

Available For Ground Lease or Build to Suit
±50,000 SF & Pad Opportunities
 Food 4 Less Anchored Neighborhood Center
 Norwalk, CA



10901 E. Imperial Highway

NWC Imperial Hwy and Studebaker Rd, Norwalk, CA

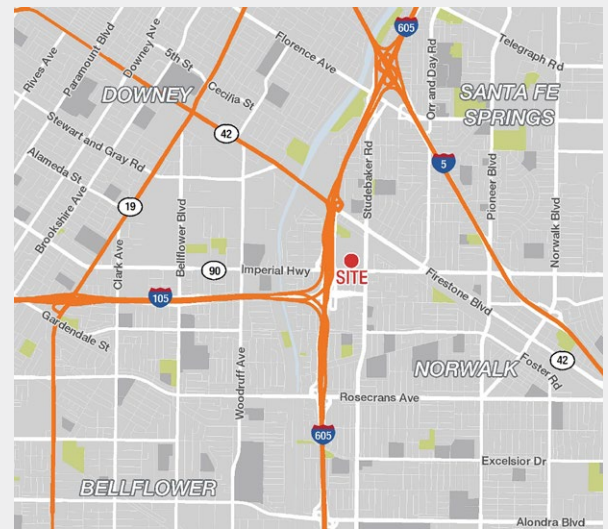
Property Highlights

- Major signalized corner
- 605 Freeway visibility and signage with immediate on and off ramp access
- Juncture of two major freeways: 605 and 105
- Costco adjacent
- Will consider ground lease or build-to-suit
- Contact broker regarding economics

DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
POPULATION	29,908	121,077	261,294
AVERAGE HH INCOME	\$72,607	\$69,720	\$69,056
NUMBER OF EMPLOYEES	5,591	33,633	76,644

TRAFFIC COUNTS

IMPERIAL HIGHWAY	46,913 Cars Per Day
STUDEBAKER ROAD	21,511 Cars Per Day
605 FREEWAY	299,000 Cars Per Day



For more information:

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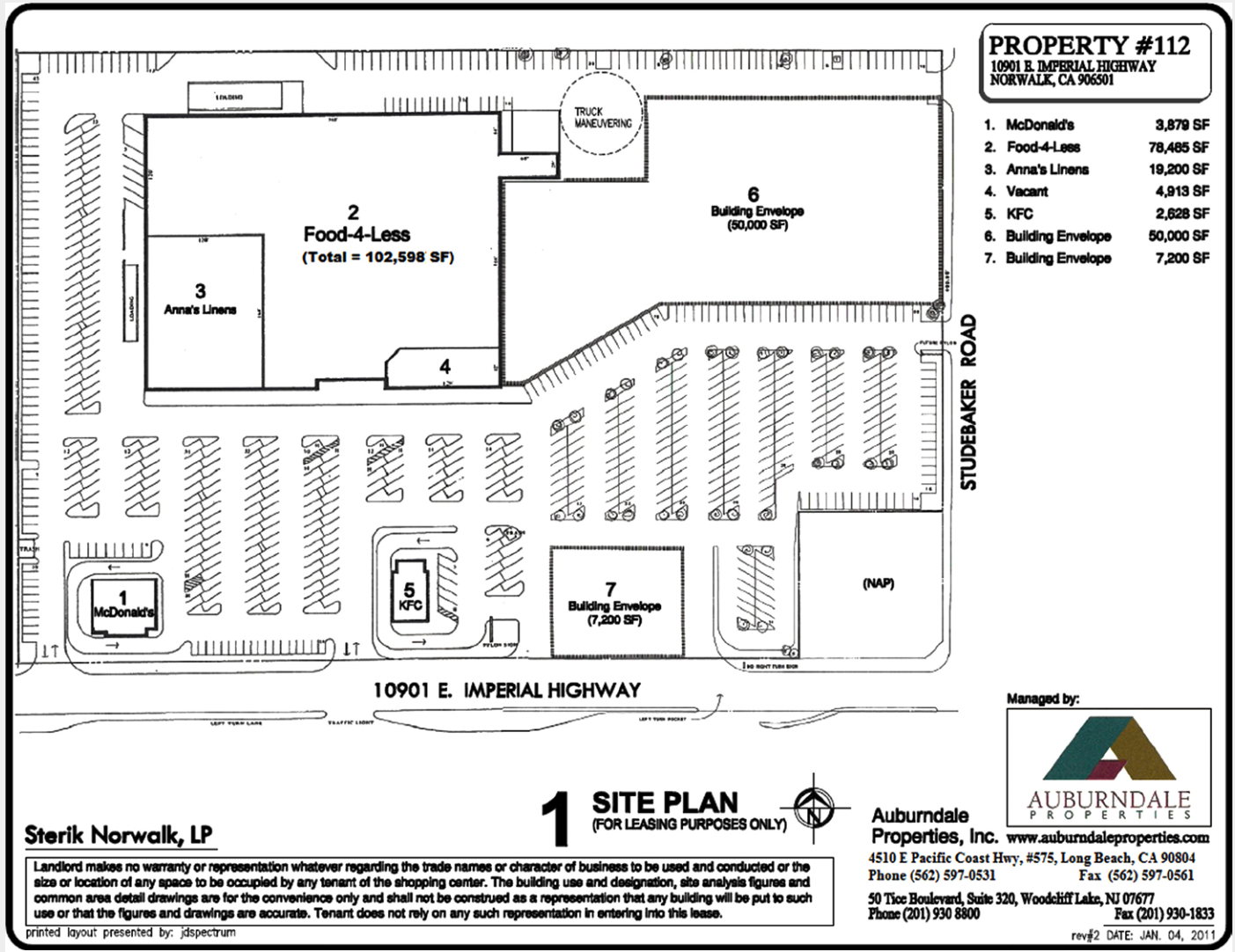
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Conceptual Site Plan



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Area Retailers



Commercial Real Estate Services, Worldwide.

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