

## Retail Space For Lease

### Former Rite Aid

4410 Slauson Ave  
Maywood, CA 90270

#### Property Highlights

- Rare anchor opportunity in a neighborhood/community center
- Located in a well-established neighborhood shopping center with strong daily-needs traffic from top performing Food 4 Less
- Strong 3-miles demographics with over 281,688 residents and 77,734 households, and a daytime population of 287,609
- Established Hispanic trade area 96.3% Hispanic within 3 miles
- High traffic intersection ±56,495 vehicles per day

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Accelerating success.

Available:

±17,782 SF

Contact us:

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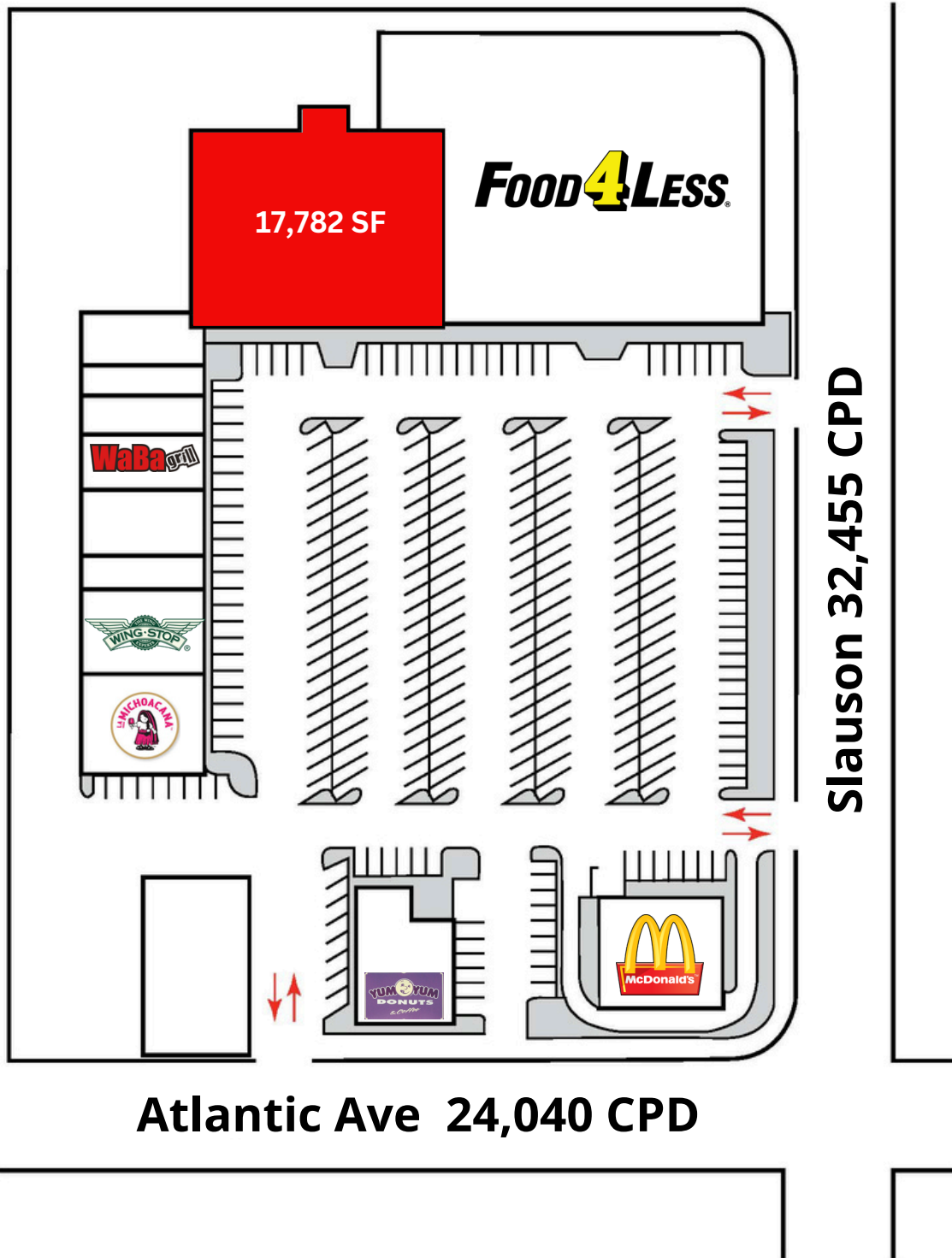


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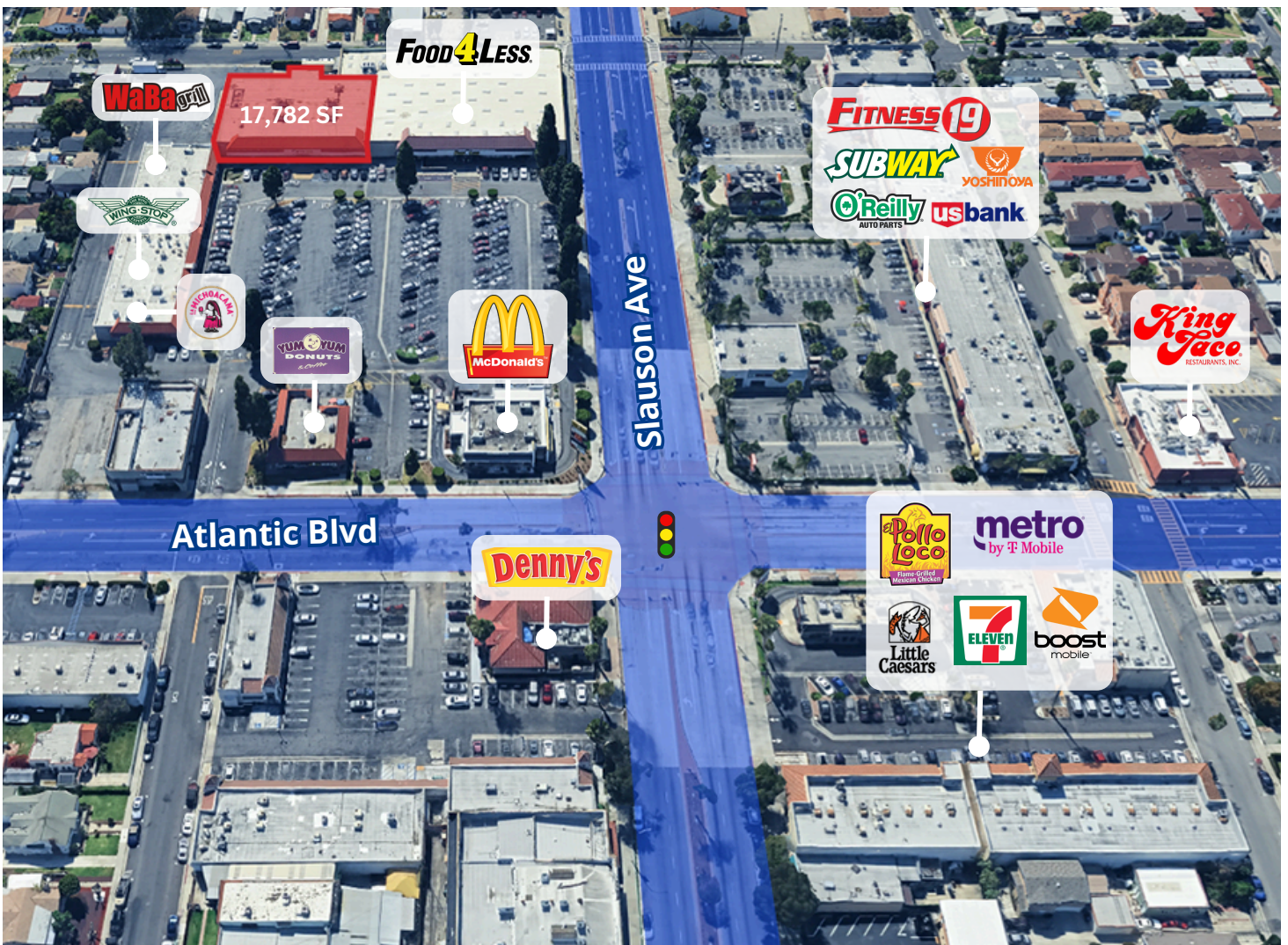
865 S. Figueroa St. Suite 3500

Los Angeles, CA 90017

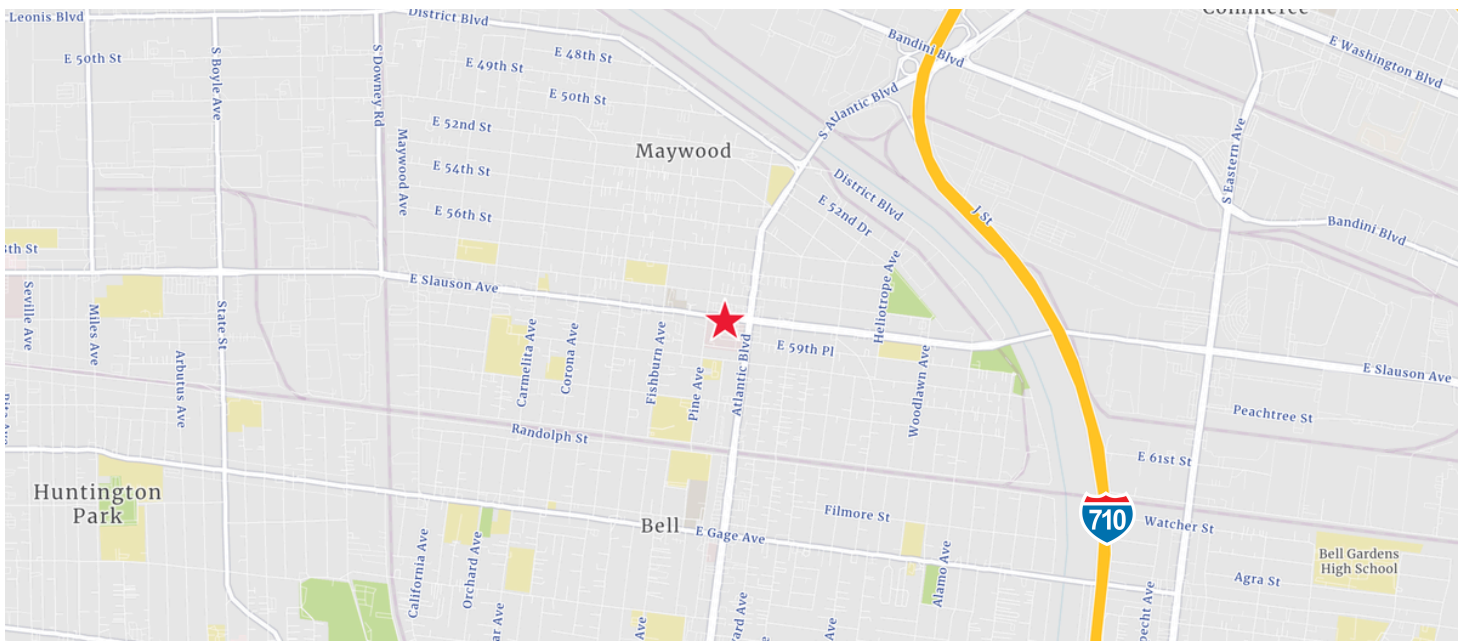
# Site Plan



# Location Maps



# Location Maps



# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	42,840	281,688	872,761
Total Households	11,908	77,734	241,254
Total Family Households	9,732	63,365	190,986
Average Household Size	3.59	3.60	3.56
Median Age	33.1	33.6	33.9
Population Age 25+	27,336	181,725	566,963
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.63%	-0.50%	-0.20%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-1.08%	-0.97%	-0.80%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.60%	-0.51%	-0.38%
Households	-0.07%	0.01%	0.14%
Families	-0.04%	0.02%	0.11%
Median Household Income	2.48%	2.69%	2.78%
<b>Current Year Population by Sex</b>			
Male Population	21,658	141,355	436,302
% Male	50.6%	50.2%	50.0%
Female Population	21,182	140,333	436,459
% Female	49.4%	49.8%	50.0%
<b>Current Year Race and Ethnicity</b>			
Total	42,839	281,689	872,761
White Alone	14.5%	14.7%	14.4%
Black Alone	0.5%	0.8%	4.2%
American Indian Alone	2.7%	3.0%	2.9%
Asian Alone	0.6%	0.7%	2.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	60.4%	60.4%	56.7%
Two or More Races	21.3%	20.4%	18.9%
Hispanic Origin	96.2%	96.3%	89.3%
Diversity Index	60.0	60.1	69.1
<b>Current Year Educational Attainment</b>			
Total	27,339	181,722	566,964
Less than 9th Grade	28.2%	27.6%	24.4%
9th - 12th Grade, No Diploma	16.3%	15.1%	14.3%
High School Graduate	26.7%	26.1%	24.6%
GED/Alternative Credential	2.0%	2.3%	2.7%
Some College, No Degree	12.5%	13.6%	14.5%
Associate Degree	4.3%	5.1%	5.6%
Bachelor's Degree	7.8%	8.2%	10.4%
Graduate/Professional Degree	2.1%	2.0%	3.5%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$67,235	\$63,395	\$67,805
Average Household Income	\$83,985	\$79,721	\$88,491
Per Capita Income	\$23,330	\$22,036	\$24,560
<b>Current Year Summary Business Data</b>			
Total Businesses	1,076	10,335	28,956
Total Daytime Population	33,874	287,609	818,843
Daytime Population: Workers	11,308	133,402	337,284
Daytime Population: Residents	22,566	154,207	481,559

## Contact

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