## **LEASING > GROCERY NEIGHBORHOOD CENTER**

# **SWC SLAUSON & ATLANTIC**

4444 E SLAUSON AVENUE | MAYWOOD, CA 90270





#### 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

### **MICHAEL BOHORQUEZ**

ASSOCIATE | LIC. NO. 01870842 michael.bohorquez@colliers.com

#### **JAMES RODRIGUEZ**

SR. VICE PRES. | LIC. NO. 01164377 james.rodriguez@colliers.com

COLLIERS INTERNATIONAL | DOWNTOWN LA 865 S. Figueroa St., Suite 3500 | Los Angeles, CA 90017 www.Retail-Foresight.com

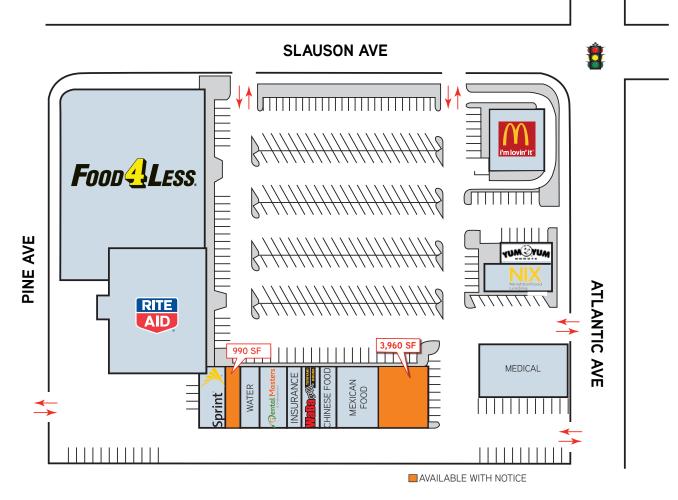
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Seffer		<b>10</b>			60 3rd St MONTEBELLO Whittier Blvd Be verly Blvd B
SOUTH PARK	, Ne	er Ave	Alameda St	Santa Fe Ave	Washington Ave
	Centr	Hooper,		Sani	Slauson Ave  HUNTINGTON Gage A MAYWOOD SARK
				+	HUNTINGTON Gage A MAYWOOD PARK Florence Ave
				7	Firestone Blvd SOUTH GATE  DOWNEY

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 Claritae

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