

Shops at Del Oro

Prime Mixed Use Project

FOR LEASE



Manchester Ave. at Lincoln Blvd. ■ Westchester, CA

HIGHLIGHTS:

- Built in customer base of 405 units, adjacent 245 room hotel, Otis College of Design, and Loyola Marymount College
- Average traffic count of over 150,000 cars per day
- Exceptionally high income trade area
- Large daytime population within the trade area (44,000 employees)
- Space available: 1,439 sq. ft.
- Enterprise Zone - call for details
- Asking rent is \$2.50 PSF NNN (\$0.85 NNN)
- Pricing available upon request



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For information, please contact your exclusive listing agents:

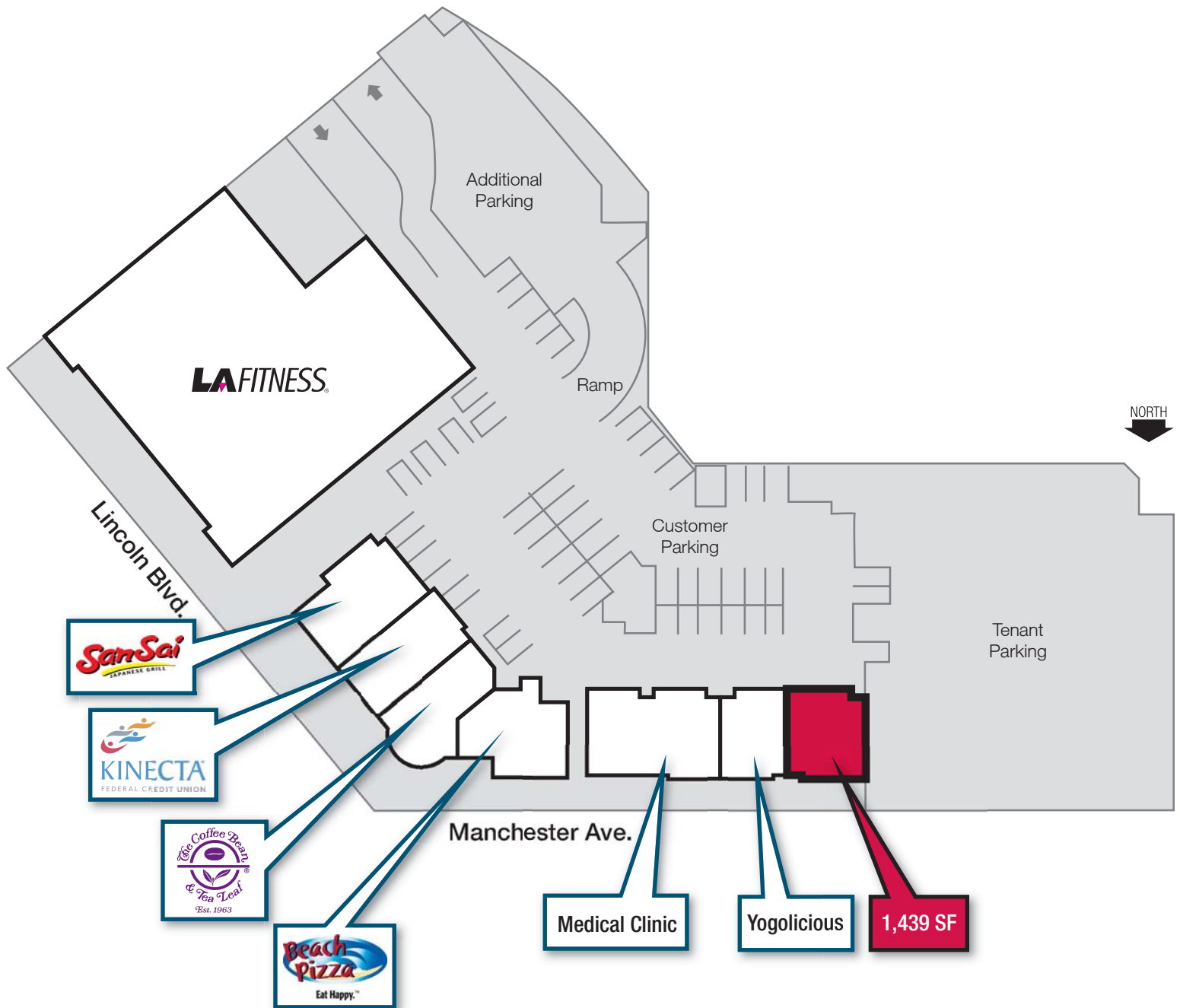
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Site Plan



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Aerial View



NAI Capital

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Demographics

	1 Mile	2 Miles	3 Miles
Population: 2009			
Total Population	21,083	52,408	152,834
Male Population	48.9%	49.2%	49.6%
Female Population	51.1%	50.8%	50.4%
Median Age	37.8	40.2	38.7
Population Density (per sq. mi.)	6,711.0	4,170.5	5,405.4
Employees	8,480	43,430	116,942
Establishments	566	2,759	8,610
Income: 2009			
Median HH Income	\$82,976	\$83,644	\$71,981
Per Capita Income	\$46,378	\$49,942	\$45,258
Average HH Income	\$117,004	\$116,876	\$102,532
Households: 2009			
Total Households	7,992	22,107	66,983
Average Household Size	2.37	2.26	2.23
Household Growth 1990 - 2000	7.3%	1.2%	4.3%
Housing: 2009			
Owner Occupied Housing Units	45.6%	49.2%	38.9%
Renter Occupied Housing Units	49.2%	45.4%	53.9%
Vacant Housing Units	5.2%	5.4%	7.3%
Race: 2009			
White	76.9%	76.6%	69.3%
Black	4.2%	3.9%	8.0%
American Indian, Eskimo, Aleut	0.3%	0.3%	0.3%
Asian	10.8%	11.5%	10.5%
Hawaiian or Pacific Islander	0.5%	0.4%	0.4%
Other	3.6%	3.7%	7.4%
Multirace	3.8%	3.6%	4.0%
Ethnicity: 2009			
Hispanic	20.3%	20.4%	27.2%
Non-Hispanic	79.7%	79.6%	72.8%

Current year data is for the year 2009, 5 year projected data is for the year 2014. More About Our Data. Demographic data © 2009 by Experian/Applied Geographic Solutions. © 2009. NAI Site Right is brought to you by SRC, LLC.



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