

# Freestanding Corner Building



Available For Lease

6121-6161 Atlantic Blvd  
Maywood, CA, 90270

## Property Details

- Lease Rate: Negotiable
- Lot Size: 2.87 acres
- Parking: ±211 parking stalls

## Property Highlights

- Former 99 Cent Only with dedicated parking and excellent frontage along Atlantic Blvd.
- Located at a busy signalized intersection (Atlantic Blvd & Randolph St) with approximately 38,000 cars per day traffic.
- Strong Demographics: Over 280,000 people within 3-miles with an average household income of \$77,251
- Prominent signage tower available
- Adjacent to strong performing dd's Discounts

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Accelerating success.

Available:

±16,797 SF

±8,338 SF

(±25,135 SF Combined)

Contact us:

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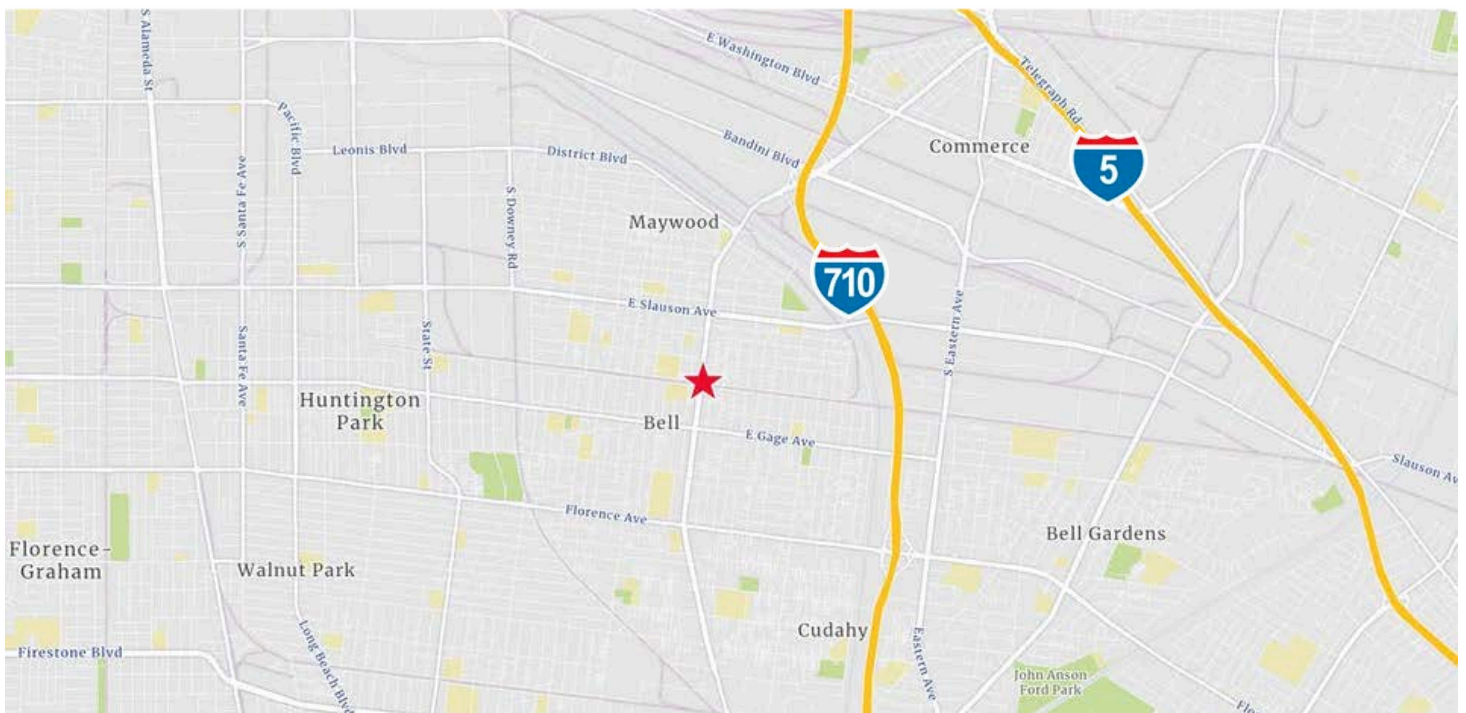
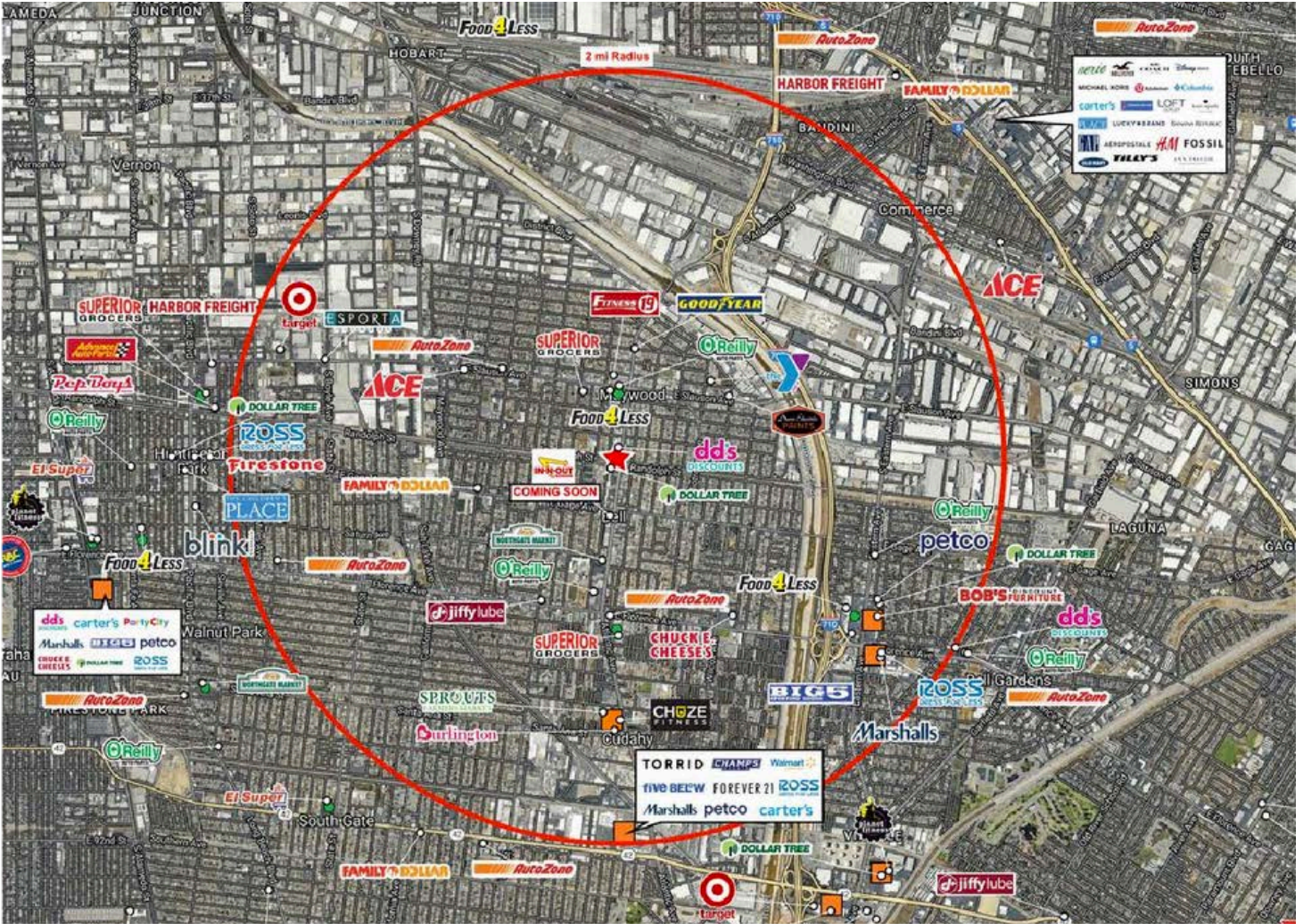
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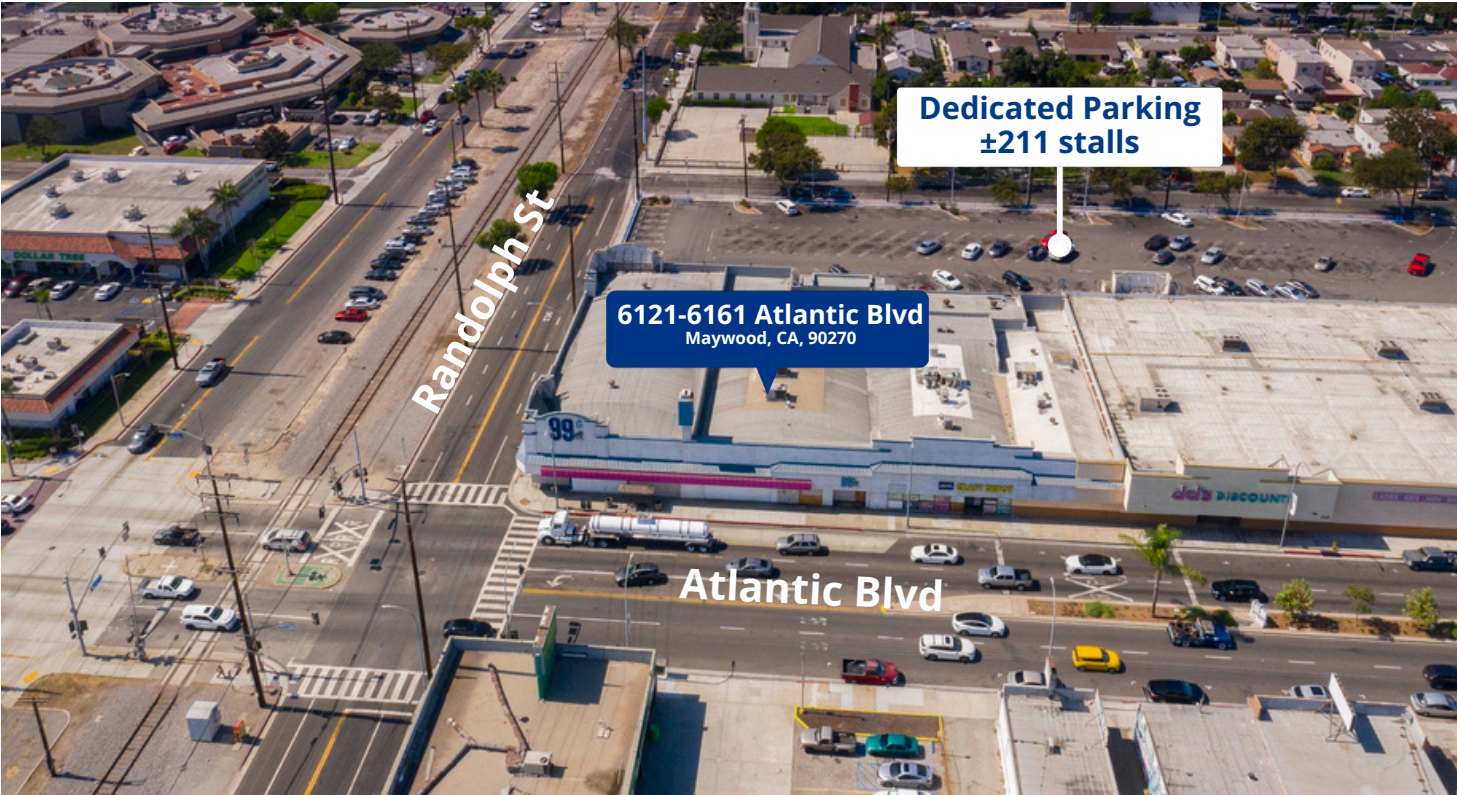
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865 S. Figueroa St., Suite 3500  
Los Angeles, CA 90017

# Location Maps



# Aerials



# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	56,466	280,350	885,020
Total Households	15,671	76,556	240,181
Total Family Households	12,703	62,467	191,730
Average Household Size	3.59	3.64	3.64
Median Age	33.8	34.1	34.1
Population Age 25+	35,937	180,346	569,343
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.59%	-0.49%	-0.20%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-1.11%	-0.98%	-0.84%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.73%	-0.61%	-0.49%
Households	-0.09%	0.03%	0.16%
Families	-0.06%	0.05%	0.13%
Median Household Income	3.62%	3.54%	3.94%
<b>Current Year Population by Sex</b>			
Male Population	28,371	140,558	441,687
% Male	50.2%	50.1%	49.9%
Female Population	28,095	139,792	443,333
% Female	49.8%	49.9%	50.1%
<b>Current Year Race and Ethnicity</b>			
Total	56,466	280,350	885,020
White Alone	15.6%	14.7%	14.4%
Black Alone	0.5%	0.8%	4.5%
American Indian Alone	2.8%	3.0%	2.9%
Asian Alone	0.7%	0.7%	2.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	59.0%	60.1%	56.9%
Two or More Races	21.4%	20.6%	19.0%
Hispanic Origin	95.5%	96.2%	89.7%
Diversity Index	61.7	60.5	68.8
<b>Current Year Educational Attainment</b>			
Total	35,937	180,347	569,343
Less than 9th Grade	28.0%	27.7%	25.1%
9th - 12th Grade, No Diploma	14.7%	14.5%	14.0%
High School Graduate	29.0%	27.0%	25.0%
GED/Alternative Credential	1.8%	2.1%	2.5%
Some College, No Degree	13.0%	13.7%	14.7%
Associate Degree	4.1%	5.0%	5.4%
Bachelor's Degree	7.6%	8.0%	9.9%
Graduate/Professional Degree	1.7%	1.9%	3.3%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$59,027	\$58,798	\$62,821
Average Household Income	\$77,404	\$77,251	\$84,250
Per Capita Income	\$21,465	\$21,094	\$22,978
<b>Current Year Summary Business Data</b>			
Total Businesses	1,244	10,723	29,033
Total Daytime Population	41,121	279,325	802,883
Daytime Population: Workers	9,593	121,076	297,499
Daytime Population: Residents	31,528	158,249	505,384

## Contact

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