

# FOR LEASE

## NEW AUTO SERVICE CENTER

11827 CENTRALIA STREET, LAKEWOOD, CA 90715

3,866 SF • 3 DEMISED BAYS • SECURE & GATED • POLE SIGN

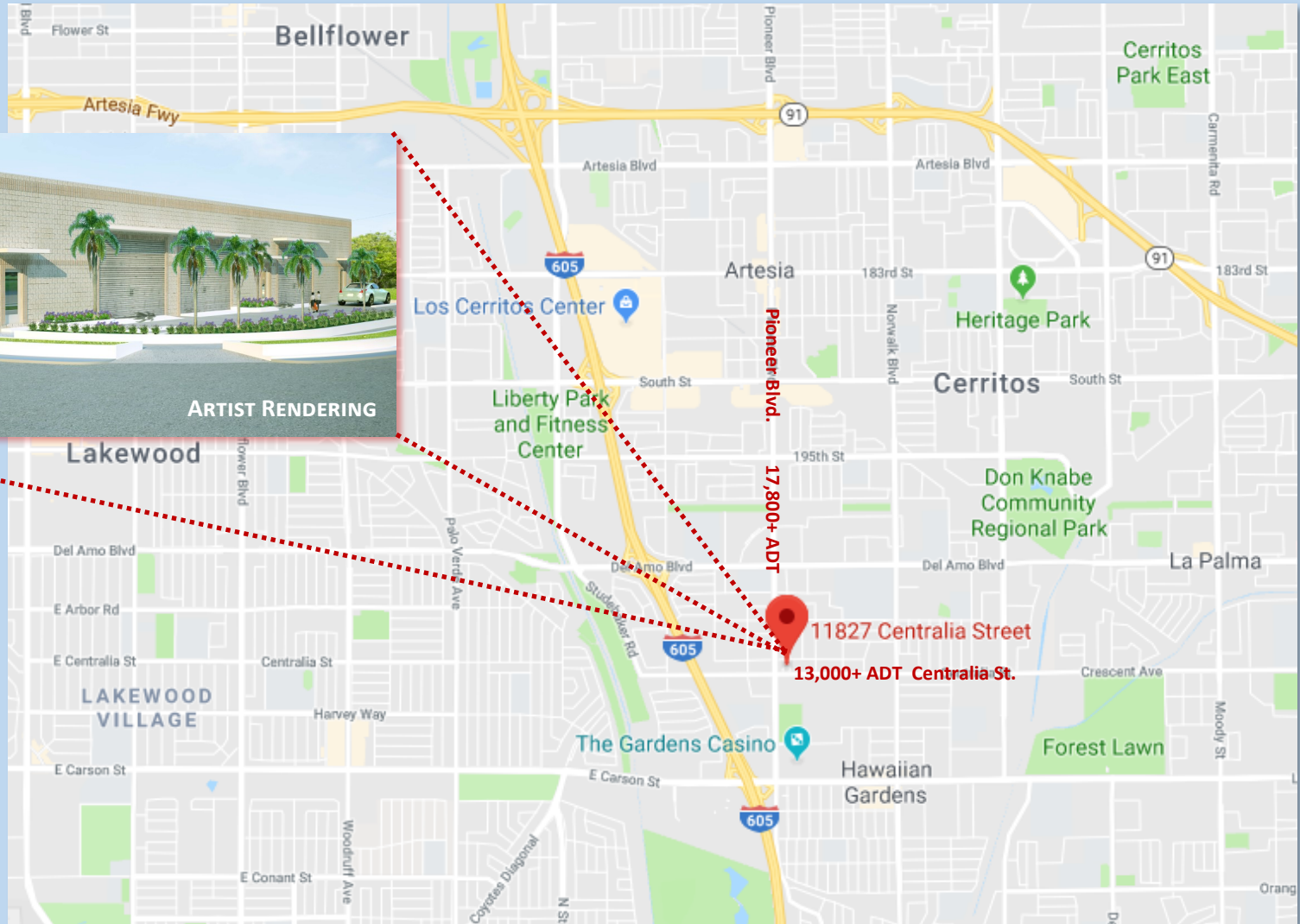


ARTIST RENDERING - PROPERTY DELIVERABLE NOV. 2018

**STEVE A. ABRAHAM**  
PROPERTY GROUP INTERNATIONAL  
CA DRE # 00873105  
**(949) 673-5700**  
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# NEW AUTO SERVICE CENTER 11827 CENTRALIA STREET, LAKEWOOD, CA 90715



## TRAFFIC COUNTS

PIONEER BLVD.  
17,800+ ADT

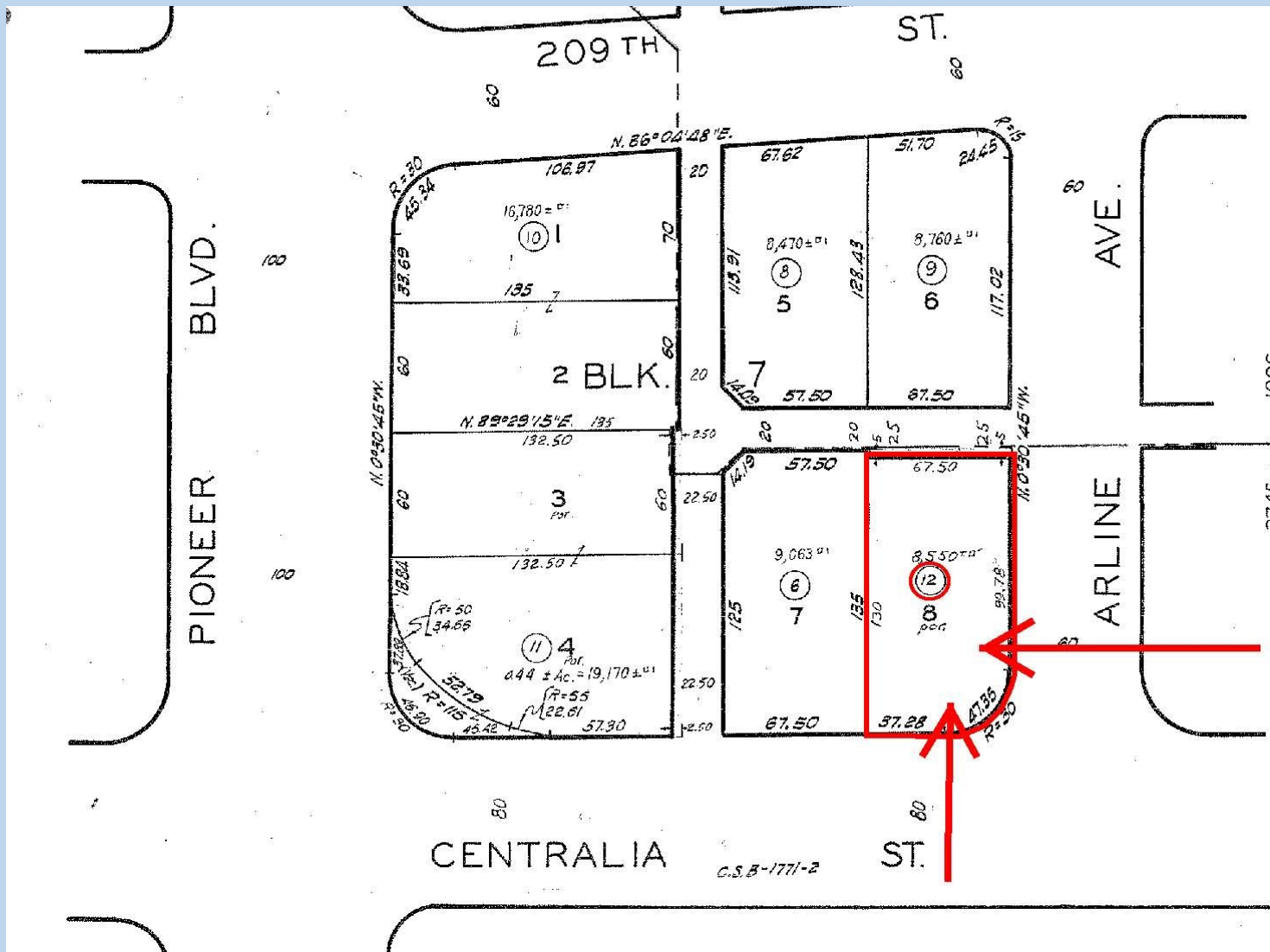
CENTRALIA ST.  
13,000+ ADT

**TOTAL = 30,800+ ADT**

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# TAX MAP - APN # 7058-015-012 - LOS ANGELES COUNTY

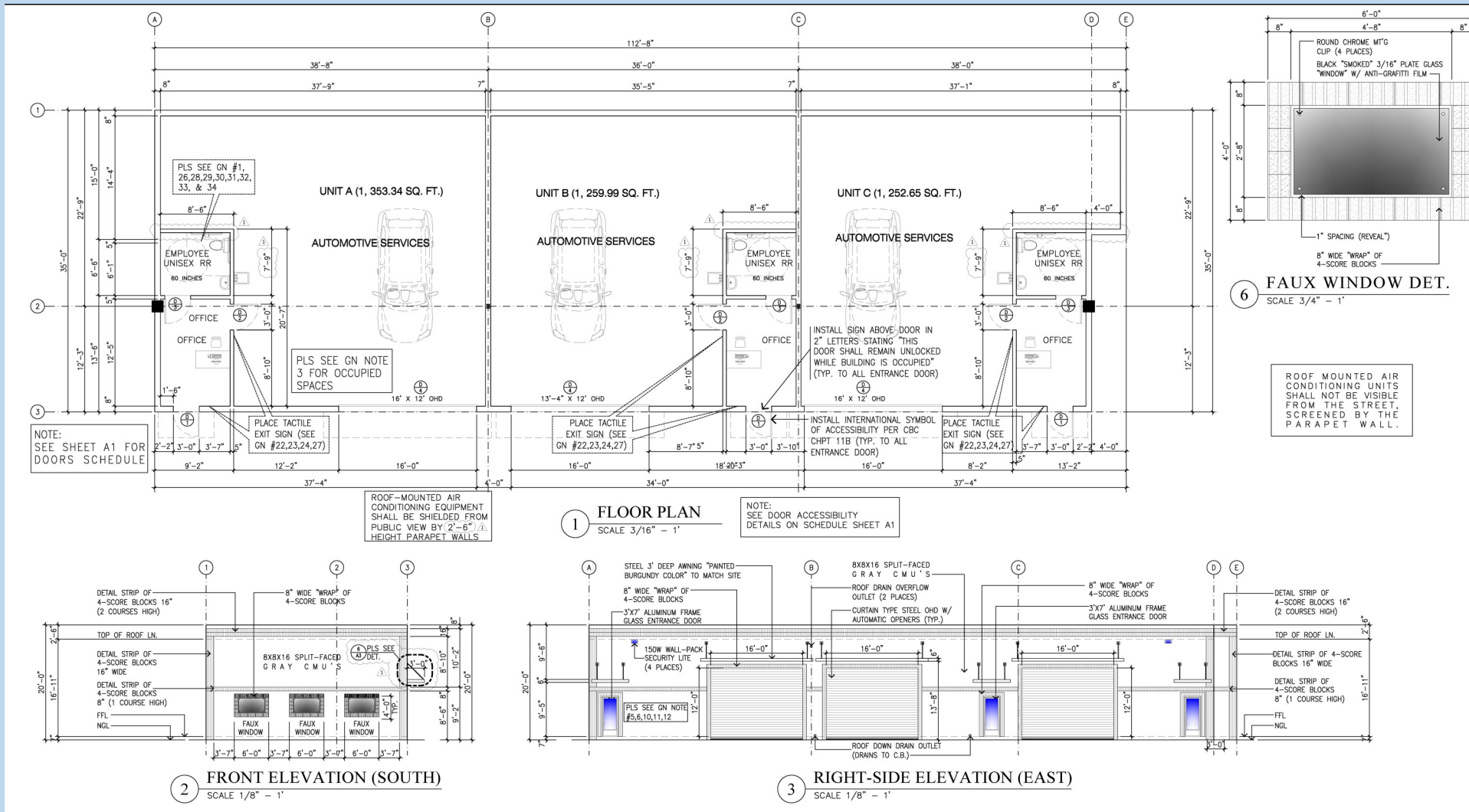


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# FLOOR PLAN



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# DEMOGRAPHICS

## EASI Census 2010 Site Selection Reports & Analysis Executive Summary

Location: 11827 Centralia Street, Lakewood, CA  
 Latitude 33° : 50' : 20"  
 Longitude -118° : 04' : 51"

Description	1 Miles	3 Miles	5 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/2010)	31,383	221,198	564,483
Population (1/1/2018)	32,382	230,777	590,153
Population (1/1/2023)	33,489	238,914	610,906
Percent Growth (2018/2010)	3.18	4.33	4.55
Percent Forecast (2023/2018)	3.42	3.53	3.52

<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	33.1	39.0	37.1
Male	15,381	107,006	273,466
Female	16,002	114,192	291,017
Density	12,022.00	7,602.80	7,311.80
Urban	31,383	221,198	564,483

<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (4/1/2010)	8,885	71,739	181,453
Families	7,172	56,779	137,855
Non-Family Households	1,713	14,960	43,598
Average Size of Household	3.53	3.06	3.07
Median Age of Householder	49.4	52.6	51.7
Median Value Owner Occupied (\$)	373,907	491,926	457,155
Median Rent (\$)	1,316	1,370	1,247
Median Vehicles Per Household	2.5	2.5	2.4

Description	1 Miles	3 Miles	5 Miles
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	9,280	73,859	188,643
Housing, Owner Occupied	4,840	51,018	116,188
Housing, Renter Occupied	4,045	20,721	65,265
Housing, Vacant	395	2,120	7,190

<b>POPULATION BY RACE</b>			
White Alone	12,490	112,525	291,795
Black Alone	2,578	11,272	37,496
Asian Alone	7,648	64,528	124,700
American Indian and Alaska Native Alone	308	1,303	4,144
Other Race Alone	6,954	20,828	78,450
Two or More Races	1,405	10,742	27,898

<b>POPULATION BY ETHNICITY</b>			
Hispanic	15,713	57,192	193,823
White Non-Hispanic	5,001	82,232	194,665

<b>GENERAL INCOME CHARACTERISTICS</b>			
Median Household Income (\$)	63,195	81,038	70,114
Average Household Income (\$)	79,228	99,743	88,785
Per Capita Income (\$)	22,504	32,702	28,950

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