

LOCATED AT HIGH TRAFFIC INTERSECTION NEAR HWY-91

Retail & Restaurant Space for Lease



5436 Orangethorpe Avenue | La Palma, CA 90623



JAIMIE MARCHAND
Senior Portfolio Manager
jaimie.marchand@kwprealestate.com
DRE #01904001

DONNA CLARK
Senior Managing Director
donna.clark@kwprealestate.com
DRE #01134266

For more information: 833-262-3190

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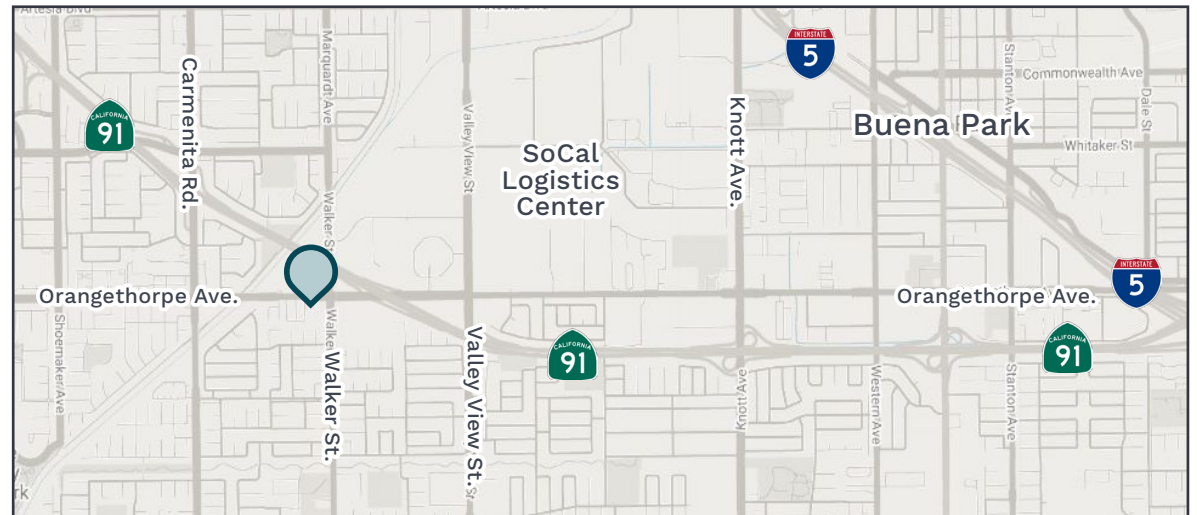
AVAILABLE

2nd Gen. Salon: ±979 SF
2nd Gen. Restaurant: ±2,456 SF
Rent: \$2.35 PSF/Mo., NNN

PROPERTY HIGHLIGHTS

- Spaces Adjacent to busy 7-Eleven (anchored center)
- Located at the intersection of Orangethorpe Avenue and Walker Street with excellent traffic counts of 31,456 CPD
- Immediate access to Highway 91 and less than 5 miles to I-5
- Strong surrounding daytime population with large industrial/warehouse/logistics operators nearby
- 2nd generation salon suite

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

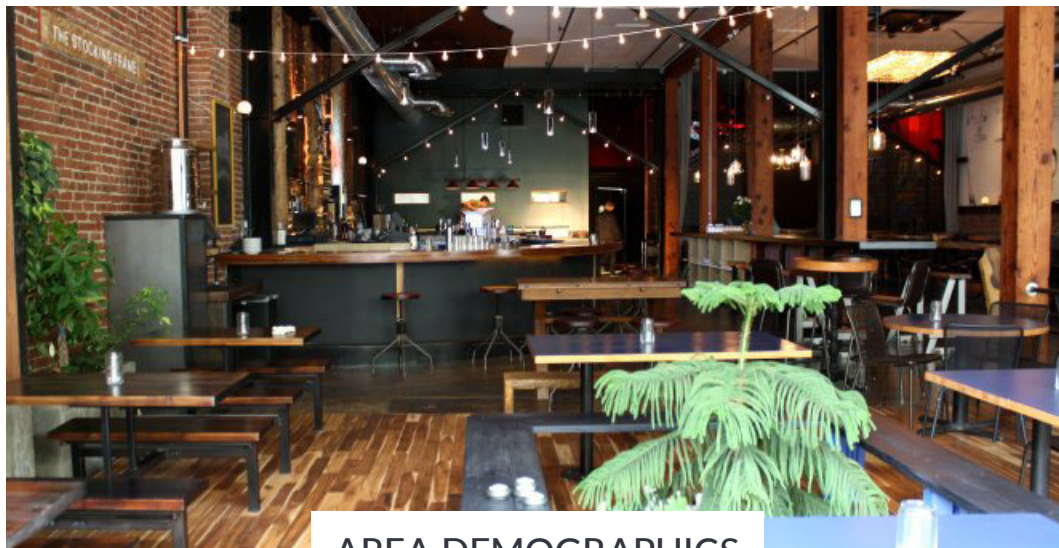


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AREA DEMOGRAPHICS



0.5 Mile 1 Mile 2 Miles

POPULATION

2024 Estimated Population	7,332	23,814	82,909
2029 Projected Population	7,663	23,879	80,553
2020 Census Population	6,645	24,261	86,484
2010 Census Population	6,613	24,374	84,967
Projected Annual Growth 2024 to 2029	0.9%	-	-0.6%
Historical Annual Growth 2010 to 2024	0.8%	-0.2%	-0.2%
2024 Median Age	42.4	43.3	42.1

HOUSEHOLDS

2024 Estimated Households	2,655	8,081	26,944
2029 Projected Households	2,800	8,179	26,395
2020 Census Households	2,244	7,827	27,104
2010 Census Households	2,194	7,707	26,147
Projected Annual Growth 2024 to 2029	1.1%	0.2%	-0.4%
Historical Annual Growth 2010 to 2024	1.5%	0.3%	0.2%

RACE & ETHNICITY

2024 Estimated White	32.3%	27.4%	27.9%
2024 Estimated Black or African American	6.5%	5.9%	5.7%
2024 Estimated Asian or Pacific Islander	39.3%	47.8%	44.0%
2024 Estimated American Indian or Native Alaskan	0.9%	0.6%	0.7%
2024 Estimated Other Races	21.1%	18.4%	21.7%
2024 Estimated Hispanic	25.8%	22.5%	26.3%

INCOME

2024 Estimated Average Household Income	\$171,520	\$158,432	\$157,782
2024 Estimated Median Household Income	\$105,611	\$113,212	\$117,569
2024 Estimated Per Capita Income	\$62,163	\$53,809	\$51,334

EDUCATION

2024 Estimated High School Graduate	18.1%	16.0%	17.0%
2024 Estimated Some College	20.1%	18.5%	18.2%
2024 Estimated Associates Degree Only	9.9%	9.6%	8.8%
2024 Estimated Bachelors Degree Only	35.3%	32.6%	30.4%
2024 Estimated Graduate Degree	12.5%	17.3%	15.7%

BUSINESS

2024 Estimated Total Businesses	313	1,047	3,926
2024 Estimated Total Employees	2,499	6,999	43,002
2024 Estimated Employee Population per Business	8.0	6.7	11.0
2024 Estimated Residential Population per Business	23.4	22.7	21.1



R E A L E S T A T E

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KWP Real Estate | 1860 Howe Avenue, Suite 240, Sacramento, CA 95825 | 833-262-3190 | kwprealestate.com

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