SWC San Gabriel (605) Freeway & Carson Street

FOR MORE INFORMATION CONTACT:

Steve McDonald Managing Director Steven.McDonald@ngkf.com 213.298.3592 License: 01054568

Bryan Norcott Senior Managing Director Bryan.Norcott@ngkf.com 213.298.3595 License: 1200077



700 S. Flower Street, Suite 2500 Los Angeles, CA 90017 Corporate License: 01355491



SWC San Gabriel (605) Freeway & Carson Street

FOR MORE INFORMATION CONTACT:

Steve McDonald Managing Director Steven.McDonald@ngkf.com 213.298.3592 License: 01054568

Bryan Norcott Senior Managing Director Bryan.Norcott@ngkf.com 213.298.3595 License: 1200077



700 S. Flower Street, Suite 2500 Los Angeles, CA 90017 Corporate License: 01355491

FEATURES

- Conversion of existing Food Court to full service restaurant opportunities.
- 1,000,000 square foot power center
- Anchor Tenants include Edward's Theatre, Sam's Club, WalMart, and Lowes
 Home Improvement
- Immediate access to and from the San Gabriel (605) Freeway
- Project offers outstanding demographics with over 208,000 residents within a three (3) mile radius, having an average house hold income in excess of \$101,000
- New tenants include Total Wine & More, Ulta Beauty, Pizza Rev, and Cricket Wireless

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	
POPULATION	28,287	208,048	566,846	
AVERAGE HOUSEHOLD INCOME	\$79,940	\$101,404	\$89,173	
BUSINESS POPULATION	11,083	74,273	236,489	

S	TRAFFIC COUNTS	
6 3	E. CARSON STREET	±47,654 cars per day
a	605 FREEWAY	±205,000 cars per day

FEATURED OPPORTUNITIES

- Landlord converting existing Food Court to Full Service Restaurant (Call for details)
- 1,040 3,000 square foot retail location near Carter's, Justice, T-Mobile and Bath & Body Works
- 7,833 square foot former restaurant space
- 2,500 square foot pad location
- 980 1,200 square feet available in Retail Promenade
- 7,500 SF





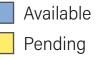
SWC San Gabriel (605) Freeway & Carson Street





SWC San Gabriel (605) Freeway & Carson Street





FOR MORE INFORMATION CONTACT:

Steve McDonald Managing Director Steven.McDonald@ngkf.com 213.298.3592 CA RE License: 01054568

Bryan Norcott Senior Managing Director

Bryan.Norcott@ngkf.com 213.298.3595 CA RE License: 1200077



700 S. Flower Street, Suite 2500 Los Angeles, CA 90017 CA RE Corporate License: 01355491