

FOR LEASE > 10,040 SF HIGHLY DEVELOPED OFFICE SPACE

PRIME FIRESTONE BLVD LOCATION

11642 FIRESTONE BLVD | NORWALK, CA 90650

AIT REALTY CORP

Leasing - Investments -
Management



PROPERTY CHARACTERISTICS

OFFERING: Highly improved Office Space with private offices, conference room, ADA restrooms, reception area and kitchen.

AVAILABILITY: 10,040 SF currently used as real estate and escrow offices; potential for medical use.

RENT RATE: \$1.50/SF, NNN.

NEARBY TENANTS: (NAP) Northgate Market, Wells Fargo, Starbucks, TJ-Maxx, Subway, Dollar Loan Center, Metro PCS

HIGHLIGHTS

- > Prime Firestone Blvd location between Imperial Hwy and Pioneer Blvd.
- > Located at a signalized intersection with strong traffic counts and numerous national retailers in the immediate area.
- > Strong three-mile demographics with over 226,000 residents (over 68% Hispanic) and 62,000 households, a daytime population of over 96,000 employees and average household income over \$76,000

TRAFFIC COUNTS

FIRESTONE & PIONEER +/- 40,000CPD

FOR FURTHER INFORMATION PLEASE CALL: (818) 384-5290

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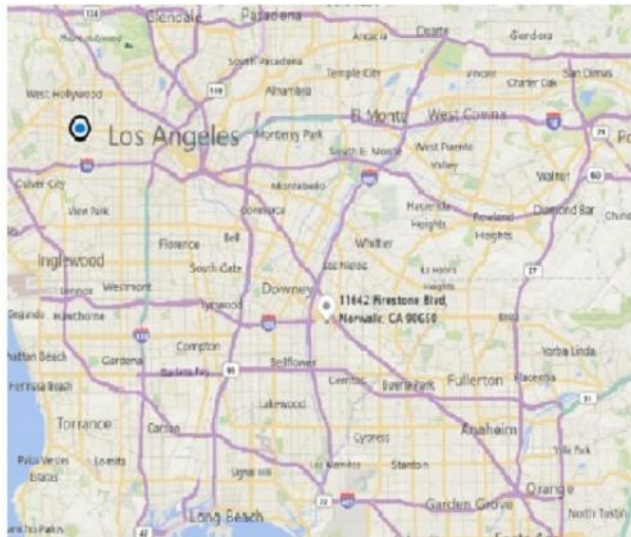
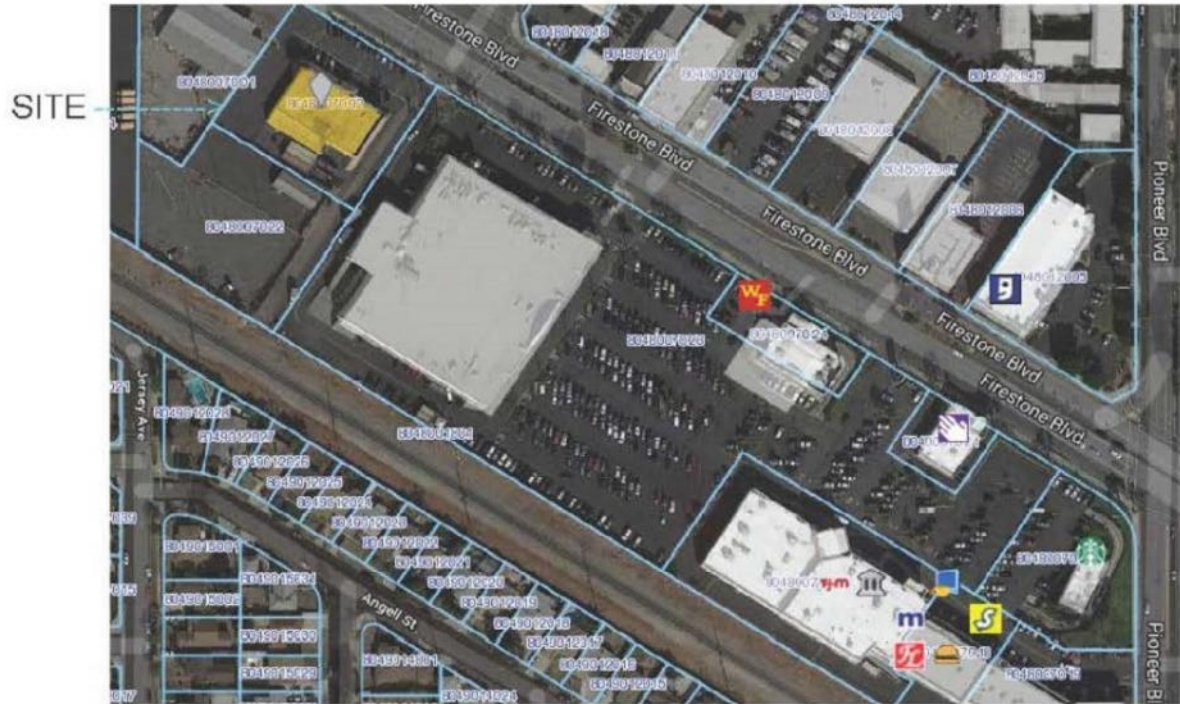
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2018 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population:	36,439	226,541	674,254
Est. Households:	9,829	62,026	189,666
Est. Hispanic Population:	74%	68%	63%
Avg. Household Income:	\$69,726	\$76,655	\$83,492
Med. Household Income:	\$59,451	\$64,928	\$67,666
Est. Daytime Population:	12,405	81,340	281,150

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