

SIGNALIZED INTERSECTION • MINUTES FROM MAJOR FREEWAYS

Retail Space For Lease



9125-9131 Imperial Highway, Downey, CA 90242



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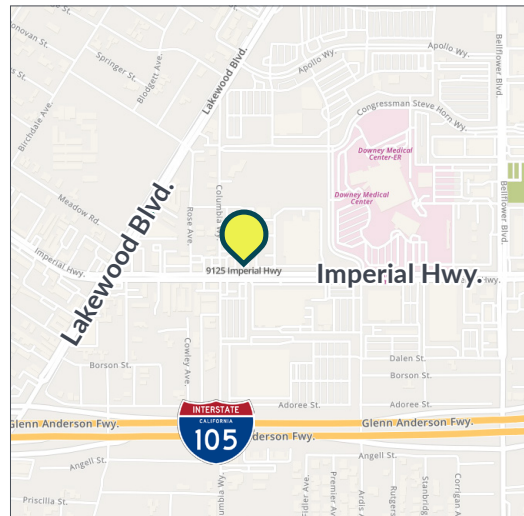
AVAILABLE

2nd Gen. Nail Salon Space:	±1,112 SF
Existing Retail:	±1,629 SF
Rent:	Negotiable
NNN:	±\$0.85 PSF/Mo.
Parking:	Approximately 108 spaces
Available:	Immediately

PROPERTY HIGHLIGHTS

- Directly across the street from LA County Office of Education and Office of Probation
- Close proximity to regional Kaiser Permanente Hospital
- Great visibility at signalized intersection
- Minutes from the the 105, 605, 710 and 5 Freeways
- Multiple ingress/egress points with pylon signage opportunity
- Ample customer parking
- High daytime population with ±9,877 employees within one mile
- Strong residential demographics with an HHI of ±\$102,726 within half a mile
- ±59,027 CPD at Lakewood Blvd. & Imperial Hwy.
- **Please do not disturb tenants**

** Prospective tenants are hereby advised that all uses are subject to City approval*



TRADE AREA



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KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | kwprealestate.com

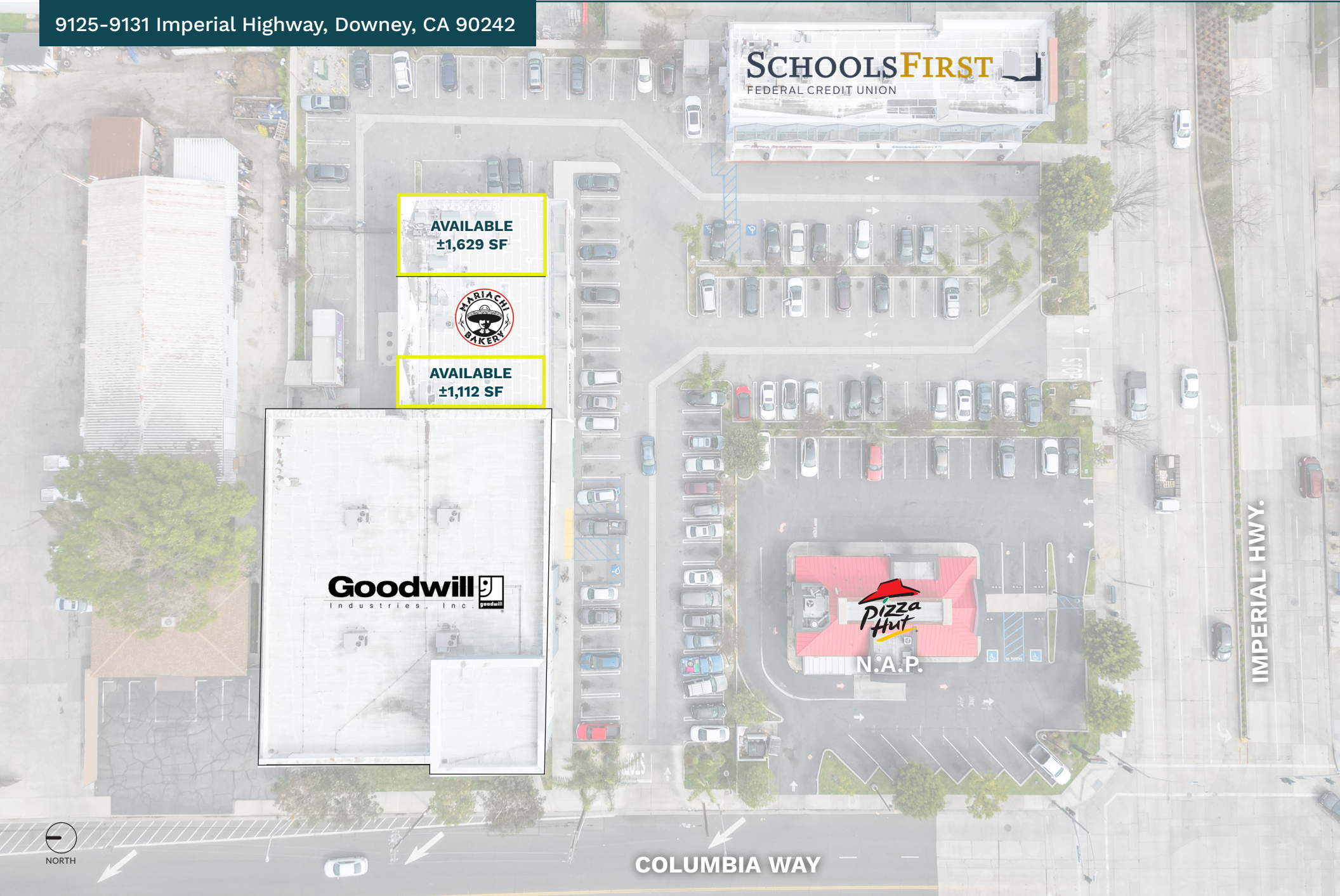
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AVAILABLE
±1,629 SF



AVAILABLE
±1,112 SF

Goodwill
Industries, Inc.

Pizza Hut
N.A.P.

SCHOOLS FIRST
FEDERAL CREDIT UNION

IMPERIAL HWY.

COLUMBIA WAY



NORTH

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Signage at Ingress/Egress on Imperial Hwy.



Endcap and in-line space available



Signage at Ingress/Egress on Columbia Way

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**9125-9131
IMPERIAL HWY**



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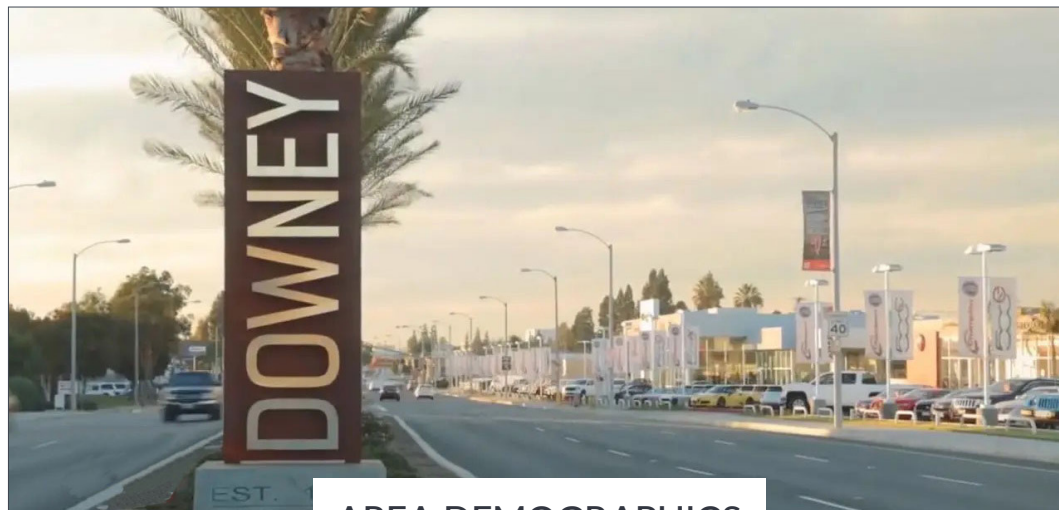


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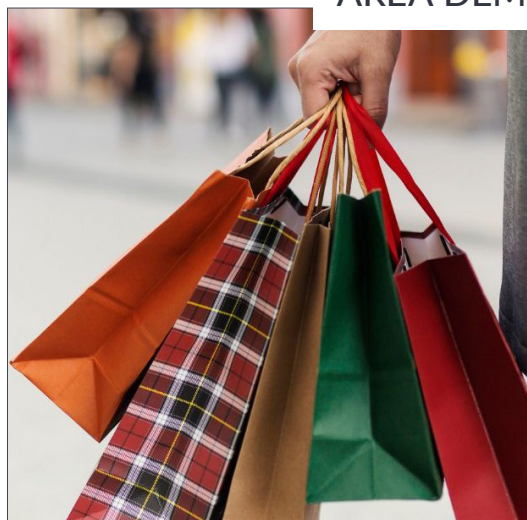


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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2022 Estimated Population	5,084	31,629	129,263
2027 Projected Population	5,051	31,287	127,783
2020 Census Population	5,099	32,560	132,275
2010 Census Population	4,968	31,932	129,876
Projected Annual Growth 2022 to 2027	-0.1%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2022	0.2%	-	-
2022 Median Age	35.0	35.2	35.3
HOUSEHOLDS			
2022 Estimated Households	1,532	9,084	38,337
2027 Projected Households	1,547	9,121	38,434
2020 Census Households	1,527	9,285	38,970
2010 Census Households	1,481	9,144	37,668
Projected Annual Growth 2022 to 2027	0.2%	-	-
Historical Annual Growth 2010 to 2022	0.3%	-	0.1%
RACE & ETHNICITY			
2022 Estimated White	25.0%	25.3%	24.8%
2022 Estimated Black or African American	6.7%	5.7%	7.7%
2022 Estimated Asian or Pacific Islander	9.3%	8.4%	9.3%
2022 Estimated American Indian or Native Alaskan	1.7%	2.0%	1.9%
2022 Estimated Other Races	57.2%	58.6%	56.2%
2022 Estimated Hispanic	69.1%	71.4%	69.0%
INCOME			
2022 Estimated Average Household Income	\$102,726	\$95,344	\$94,304
2022 Estimated Median Household Income	\$77,371	\$80,083	\$78,664
2022 Estimated Per Capita Income	\$30,979	\$27,552	\$28,108
EDUCATION			
2022 Estimated High School Graduate	20.6%	23.9%	25.8%
2022 Estimated Some College	23.3%	20.4%	21.3%
2022 Estimated Associates Degree Only	8.7%	8.8%	7.8%
2022 Estimated Bachelors Degree Only	23.7%	18.4%	16.4%
2022 Estimated Graduate Degree	5.7%	6.3%	6.4%
BUSINESS			
2022 Estimated Total Businesses	310	773	4,091
2022 Estimated Total Employees	6,613	9,877	45,511
2022 Estimated Employee Population per Business	21.3	12.8	11.1
2022 Estimated Residential Population per Business	16.4	40.9	31.6

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REAL ESTATE

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