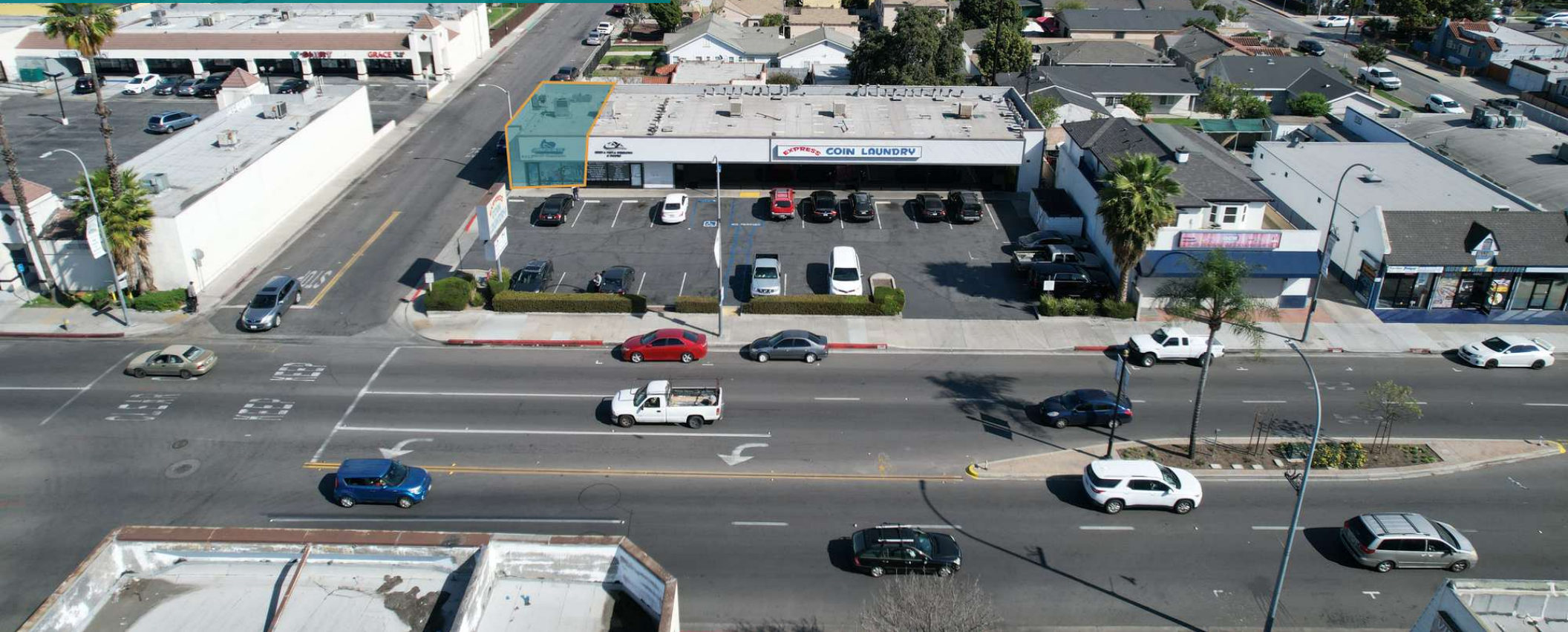


COMING SOON

ADJACENT TO ATLANTIC AND SLAUSON

5932-5940 ATLANTIC BLVD | MAYWOOD, CA 90270-3134



GEOFFREY GROSSMAN

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DANIEL BARRIGA

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LEASING

BROKERAGE

INVESTMENTS

PROPERTY SUMMARY

ATLANTIC AND 59TH PL | 5932-5940 ATLANTIC BLVD, MAYWOOD, CA 90270-3134

BROCHURE | PAGE 2



PROPERTY HIGHLIGHTS

- APPROX. 800 SQFT END-CAP
- CURRENTLY OCCUPIED BY STAFFING AGENCY *do not disturb*
- PROPERTY FEATURE HIGH STREET VISIBILITY, AMPLE PARKING, MONUMENT SIGNAGE, AND ENTRANCES FROM BOTH CROSS STREETS
- BUSY INTERSECTION-----ATLANTIC BOULEVARD + 59TH PLACE
- HIGH FOOT + AUTO TRAFFIC
- STRONG AREA DEMOGRAPHICS
- FREEWAY CLOSE, ADJACENT TO THE 710 & FREEWAYS
- POLE SIGNAGE AVAILABLE

OFFERING SUMMARY

Lease Rate:	\$2,680.00 per month (NNN Approx. \$1.01)
Available SF:	800 SF
Building Size:	1,453 SF

DEMOGRAPHICS	1 MILE	1.5 MILES	3 MILES
Total Households	12,082	20,959	75,501
Total Population	45,049	78,001	282,624
Average HH Income	\$76,322	\$74,224	\$73,920

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LEASE SPACES

ATLANTIC AND 59TH PL | 5932-5940 ATLANTIC BLVD, MAYWOOD, CA 90270-3134

BROCHURE | PAGE 3



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
Endcap	Available	800 SF	NNN Approx. \$1.01	\$2,680 per month	Retail/Office	View Here

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RETAILER MAP

ATLANTIC AND 59TH PL | 5932-5940 ATLANTIC BLVD, MAYWOOD, CA 90270-3134

BROCHURE | PAGE 4



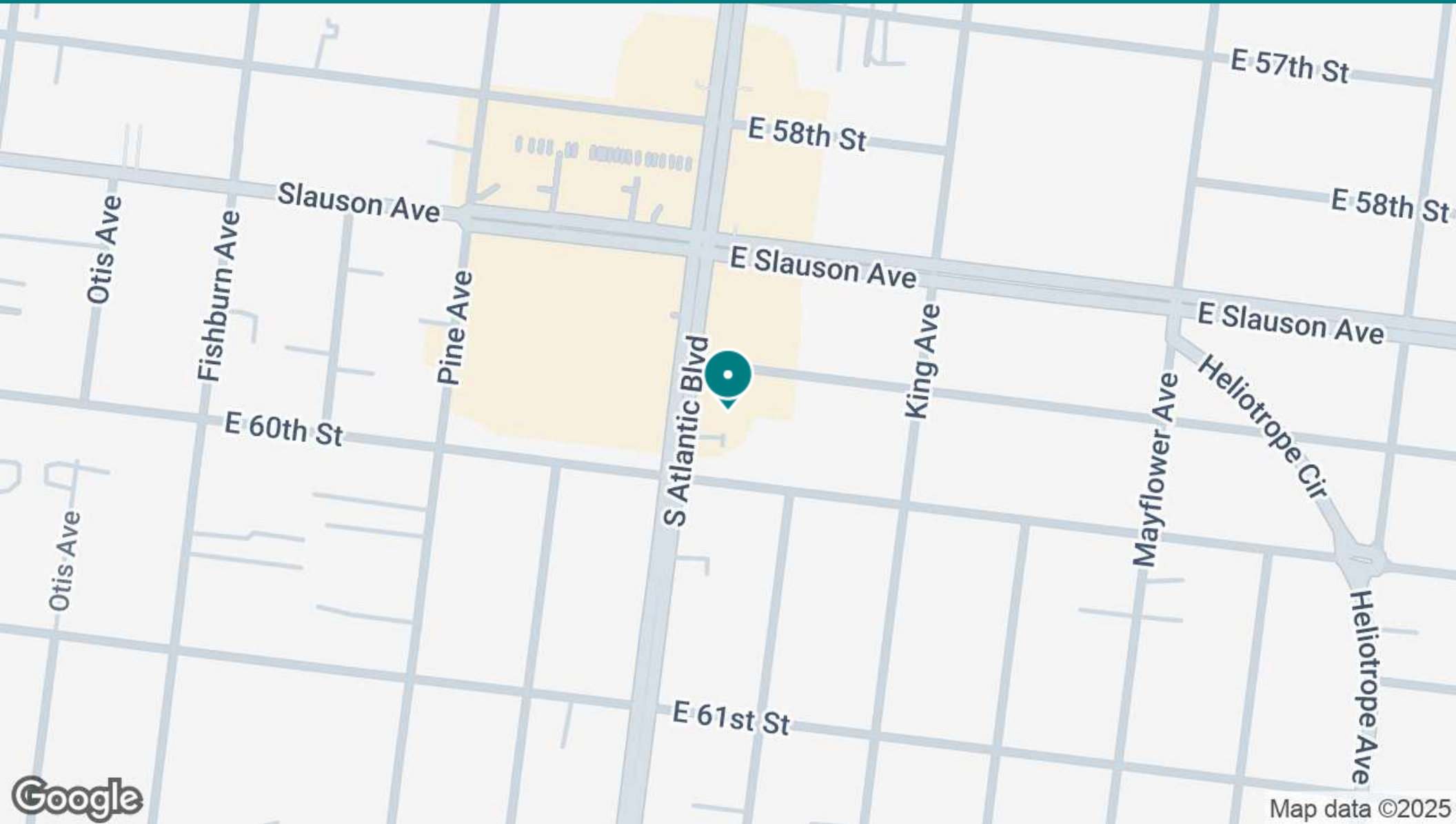
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

ATLANTIC AND 59TH PL | 5932-5940 ATLANTIC BLVD, MAYWOOD, CA 90270-3134

BROCHURE | PAGE 6

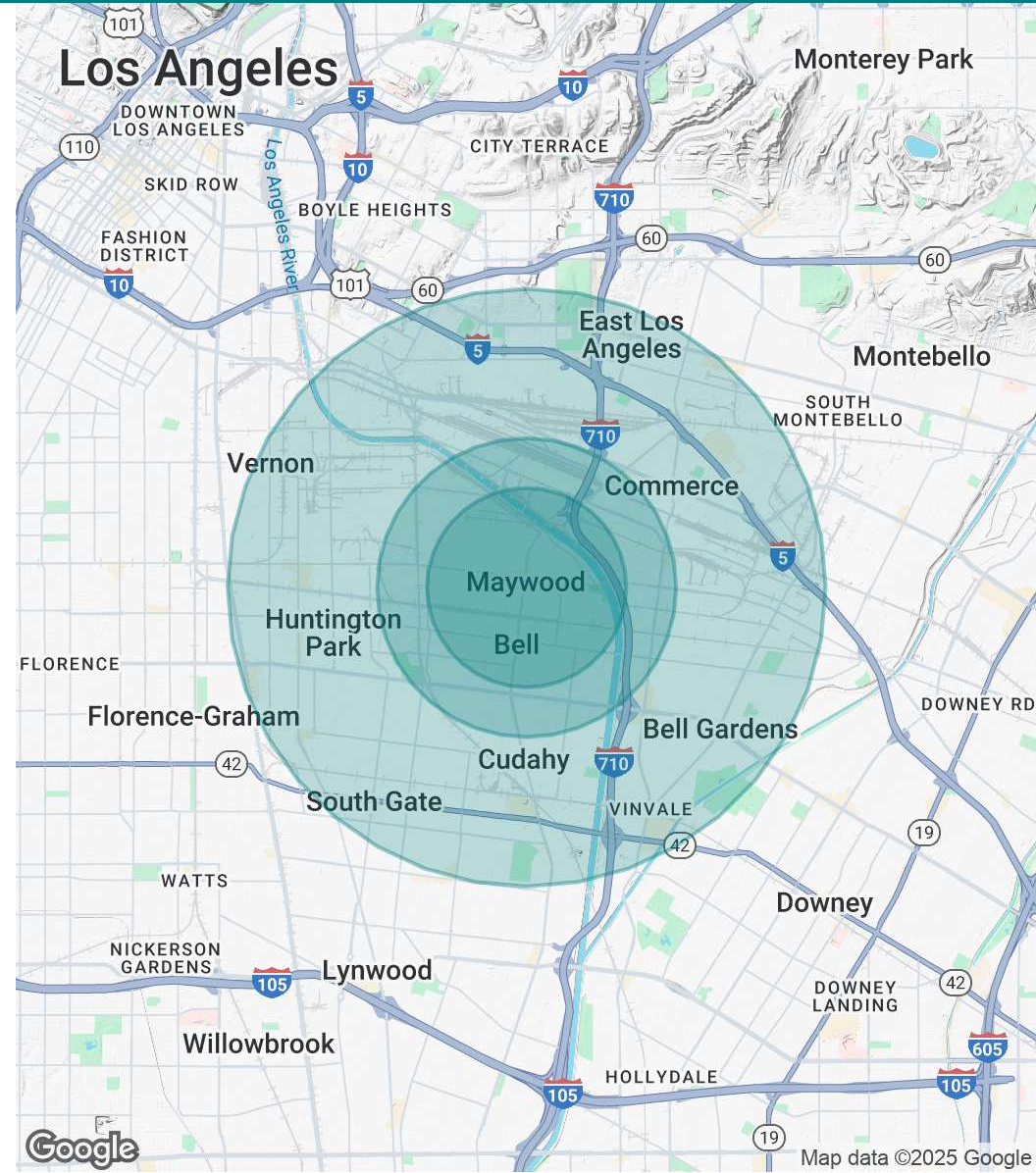
POPULATION	1 MILE	1.5 MILES	3 MILES
Total Population	45,049	78,001	282,624
Average age	36	36	36
Average age (Male)	35	35	35
Average age (Female)	37	37	37

HOUSEHOLDS & INCOME	1 MILE	1.5 MILES	3 MILES
Total households	12,082	20,959	75,501
# of persons per HH	3.7	3.7	3.7
Average HH income	\$76,322	\$74,224	\$73,920
Average house value	\$665,531	\$630,936	\$660,909

RACE	1 MILE	1.5 MILES	3 MILES
% White	14.7%	15.1%	14.8%
% Hispanic	96.1%	96.0%	96.3%
% Black	0.5%	0.6%	0.8%
% Asian	0.6%	0.6%	0.7%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	2.7%	2.7%	3.0%

TRAFFIC COUNTS	
30,427 (Atlantic Blvd)	/day

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

ATLANTIC AND 59TH PL | 5932-5940 ATLANTIC BLVD, MAYWOOD, CA 90270-3134

BROCHURE | PAGE 7



GEOFFREY GROSSMAN

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