

11723 FIRESTONE

Boulevard, Norwalk CA

AVAILABLE
FOR SALE OR FOR LEASE



THE PROPERTY



FEATURES

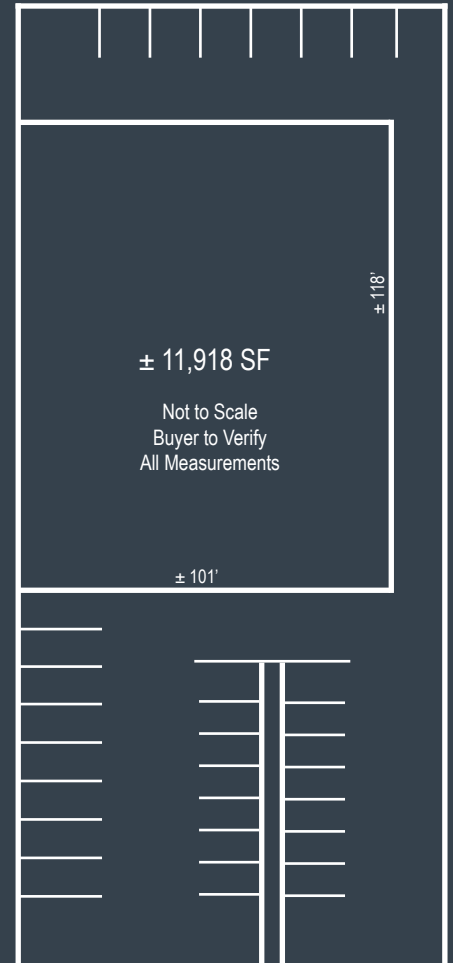
- $\pm$ 11,918 Building Square Feet
- $\pm$ 0.59 Acre Lot
- Excellent Location
- Less than 1 Mile to I-5 Fwy
- Parcel # 8048-012-008
- C3 Zoning
- Free Standing Building
- Built in 1960
- Shell Condition
- New Paint
- New Restrooms
- Re-Slurried Parking Lot
- Close Proximity to National Retail Chains
- Potential For Multiple Use Applications

For More Information, Please Contact:

Industrial Capital Advisors
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INDUSTRIAL CAPITAL ADVISORS



LOCATION



DEMOGRAPHICS

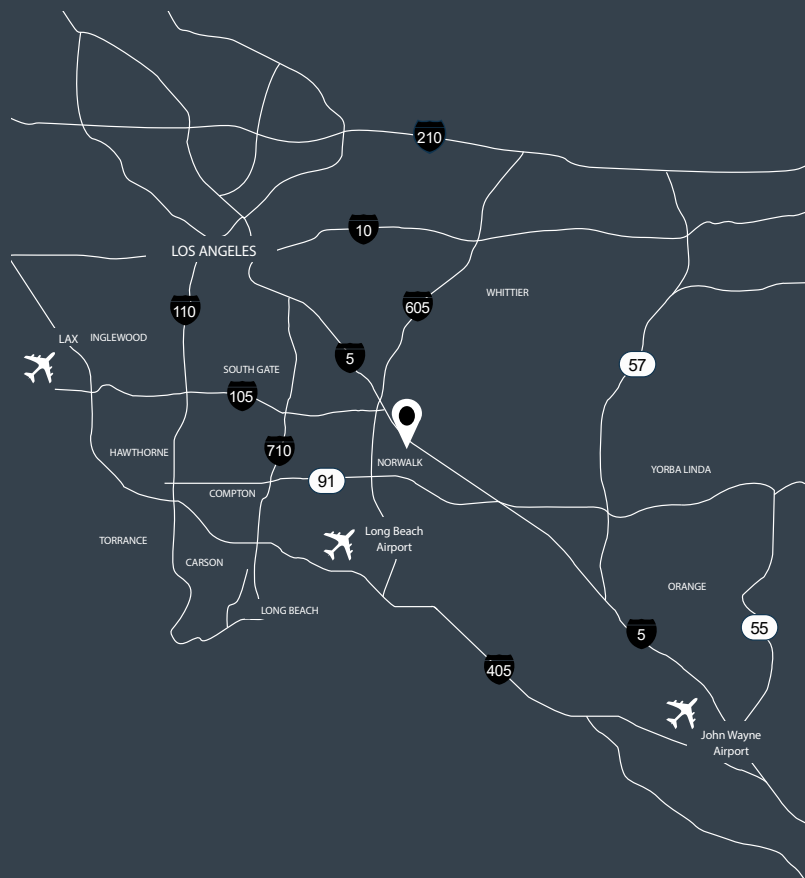
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Population	36,632	223,090
Households	9,658	60,823
Average Age	36.3	36.3
Median HH Income	\$60,794	\$65,594
Daytime Employees	11,984	94,768
Population Growth '18-'23	1.10%	1.60%
Household Growth '18-'23	1.10%	1.70%

*Information sourced from CoStar

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Vol	Year	Distance
Pioneer Blvd	Union St S	16,370	2017	0.11 mi
Imperial Hwy	Pioneer Blvd E	33,630	2017	0.21 mi
Imperial Hwy	Pioneer Blvd W	34,140	2017	0.22 mi
Imperial Hwy	Woods Ave E	38,837	2017	0.23 mi
Pioneer Blvd	Imperial Hwy S	23,160	2017	0.25 mi

*Made with TrafficMetrix® Products



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