 Less, Rite Aid, McDonald's, Radio Shack, Waba Grill & more

NEIGHBORING TENANTS: O'Reilly Auto Parts, Fitness 19, US Bank, Subway, Yoshinoya, Western Dental & more

AVAILABILITY

AVAILABILITY: ±3,960 SF (Divisible to 990 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.
- > Prime end-cap space with pylon signage available for maximum street visibility.
- > 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.
- > Brand new L.A. Unified high school for 1,200 students opening Fall 2017, less than 1/4 mile from site.

FOR FURTHER INFORMATION PLEASE CALL: +1 323 609 3172

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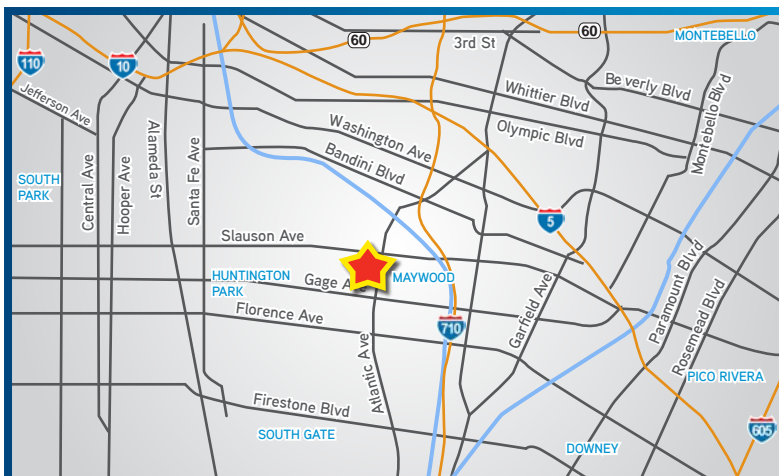
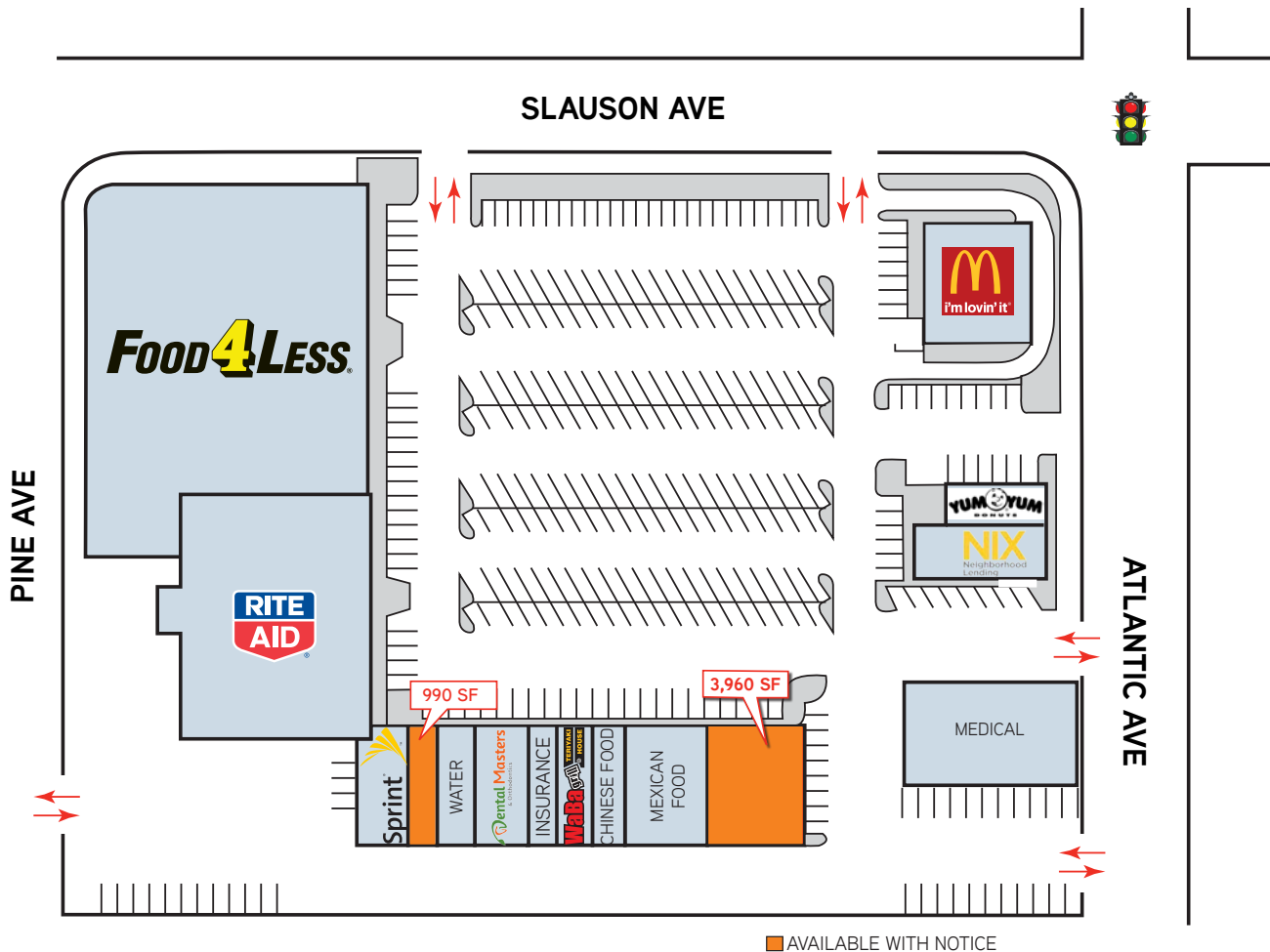
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2015 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	50,640	318,725	964,217
Est. Households:	12,374	77,831	239,418
Est. Hispanic Population:	96.3%	96.7%	89.9%
Avg. Household Income:	\$46,225	\$46,594	\$49,022
Est. Daytime Population:	8,665	109,082	325,331

Source: Claritas

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