



# Retail that resonates



NewMark Merrill  
COMPANIES

[www.newmarkmerrill.com](http://www.newmarkmerrill.com)



Northwest corner of Rosecrans Ave. & Pioneer Blvd. • City of Norwalk, CA



# Major Anchors:



# A Masterful Mix

## Over 40 Tenants including:

AT&T, Auto Zone, T-Mobile, China Town Express, Easter Seals of California, Sally Beauty Supply, WingStop, Yogurtland

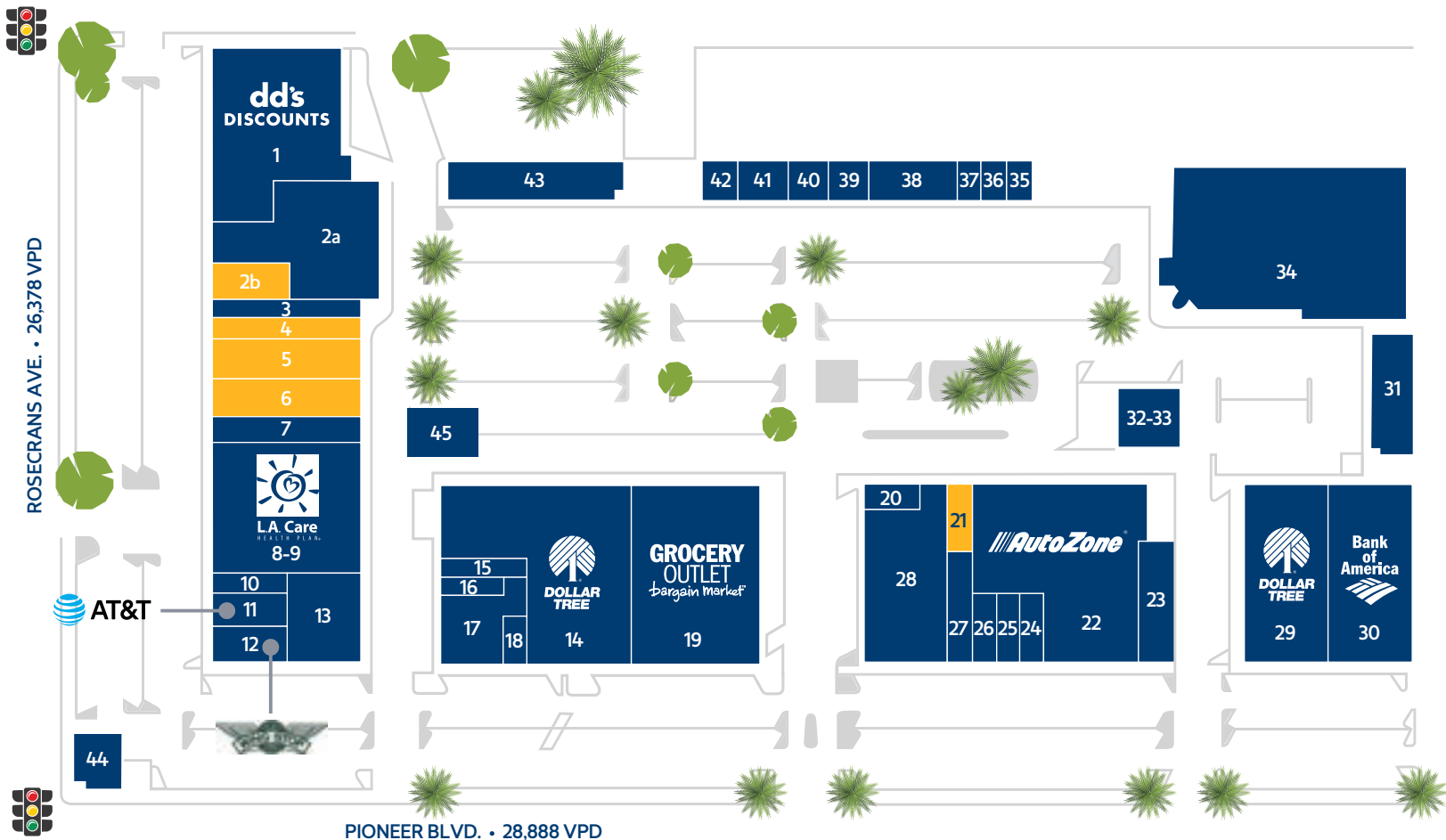


**3-6 pm**  
Busiest Time  
of Day



**50 min.**  
Avg. Length  
of Visit





| #   | TENANT                       | SF     |
|-----|------------------------------|--------|
| 1   | dd's Discounts               | 20,911 |
| 2a  | Fit Nation Gym               | 25,804 |
| 2b  | AVAILABLE                    | 4,914  |
| 3   | Sally Beauty                 | 2,500  |
| 4   | AVAILABLE                    | 1,875  |
| 5   | AVAILABLE                    | 6,250  |
| 6   | AVAILABLE                    | 6,250  |
| 7   | T-Mobile                     | 2,450  |
| 8-9 | L.A. Care Health Plan        | 10,000 |
| 10  | Daniel's Jewelers            | 1,200  |
| 11  | AT&T                         | 2,205  |
| 12  | WingStop                     | 1,350  |
| 13  | Western Dental & Ortho. Kids | 5,245  |
| 14  | Dollar Tree                  | 17,000 |
| 15  | Allstate Insurance           | 1,050  |

| #  | TENANT                    | SF     |
|----|---------------------------|--------|
| 16 | Brows Design Studio       | 688    |
| 17 | RC Burgers                | 3,910  |
| 18 | Reindeer Insurance        | 675    |
| 19 | Grocery Outlet            | 16,250 |
| 20 | Monty's Chicken & Waffles | 868    |
| 21 | AVAILABLE                 | 1,150  |
| 22 | Auto Zone                 | 16,288 |
| 23 | Pelitos Hair Salon        | 3,000  |
| 24 | GNC                       | 1,240  |
| 25 | Yogurtland                | 1,040  |
| 26 | China Town Express        | 1,520  |
| 27 | Movita Juice Bar          | 1,800  |
| 28 | Flaming Grill and Buffet  | 8,813  |
| 29 | Dollar Tree               | 11,147 |
| 30 | Bank of America           | 9,000  |

| #     | TENANT                      | SF     |
|-------|-----------------------------|--------|
| 31    | Easter Seals                | 3,050  |
| 32-33 | The Blazin' Claw            | 2,805  |
| 34    | Milagro Cinemas             | 26,751 |
| 35    | Hair & Skin Care            | 600    |
| 36    | Grace Domenica Dy DDS, Inc. | 600    |
| 37    | Trendy Threadz              | 600    |
| 38    | Urgent Care                 | 2,400  |
| 39    | Maintenance Office          | 600    |
| 40    | White Diamond Nails         | 900    |
| 41    | Barber Shop                 | 1,160  |
| 42    | Cherry Income Tax           | 900    |
| 43    | JK ProRehab                 | 4,636  |
| 44    | Papi Tacos & Churros        | 1,750  |
| 45    | Cigarette Mart              | Kiosk  |

For Leasing Information  
please contact:

Grant Gomer (DRE# 02056042)  
ggomer@newmarkmerrill.com

Greg Giacopuzzi (DRE# 01906640)  
ggiacopuzzi@newmarkmerrill.com

Tel: 818.710.6100

**COSTCO**  
WHOLESALE

**Food4Less**



IMPERIAL HWY.



City Hall

Norwalk  
Courthouse

105

STUDEBAKER RD.



WELLS  
FARGO



5

T.J. maxx

FOSTER RD.

CVS/pharmacy



FIRESTONE BLVD.

605

## In the vicinity

### Major Employers

Norwalk-La Mirada  
Unified School District

Cerritos College

Metropolitan State Hospital  
Los Angeles County

Registrar-Recorder

Coast Plaza Hospital

Trade Area Population

**289,491**

Daytime Population

**223,669**

Employee Population

**112,025**

ROSECRANS AVE.

CHASE



PIONEER BLVD.

2,518,757 Annual Visits



78th & 84th percentiles

for California and US Shopping Center Traffic



# Dynamic Location

61,782 VPD Traffic Count



(At the five points intersections of Pioneer Blvd., Rosecrans Ave. & San Antonio Drive)

2 Digital Reader Boards

1 100' Pylon Sign

3 Monument Signs



2 Signalized Entrances



# Demographics

|                               | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>             |           |           |           |
| 2025 Population               | 34,931    | 213,297   | 622,866   |
| <b>HOUSEHOLDS</b>             |           |           |           |
| 2025 Households               | 10,072    | 63,732    | 191,728   |
| <b>HOUSEHOLD INCOME</b>       |           |           |           |
| 2025 Average Household Income | \$108,202 | \$119,296 | \$123,636 |
| 2025 Per Capita Income        | \$31,085  | \$35,835  | \$38,199  |
| <b>HOUSING UNITS</b>          |           |           |           |
| 2025 Housing Units            | 10,322    | 65,487    | 197,191   |
| <b>AGE</b>                    |           |           |           |
| 2025 Median Age               | 37.2      | 38.2      | 38.6      |





# When you love shopping centers, it shows.

[www.norwalk-townsquare.com](http://www.norwalk-townsquare.com) • [www.newmarkmerrill.com](http://www.newmarkmerrill.com)



## Norwalk Town Square Leasing:

Grant Gomer • [ggomer@newmarkmerrill.com](mailto:ggomer@newmarkmerrill.com)

Greg Giacomuzzi • [ggiacomuzzi@newmarkmerrill.com](mailto:ggiacomuzzi@newmarkmerrill.com)

