

FOR LEASE

FREE STANDING CORNER RETAIL BUILDING



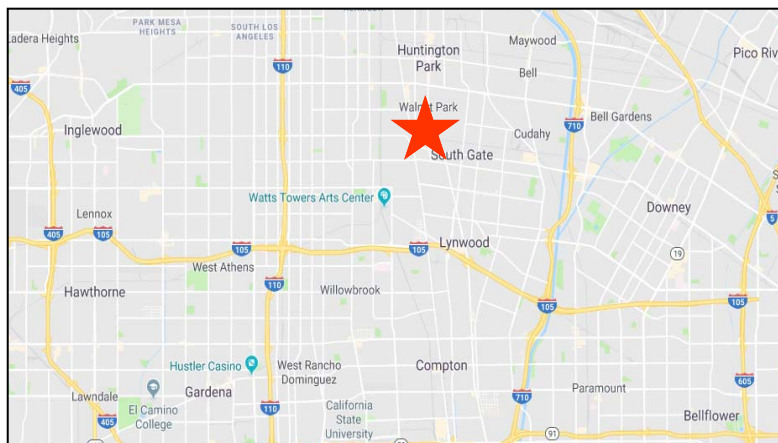
NEIGHBORING RETAILERS



9236 LONG BEACH BLVD | SOUTH GATE, CA 90280

FEATURES + AMENITIES

- FORMER RETAIL SPACE
- HIGH STREET VISIBILITY
- AMPLE PARKING IN ONSITE GATED LOT
- CORNER LOCATION
- GREAT ACCESSIBILITY
- NEAR THE 110, 710 AND 105 FREEWAYS
- GREAT AREA DEMOGRAPHICS



EXCLUSIVELY REPRESENTED BY

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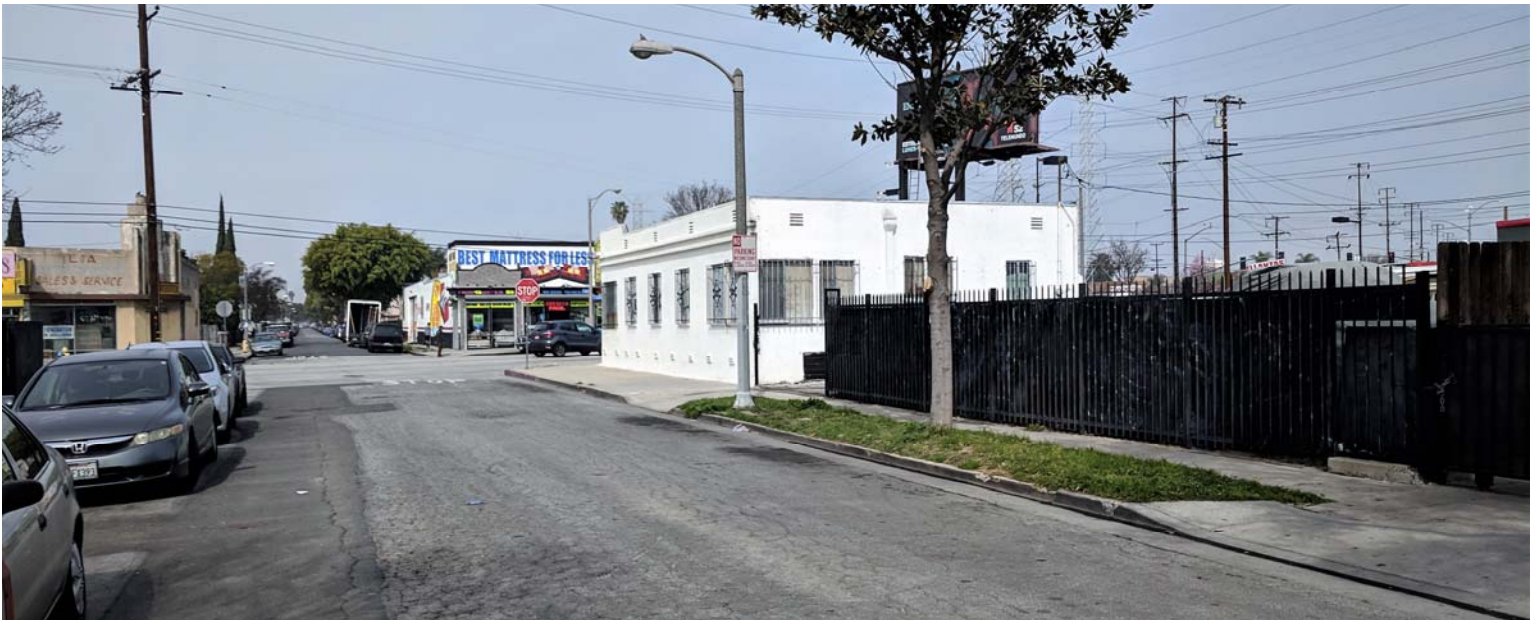
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DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	61,646	471,345	1,070,917
AVG HH INCOME	\$50,347	\$50,213	\$52,044

ADDITIONAL PHOTOS

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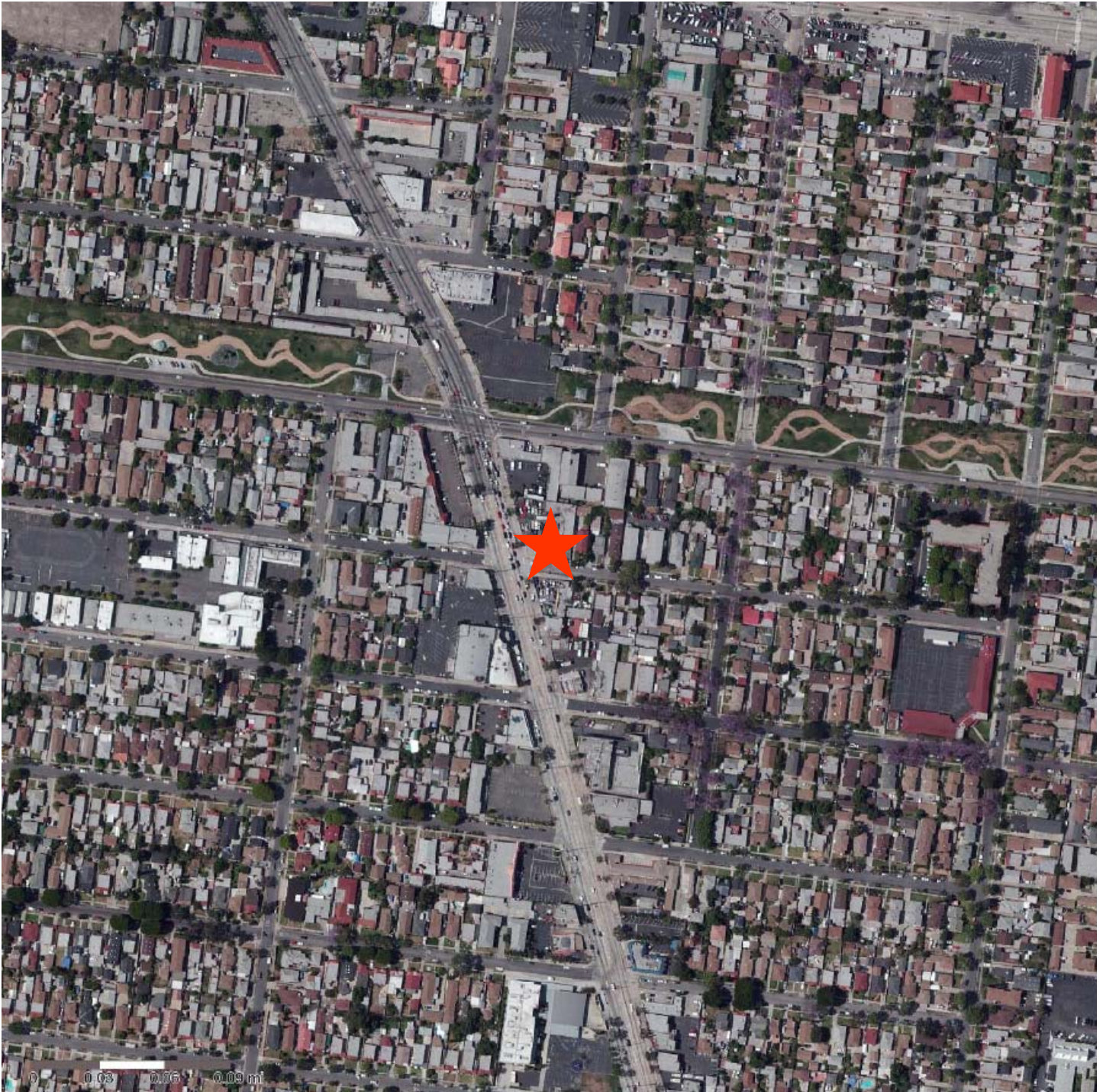
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17030 VENTURA BLVD #200
ENCINO, CA 91316

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AERIAL PHOTO

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DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2017A			
Total Population	61,646	471,345	1,070,917
Female Population	50.93%	50.72%	50.80%
Male Population	49.07%	49.28%	49.20%
Population Density	19,620	16,668	13,634
Population Median Age	29.4	28.9	29.1
Employed Civilian Population 16+	22,821	180,534	414,427
% White Collar	37.1%	35.9%	36.6%
% Blue Collar	62.9%	64.1%	63.4%
Total Q2 2017 Employees	7,373	79,897	233,971
Total Q2 2017 Establishments*	809	7,169	19,461
Population Growth 2000-2010	-2.30%	2.19%	3.01%
Population Growth 2017A-2022	-2.74%	-1.63%	-1.39%
Income: 2017A			
Average Household Income	\$50,347	\$50,213	\$52,044
Median Household Income	\$38,600	\$38,144	\$38,920
Per Capita Income	\$12,134	\$11,876	\$12,679
Avg Income Growth 2000-2010	28.09%	28.98%	30.83%
Avg Income Growth 2017A-2022	13.48%	14.11%	14.49%
Households: 2017A			
Households	14,819	109,713	258,084
Average Household Size	4.08	4.13	4.00
Hhld Growth 2000-2010	1.34%	3.09%	3.12%
Hhld Growth 2017A-2022	0.54%	1.34%	1.47%
Housing Units: 2017A			
Occupied Units	14,819	109,713	258,084
% Occupied Units	98.31%	97.38%	96.62%
% Vacant Housing Units	1.69%	2.62%	3.38%
Owner Occ Housing Growth 2000-2010	-1.87%	0.24%	0.22%
Owner Occ Housing Growth 2000-2022	-7.16%	-2.59%	-0.90%
Owner Occ Housing Growth 2017A-2022	0.04%	0.69%	0.89%
Occ Housing Growth 2000-2010	1.34%	3.09%	3.12%
Occ Housing Growth 2010-2022	3.43%	4.43%	4.85%
Occ Housing Growth 2017A-2022	0.54%	1.34%	1.47%
Race and Ethnicity: 2017A			
% American Indian or Alaska Native Population	0.85%	0.88%	0.85%
% Asian Population	0.43%	0.51%	0.87%
% Black Population	2.04%	9.29%	14.98%
% Hawaiian or Pacific Islander Population	0.07%	0.11%	0.20%
% Multirace Population	4.13%	3.86%	3.89%
% Other Race Population	45.54%	43.93%	41.92%
% White Population	46.95%	41.42%	37.29%
% Hispanic Population	95.89%	88.64%	81.87%
% Non Hispanic Population	4.11%	11.36%	18.13%
Seasonal Population Trending			
Q4 2014	127	678	1,538
Q1 2015	127	684	1,622
Q2 2015	164	935	2,203
Q3 2015	168	947	2,233
Q4 2015	168	958	2,284
Q1 2016	156	956	2,318
Q2 2016	156	956	2,318
Q3 2016	149	715	1,735
Q4 2016	149	716	1,733

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