

12052 IMPERIAL HWY  
NORWALK, CA 90650



COMMERCIAL  
ASSET GROUP



**MEDICAL AND OFFICE SPACE IN  
ONE OF THE BUSIEST AREAS OF  
THE CITY OF NORWALK - FOR LEASE**

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including any use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

## SPACE SIZE

GROUND FLOOR MEDICAL:

**±2,940 SF**

OFFICE 2ND FLOOR:

**±670 SF**

**±705 SF**

**±2,075 SF**

**±3,690 SF**

- CO-TENANCY OPPORTUNITY WITH BRIGHT NOW DENTAL RIGHT ACROSS FROM TARGET
- GREAT CORNER IN NORWALK WITH OUTSTANDING TRAFFIC, WALKING DISTANCE TO NORWALK CITY HALL
- GOOD POPULATION DENSITY WITH STRONG HOUSEHOLD INCOMES
- PROVEN TRADE AREA WITH MANY NATIONAL RETAILERS ALONG IMPERIAL HWY
- DENSELY POPULATED 3 - MILE RADIUS OF OVER 220,000 PEOPLE
- SIGNALIZED INTERSECCION OF IMPERIAL HWY AND KALNOR AVE
- AMPLE AND CONVENIENT PARKING IN FRONT & IN REAR OF THE PROPERTY
- MIXED USE MEDICAL APPROVED ON GROUND FLOOR AND OFFICE SPACES ON THE 2ND FLOOR
- MONUMENT SIGNAGE AVAILABLE
- 56,000 CARS PER DAY

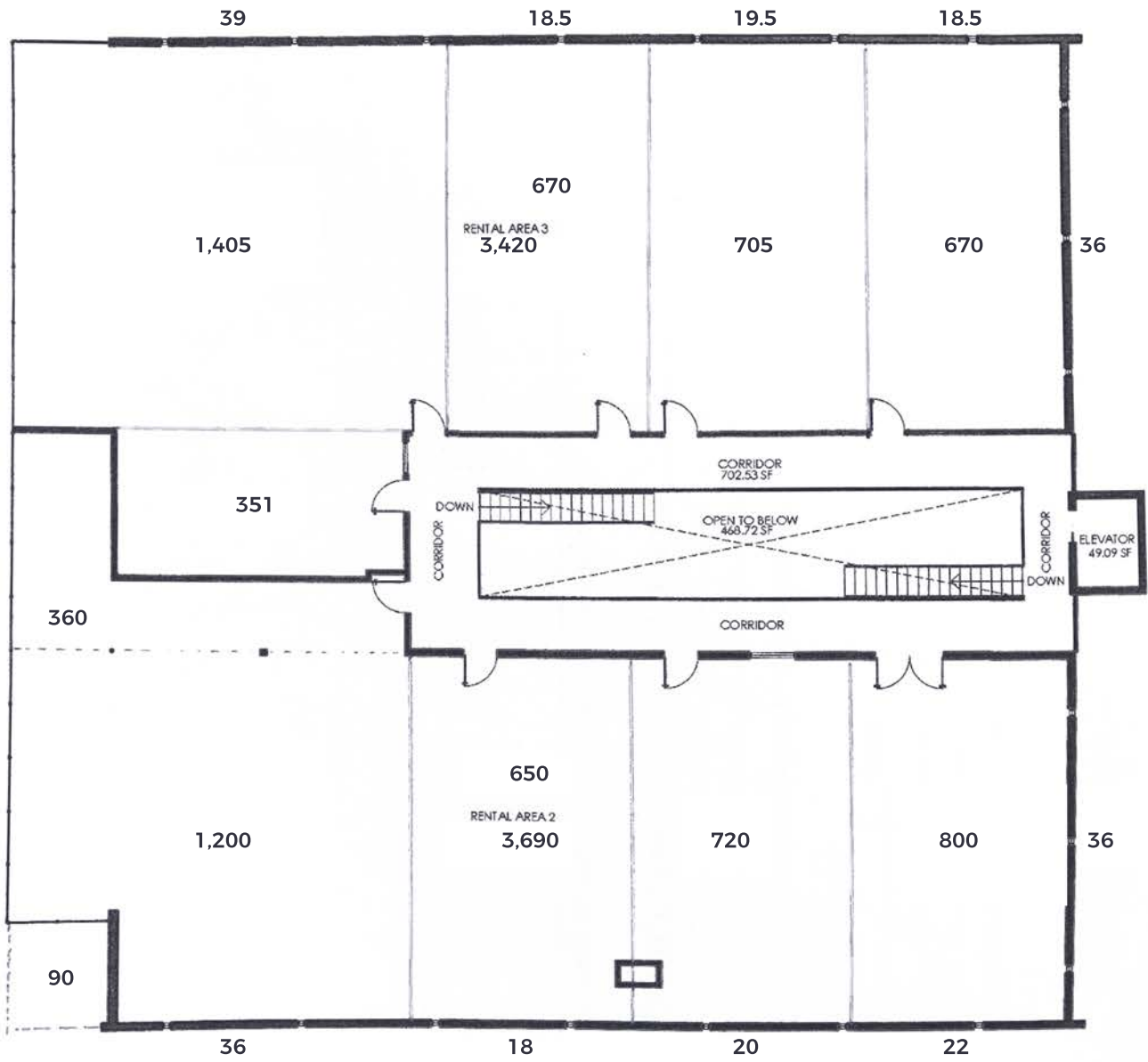


ADDITIONAL PHOTOS



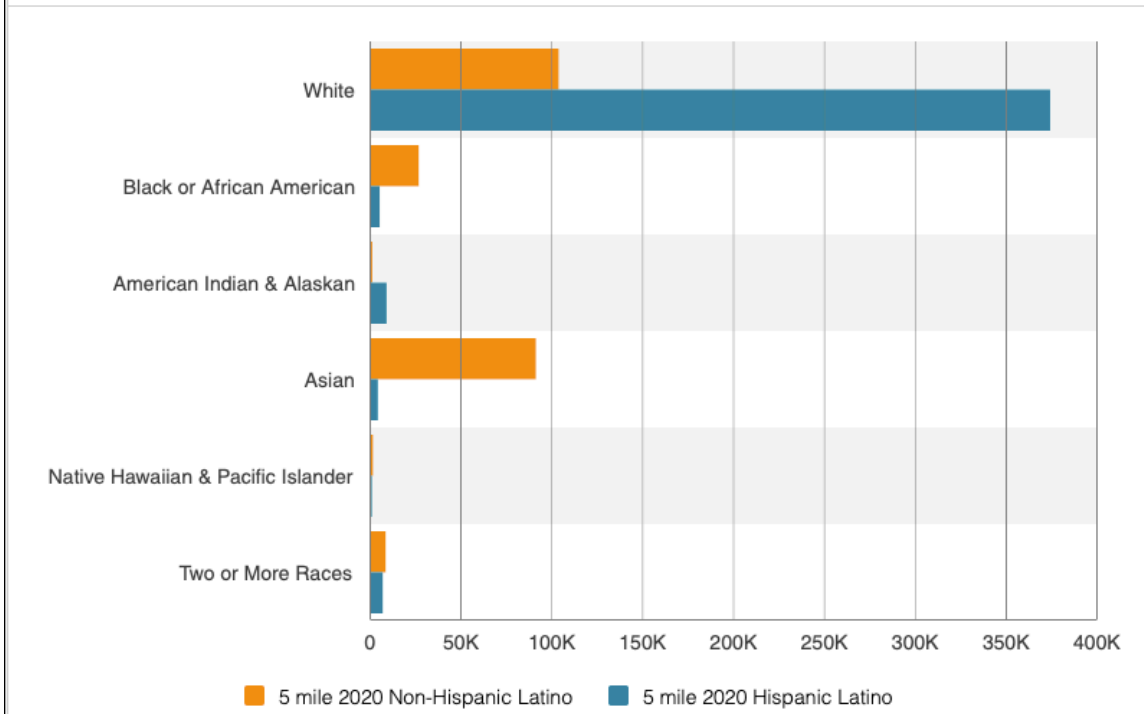
FLOOR PLAN - GROUND FLOOR

2ND FLOOR



FLOOR PLAN - 2ND FLOOR

## Population By Race & Hispanic Origin



## TOTAL POPULATION (2020)

2 MILE: 104,055

5 MILE: 637,660

10 MILE: 2,432,112

## AVERAGE HOUSEHOLD INCOME

2 MILE: \$81,748

5 MILE: \$91,819

10 MILE: \$88,093

## MEDIAN HOUSEHOLD INCOME

2 MILE: \$68,90

5 MILE: \$73,648

10 MILE: \$68,374

## MEDIAN AGE

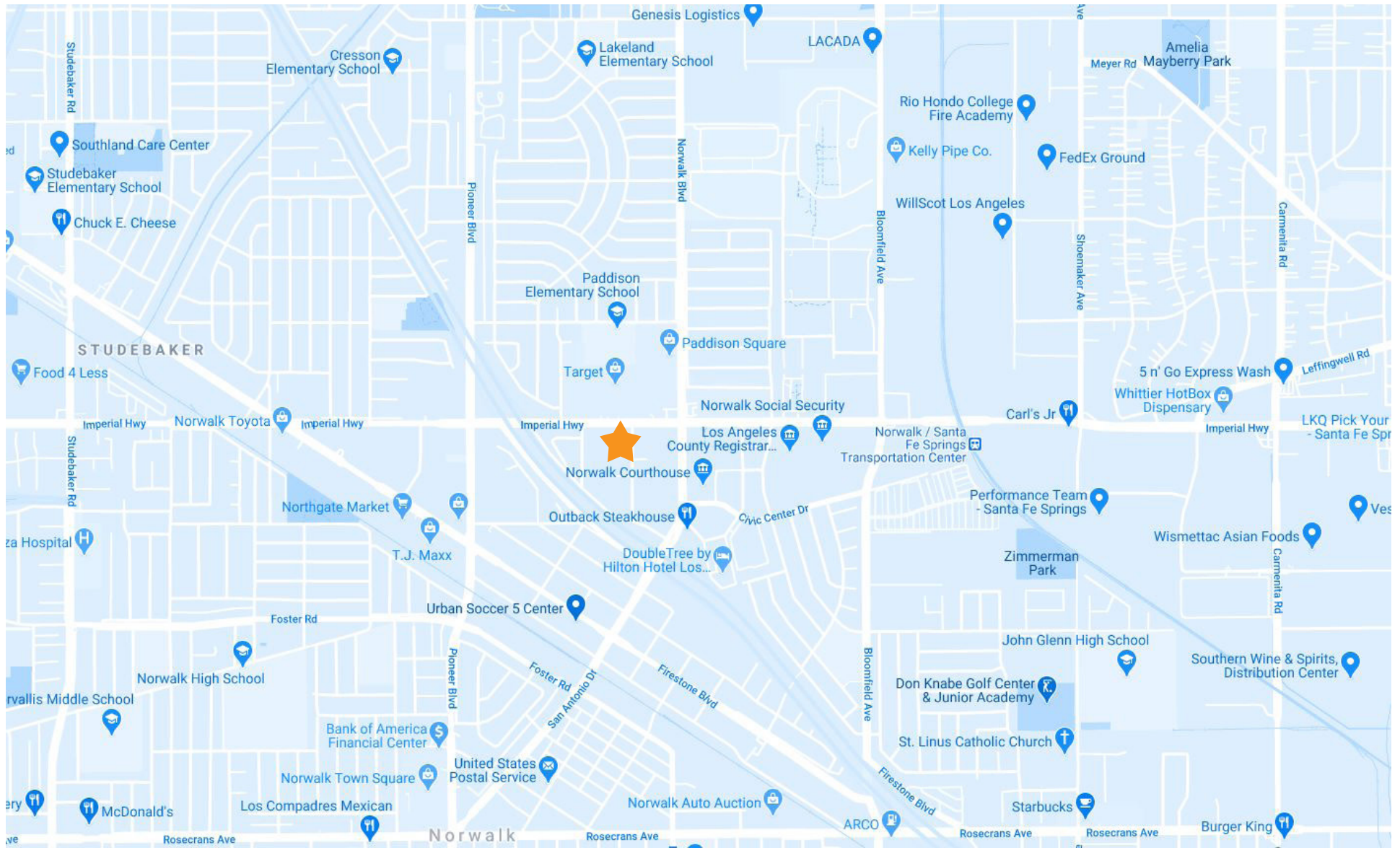
2 MILE: 34.4

5 MILE: 35.8

10 MILE: 35



# DEMOGRAPHICS



MAP



AERIAL



COMMERCIAL  
ASSET GROUP



**ALEX SHABANI**

SENIOR MANAGING DIRECTOR

P 310.272.7397

E ALEX@CAG-RE.COM

LIC. 01352902

**COMMERCIAL ASSET GROUP**

1801 CENTURY PARK EAST, STE 1550

LOS ANGELES, CA 90067

P 310.275.8222 F 818.385.1470

WWW.CAG-RE.COM LIC. 01876070