

FOR LEASE

984 - 1,582 SF | RETAIL SPACES

5902 - 5924

ATLANTIC BLVD

MAYWOOD, CA

28,190 VPD

29,170 VPD

E. SLAUSON AVE

S. ATLANTIC BLVD

PROPERTY HIGHLIGHTS



Major Renovations Planned

Located at the Main & Main Intersection in Maywood



Opportunity for Synergy with Established Neighboring Businesses



Close Proximity to I-710 & Major Intersections



Easily Accessible via Public Transportation



Traffic Counts

E Slauson Ave - 28,190 VPD

S Atlantic Blvd - 29,170 VPD



Extremely High Restaurant Sales in the Immediate Area:



- \$5.6M

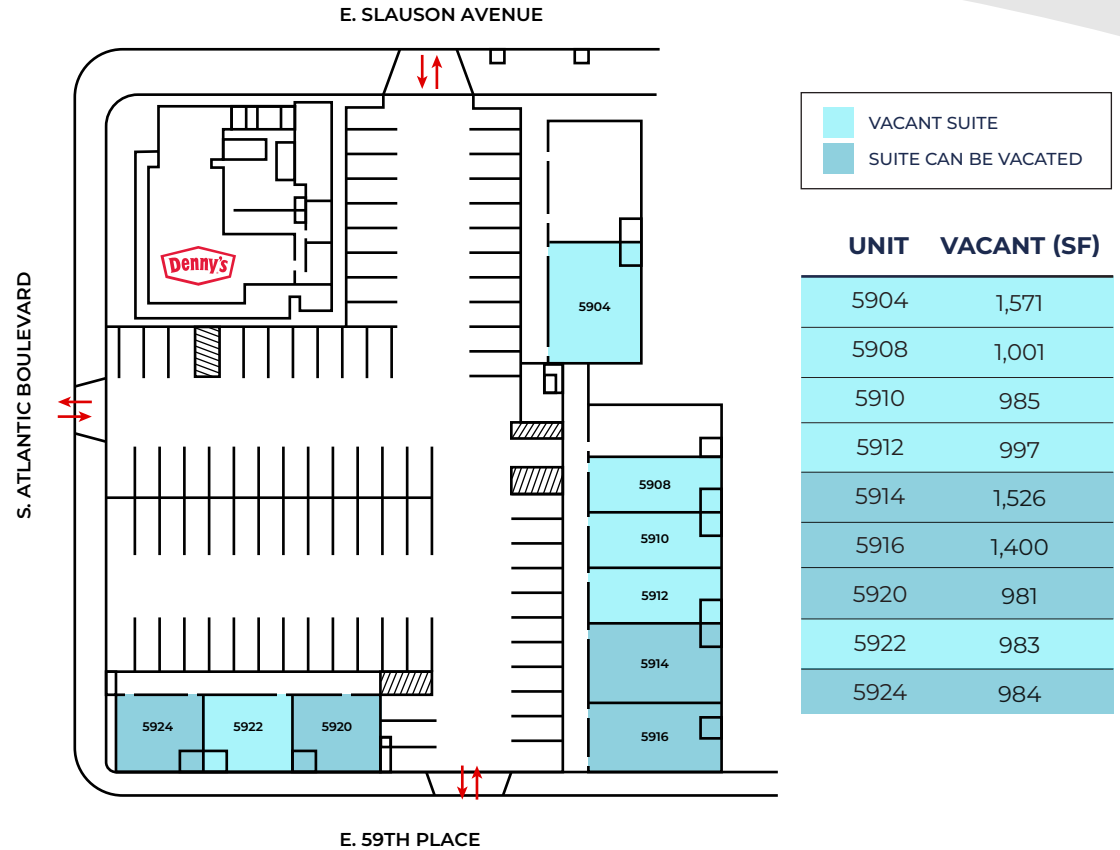


- \$3.9M *per Placer AI*

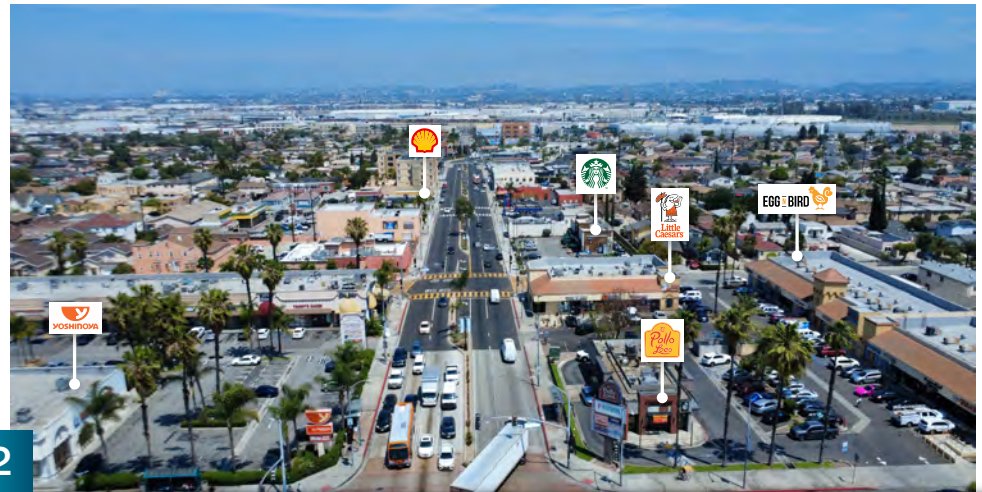


Population Counts:

1 MILE	2 MILES	3 MILES
45,962	129,158	295,810



2



LOCAL AMENITIES



Egg N Bird was founded in 2021 across the street. What started as a small family restaurant has grown to over 4 locations with many more in development. Egg N Bird was created by Claire Chang, a rising star in the culinary world known for her innovative Korean-infused dishes. Claire's journey began in her childhood, was honed at Le Cordon Bleu in Paris, and further refined at Jean Georges, a Michelin-starred restaurant in New York.

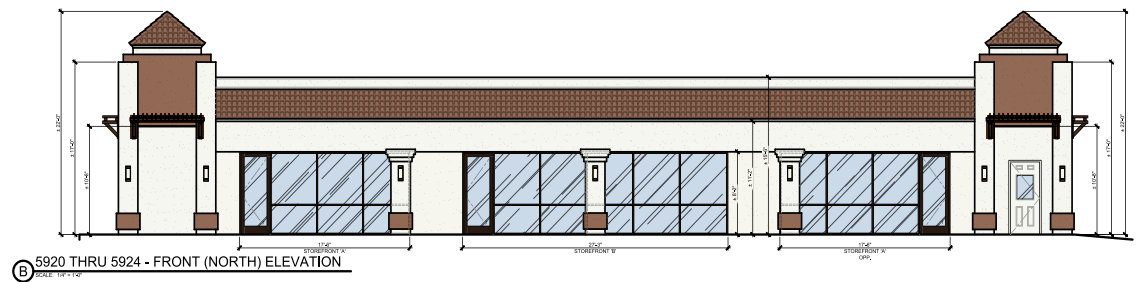
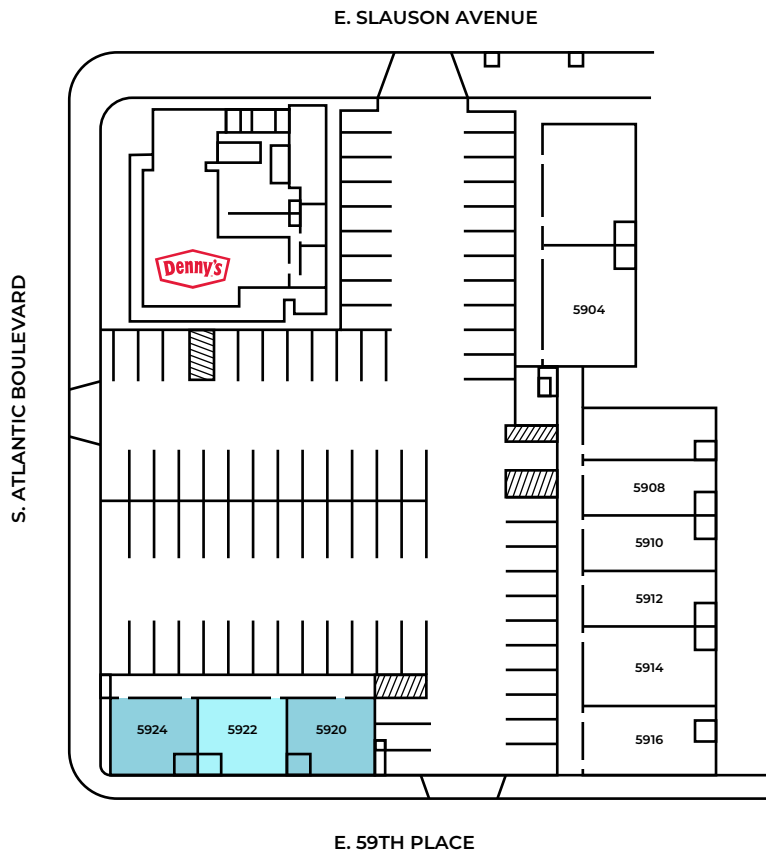
Her menu, centered on simple ingredients like eggs and chicken, showcases the rich flavors of Korea enhanced by her global travels. As Egg N Bird grows, Claire remains dedicated to her heritage and aims to spread joy and hope through her food.



PAD 5920 - 5926 ATLANTIC BLVD

UNIT	VACANT (SF)
5920	981
5922	983
5924	984
TOTAL SF	2,948

VACANT SUITE
 SUITE CAN BE VACATED



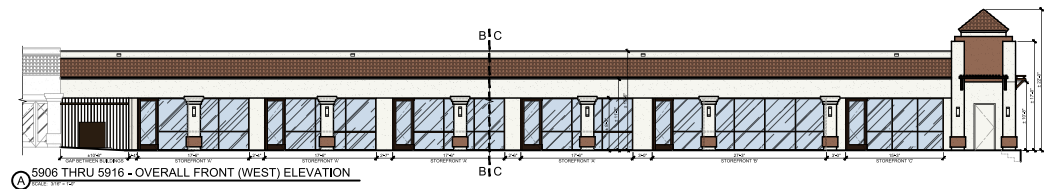
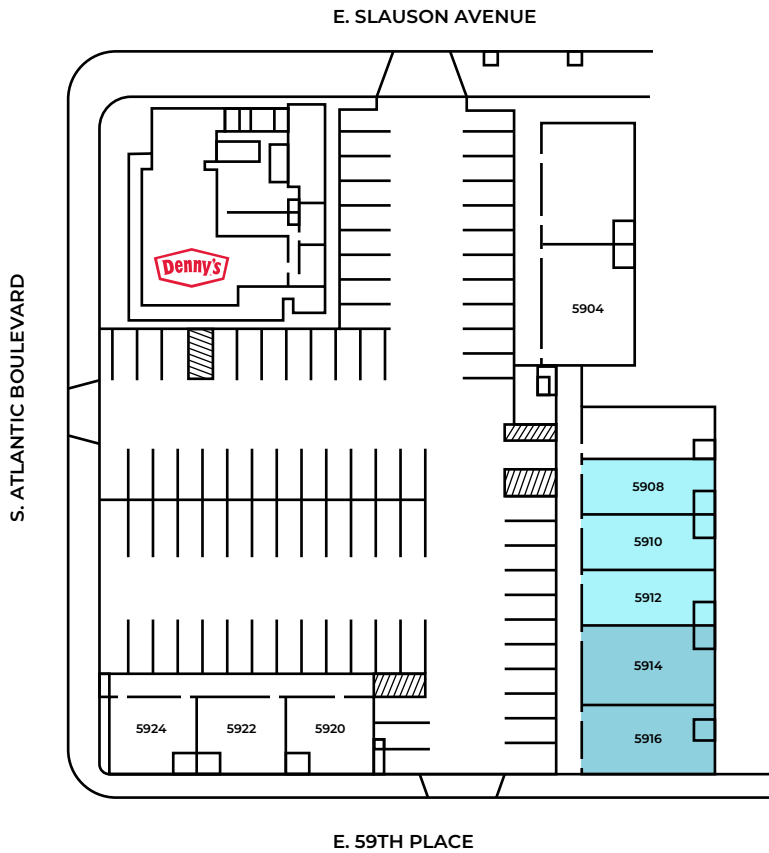
PAD 5908 - 5916 ATLANTIC BLVD

UNIT VACANT (SF)

5908	1,001
5910	985
5912	997
5914	1,526
5916	1,400

TOTAL SF 5,909

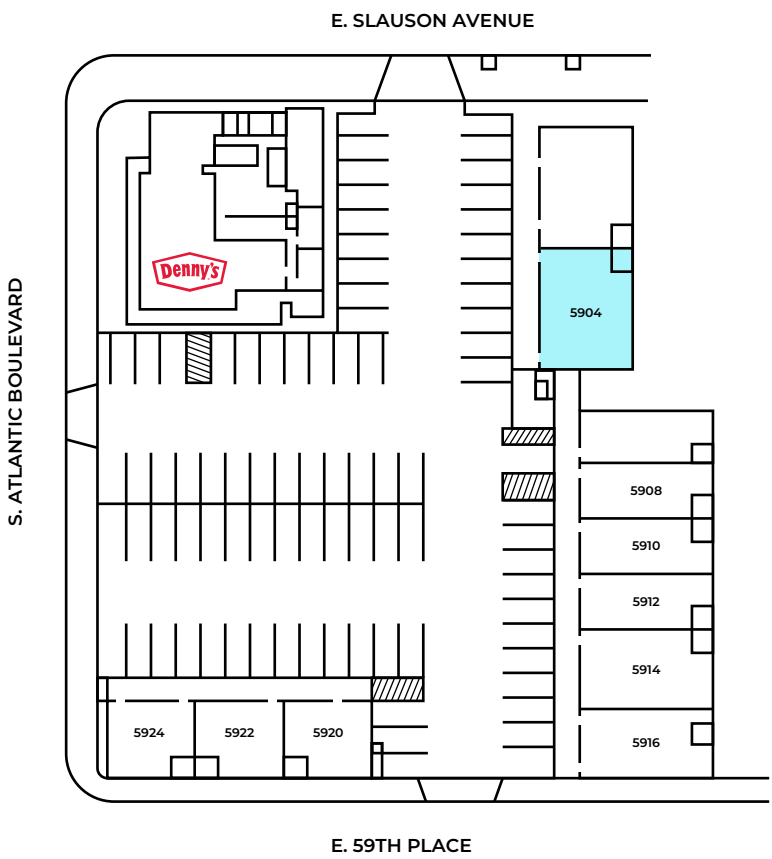
VACANT SUITE
 SUITE CAN BE VACATED



PAD 5904 ATLANTIC BLVD

■ VACANT SUITE
 SUITE CAN BE VACATED

UNIT	VACANT (SF)
5904	1,571



5902 AND 5904 - FRONT (WEST) ELEVATION

PROPOSED SIGNAGE

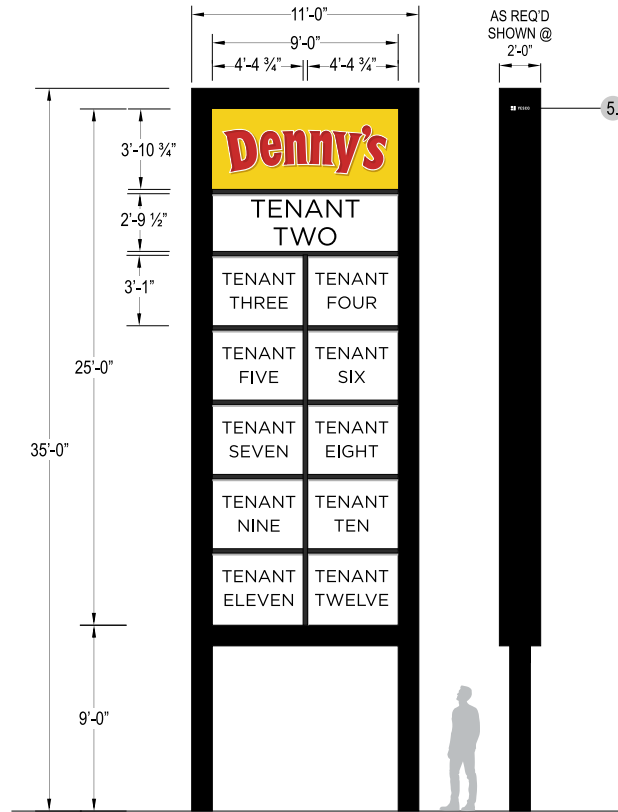
A1

MANUFACTURE & INSTALL ONE (2) D/F ILLUMINATED PYLON DISPLAY

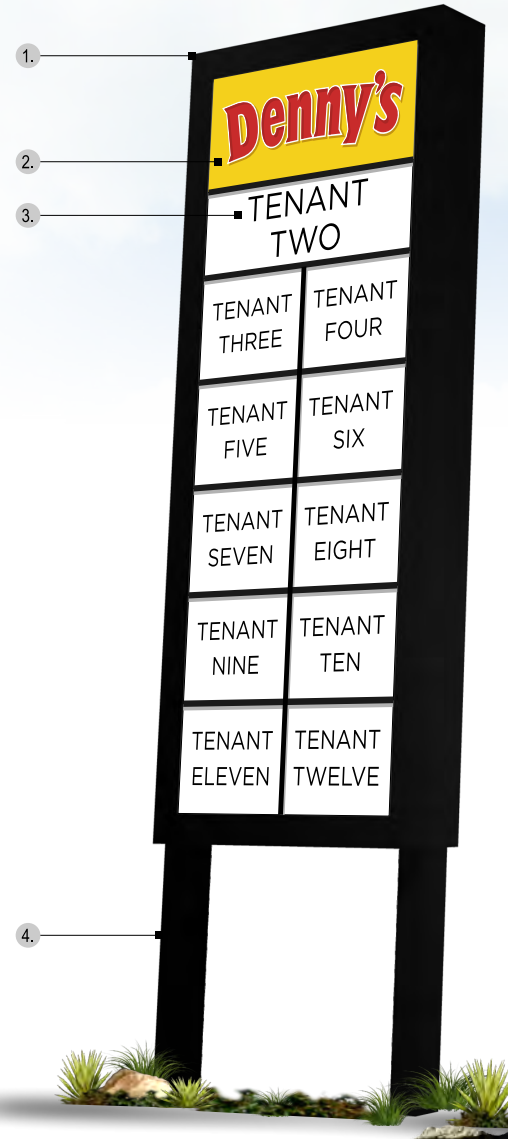
PERSPECTIVE NEW N.T.S.

225 SQ FT

1. ALUMINUM CABINET WITH PAINTED BLACK FINISH
2. ILLUMINATED INDIVIDUAL POLYCARBONATE FACES WITH 2 1/2" ALUMINUM DIVIDER RETAINER SYSTEM
3. TENANT VINYL (ALL TENANTS T.B.D.)
4. ALUMINUM CABINETS WITH PAINTED BLACK FINISH TO CONCEAL SUPPORT PIPES
5. WHITE VINYL YESCO LOGO



ELEVATION SCALE: 3/16" = 1'-0"



AREA OVERVIEW

100 YEARS OF MAYWOOD

Embark on a journey through time as Maywood celebrates a remarkable milestone - 100 years of community, culture, and progress. Join us for an array of exciting events honoring our rich history and promising future. From the grand Centennial Celebration to the symbolic Centennial Tree Planting, each moment commemorates a century of resilience and growth.

Maywood is proud of its Parks and Recreation Department which has its own long and interesting history. The Maywood Park, located at 58th Street and Heliotrope Avenue, had its beginnings in the 1930s when the present-day baseball field was a large meadow. In the early 1950s, Maywood Park became the home of the Golden State Baseball Association. Now, more than 80 years since incorporation, Maywood retains its small atmosphere, though surrounded by a massive metropolis. Maywood still offers an ideal residential community for those who work in surrounding communities.

As one looks around Maywood today, sweeping changes can be seen, such as four new shopping centers at the corner of Slauson Avenue and Atlantic Boulevard; a new senior citizens complex; a new 2.8 million dollar, multi-purpose facility, an industrial complex on Maywood Avenue, and numerous brand new businesses springing up in the city.



FRONT DOOR TO THE CITY



Situated at the main entrance to Maywood, 5900 Atlantic Blvd isn't just another retail location — it's the first impression for tens of thousands of daily visitors and residents entering the city. Being located at the city's major intersection of Atlantic and Slauson ensures that businesses benefit from high levels of spontaneous foot traffic and vehicle visibility, creating a steady stream of potential customers day and night.

COMMANDING TWO MAJOR TRAFFIC ARTERIES



The center sits prominently on **Atlantic Boulevard & Slauson Avenue**, two of the most heavily traveled arteries in the region. Both streets are lifelines that not only connect Maywood to the surrounding communities but also serve as direct corridors to major freeway on- and off-ramps. Easy freeway access means a broader customer base and convenient travel for shoppers coming from throughout Southeast Los Angeles County.

CAPTURE THE MOMENTUM



In real estate, location is everything — and 5900 Atlantic Blvd has it all. High traffic. Prime visibility. Immediate freeway access. A gateway location into a growing community. Tap into one of the region's most promising retail opportunities, there's no better address to make your mark.



DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	40,811	274,895	841,640
Estimated Households	11,490	77,091	237,717
Median Age	32.3	32.7	33.2

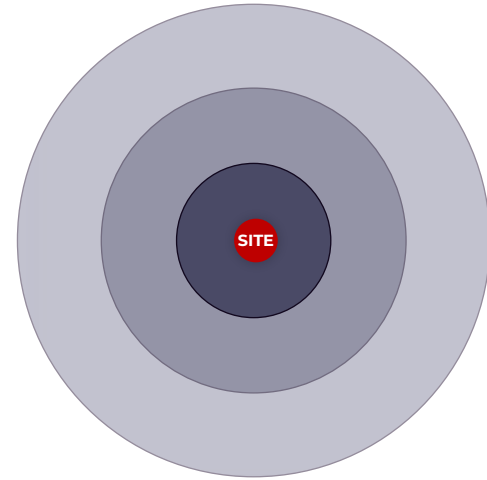
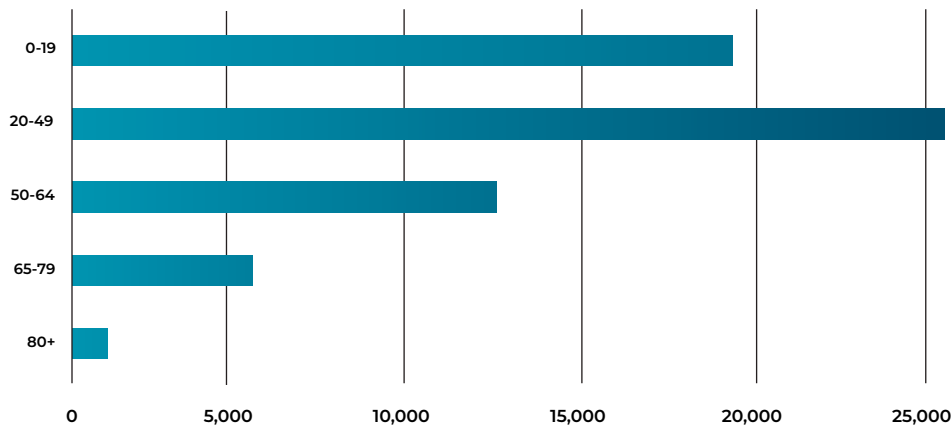


HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$83,178	\$79,089	\$90,198
Median Household Income	\$63,561	\$62,104	\$69,573



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	968	10,337	30,106
Total Employees	8,062	114,619	287,717

AGE DISTRIBUTION



841,640*
TOTAL POPULATION



\$90,198*
AVERAGE INCOME



287,717*
DAYTIME EMPLOYMENT



30,106*
TOTAL BUSINESSES

** 5 MILE RADIUS*

5902 - 5924

ATLANTIC BOULEVARD

MAYWOOD, CA

FOR LEASE



CHRIS ALIHEMMAT

Vice President

419.280.3361

calihemmat@spectrumcre.com

CA DRE Lic. #02105695

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

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