



Shopping Center for Lease

Fast-Food Space For Lease

SWC Pioneer Blvd & Imperial Highway, Norwalk, CA 90650



BUILDING FEATURES:

- 12615-12625 Pioneer Blvd., Norwalk, CA 91650;
- Major intersection of Imperial Highway & Pioneer Blvd;
- Daily Traffic Count over 143,000 CPD;
- Just South of Interstate 5 (Santa Ana) Freeway at Pioneer Blvd;
- Anchored by Rally's Hamburgers;
- Easy access to other major freeways: the 605 (San Gabriel) Freeway, the 91 (Riverside) Freeway and Interstate 105 (Century) Freeway;
- Space available: 1,200 +/- Sq. Ft. (Fast-food);
- Across the street from Wal-mart.



DEMOGRAPHICS Source : CoStar (2018)	1-MILE	3-MILE	5-MILE
Population	36,686	224,186	660,863
Average HH Income	\$74,191	\$79,103	\$81,775

For more information, please contact :

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Demographic Detail Report

12615-12625 Pioneer Blvd, Norwalk, CA 90650

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **7,500 SF**
 Year Built: **1963**

Total Available: **1,200 SF**
 % Leased: **84%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	37,542	230,359	679,318
2017 Estimate	36,686	224,186	660,863
2010 Census	36,227	216,524	637,111
Growth 2017 - 2022	2.33%	2.75%	2.79%
Growth 2010 - 2017	1.27%	3.54%	3.73%
2017 Population by Age			
	36,686	224,186	660,863
Age 0 - 4	2,414 6.58%	14,967 6.68%	43,440 6.57%
Age 5 - 9	2,359 6.43%	14,408 6.43%	41,543 6.29%
Age 10 - 14	2,455 6.69%	14,888 6.64%	42,726 6.47%
Age 15 - 19	2,687 7.32%	16,301 7.27%	46,998 7.11%
Age 20 - 24	2,946 8.03%	18,038 8.05%	52,321 7.92%
Age 25 - 29	3,005 8.19%	18,770 8.37%	54,243 8.21%
Age 30 - 34	2,690 7.33%	16,823 7.50%	48,235 7.30%
Age 35 - 39	2,476 6.75%	15,223 6.79%	43,764 6.62%
Age 40 - 44	2,447 6.67%	14,844 6.62%	43,264 6.55%
Age 45 - 49	2,413 6.58%	14,667 6.54%	43,555 6.59%
Age 50 - 54	2,345 6.39%	14,210 6.34%	42,855 6.48%
Age 55 - 59	2,184 5.95%	13,186 5.88%	40,202 6.08%
Age 60 - 64	1,820 4.96%	11,115 4.96%	34,235 5.18%
Age 65 - 69	1,415 3.86%	8,802 3.93%	27,472 4.16%
Age 70 - 74	1,035 2.82%	6,374 2.84%	19,956 3.02%
Age 75 - 79	769 2.10%	4,576 2.04%	14,260 2.16%
Age 80 - 84	572 1.56%	3,286 1.47%	10,135 1.53%
Age 85+	653 1.78%	3,709 1.65%	11,661 1.76%
Age 65+	4,444 12.11%	26,747 11.93%	83,484 12.63%
Median Age	34.60	34.40	35.10
Average Age	36.30	36.10	36.70



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5/1/2018

Demographic Detail Report

12615-12625 Pioneer Blvd, Norwalk, CA 90650

Radius	1 Mile	3 Mile	5 Mile
2017 Population By Race	36,686	224,186	660,863
White	29,030 79.13%	173,756 77.51%	501,407 75.87%
Black	1,695 4.62%	12,015 5.36%	36,060 5.46%
Am. Indian & Alaskan	829 2.26%	4,338 1.94%	11,557 1.75%
Asian	4,138 11.28%	27,939 12.46%	92,373 13.98%
Hawaiian & Pacific Island	184 0.50%	1,086 0.48%	3,473 0.53%
Other	811 2.21%	5,053 2.25%	15,993 2.42%
Population by Hispanic Origin	36,686	224,186	660,863
Non-Hispanic Origin	9,727 26.51%	67,724 30.21%	237,529 35.94%
Hispanic Origin	26,960 73.49%	156,462 69.79%	423,334 64.06%
2017 Median Age, Male	33.40	33.10	33.80
2017 Average Age, Male	35.10	35.00	35.50
2017 Median Age, Female	35.90	35.70	36.50
2017 Average Age, Female	37.40	37.20	37.80
2017 Population by Occupation Classification	28,918	176,663	523,758
Civilian Employed	16,988 58.75%	104,840 59.34%	313,706 59.90%
Civilian Unemployed	985 3.41%	6,003 3.40%	16,853 3.22%
Civilian Non-Labor Force	10,941 37.83%	65,704 37.19%	193,034 36.86%
Armed Forces	4 0.01%	116 0.07%	165 0.03%
Households by Marital Status			
Married	5,325	33,185	103,354
Married No Children	2,571	16,189	51,706
Married w/Children	2,755	16,996	51,648
2017 Population by Education	25,350	154,566	460,339
Some High School, No Diploma	6,311 24.90%	37,361 24.17%	100,545 21.84%
High School Grad (Incl Equivalency)	6,581 25.96%	39,656 25.66%	113,479 24.65%
Some College, No Degree	7,549 29.78%	43,504 28.15%	132,695 28.83%
Associate Degree	1,526 6.02%	8,982 5.81%	26,503 5.76%
Bachelor Degree	2,382 9.40%	17,882 11.57%	60,128 13.06%
Advanced Degree	1,001 3.95%	7,181 4.65%	26,989 5.86%



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Demographic Detail Report

12615-12625 Pioneer Blvd, Norwalk, CA 90650						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	31,502		197,327		592,733	
Real Estate & Finance	988	3.14%	5,985	3.03%	17,833	3.01%
Professional & Management	4,954	15.73%	37,049	18.78%	120,668	20.36%
Public Administration	830	2.63%	4,513	2.29%	13,421	2.26%
Education & Health	3,252	10.32%	21,141	10.71%	68,506	11.56%
Services	3,075	9.76%	18,916	9.59%	55,703	9.40%
Information	361	1.15%	1,680	0.85%	5,604	0.95%
Sales	4,987	15.83%	29,391	14.89%	87,361	14.74%
Transportation	558	1.77%	3,228	1.64%	9,694	1.64%
Retail	1,854	5.89%	12,645	6.41%	36,792	6.21%
Wholesale	897	2.85%	5,208	2.64%	15,043	2.54%
Manufacturing	2,406	7.64%	15,050	7.63%	42,278	7.13%
Production	3,176	10.08%	19,062	9.66%	51,740	8.73%
Construction	1,887	5.99%	9,427	4.78%	25,635	4.32%
Utilities	1,377	4.37%	8,051	4.08%	23,270	3.93%
Agriculture & Mining	117	0.37%	621	0.31%	1,665	0.28%
Farming, Fishing, Forestry	29	0.09%	411	0.21%	1,175	0.20%
Other Services	754	2.39%	4,949	2.51%	16,345	2.76%
2017 Worker Travel Time to Job	16,734		102,900		305,525	
<30 Minutes	8,569	51.21%	54,231	52.70%	164,096	53.71%
30-60 Minutes	6,258	37.40%	38,889	37.79%	111,608	36.53%
60+ Minutes	1,907	11.40%	9,780	9.50%	29,821	9.76%
2010 Households by HH Size	9,522		58,561		182,888	
1-Person Households	1,306	13.72%	8,319	14.21%	28,359	15.51%
2-Person Households	1,972	20.71%	12,317	21.03%	41,688	22.79%
3-Person Households	1,584	16.64%	9,942	16.98%	32,749	17.91%
4-Person Households	1,718	18.04%	10,628	18.15%	34,004	18.59%
5-Person Households	1,266	13.30%	7,580	12.94%	21,904	11.98%
6-Person Households	764	8.02%	4,405	7.52%	11,681	6.39%
7 or more Person Households	912	9.58%	5,370	9.17%	12,503	6.84%
2017 Average Household Size	3.70		3.60		3.40	
Households						
2022 Projection	9,956		62,717		195,790	
2017 Estimate	9,712		60,963		190,318	
2010 Census	9,523		58,562		182,888	
Growth 2017 - 2022	2.51%		2.88%		2.88%	
Growth 2010 - 2017	1.98%		4.10%		4.06%	



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Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	9,712		60,965		190,317	
<\$25,000	1,621	16.69%	9,996	16.40%	30,116	15.82%
\$25,000 - \$50,000	2,014	20.74%	12,993	21.31%	41,788	21.96%
\$50,000 - \$75,000	2,081	21.43%	12,067	19.79%	35,789	18.80%
\$75,000 - \$100,000	1,630	16.78%	9,504	15.59%	28,494	14.97%
\$100,000 - \$125,000	1,083	11.15%	6,792	11.14%	21,128	11.10%
\$125,000 - \$150,000	581	5.98%	4,005	6.57%	12,244	6.43%
\$150,000 - \$200,000	490	5.05%	3,333	5.47%	12,358	6.49%
\$200,000+	212	2.18%	2,275	3.73%	8,400	4.41%
2017 Avg Household Income	\$74,191		\$79,103		\$81,775	
2017 Med Household Income	\$62,714		\$64,980		\$66,030	
2017 Occupied Housing	9,712		60,963		190,318	
Owner Occupied	6,019	61.97%	36,979	60.66%	113,186	59.47%
Renter Occupied	3,693	38.03%	23,984	39.34%	77,132	40.53%
2010 Housing Units	10,039		62,241		193,423	
1 Unit	7,340	73.11%	46,545	74.78%	143,179	74.02%
2 - 4 Units	405	4.03%	2,326	3.74%	8,460	4.37%
5 - 19 Units	703	7.00%	4,139	6.65%	16,381	8.47%
20+ Units	1,591	15.85%	9,231	14.83%	25,403	13.13%
2017 Housing Value	6,019		36,979		113,185	
<\$100,000	152	2.53%	982	2.66%	2,971	2.62%
\$100,000 - \$200,000	76	1.26%	569	1.54%	1,464	1.29%
\$200,000 - \$300,000	1,183	19.65%	5,045	13.64%	10,209	9.02%
\$300,000 - \$400,000	3,256	54.10%	14,444	39.06%	33,704	29.78%
\$400,000 - \$500,000	928	15.42%	8,660	23.42%	29,121	25.73%
\$500,000 - \$1,000,000	348	5.78%	6,486	17.54%	32,542	28.75%
\$1,000,000+	76	1.26%	793	2.14%	3,174	2.80%
2017 Median Home Value	\$349,093		\$382,341		\$428,311	
2017 Housing Units by Yr Built	10,158		63,395		197,435	
Built 2010+	299	2.94%	2,678	4.22%	8,049	4.08%
Built 2000 - 2010	404	3.98%	1,699	2.68%	4,999	2.53%
Built 1990 - 1999	386	3.80%	2,326	3.67%	7,821	3.96%
Built 1980 - 1989	798	7.86%	4,426	6.98%	13,611	6.89%
Built 1970 - 1979	891	8.77%	8,813	13.90%	31,040	15.72%
Built 1960 - 1969	1,292	12.72%	9,802	15.46%	33,523	16.98%
Built 1950 - 1959	4,278	42.11%	24,519	38.68%	69,235	35.07%
Built <1949	1,810	17.82%	9,132	14.40%	29,157	14.77%
2017 Median Year Built	1957		1958		1959	



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