

# FOR SALE

## 11740 Alondra Blvd Norwalk, CA 90650



## EXCLUSIVELY LISTED BY: **JOHN MAN GROUP**

Multi-Tenant Shopping Center, near the southwest corner of Pioneer Blvd and Alondra Blvd. Over 45,000 square feet of rentable space, sits on a 140,088 square foot lot, with 190 parking spaces, and 285 ft frontage on Pioneer Blvd. Ingress/Egress at Pioneer and Alondra. NNN leases. Easy freeway access to 91 and 605 fwy. Close to Cerritos College and Norwalk/La Mirada Adult School.

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## **11740 Alondra Blvd Norwalk, CA 90650**

**Use:**  
**Shopping Center**

**Built:** 1961  
**Sqft:** 45,685 Sqft  
**Lot:** 141,088 Sqft

**Zoning:** NOCI  
**APN:** 7014-001-004

**MAN INVESTMENT GROUP**  
Property Management & Investment Company

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# Property Description



11740 Alondra Blvd, Norwalk, CA 90650

## Property Description

Multi-Tenant Shopping Center, near the southwest corner of Pioneer Blvd and Alondra Blvd. Over 45,000 square feet of rentable space, sits on a 140,088 square feet (3.21 Acres) lot, with 184 parking spaces, and 285 ft frontage on Pioneer Blvd. Ingress/Egress at Pioneer and Alondra. NNN leases. Easy freeway access to 91 and 605 fwy. Close to Cerritos College.

**PRICE: \$11,980,000**

**Use:**  
**Shopping Center**

**Built:** 1961  
**Sqft:** 45,685 Sqft  
**Lot:** 141,088 Sqft

**Zoning:** NOCI  
**APN:** 7014-001-004

# Rent Roll

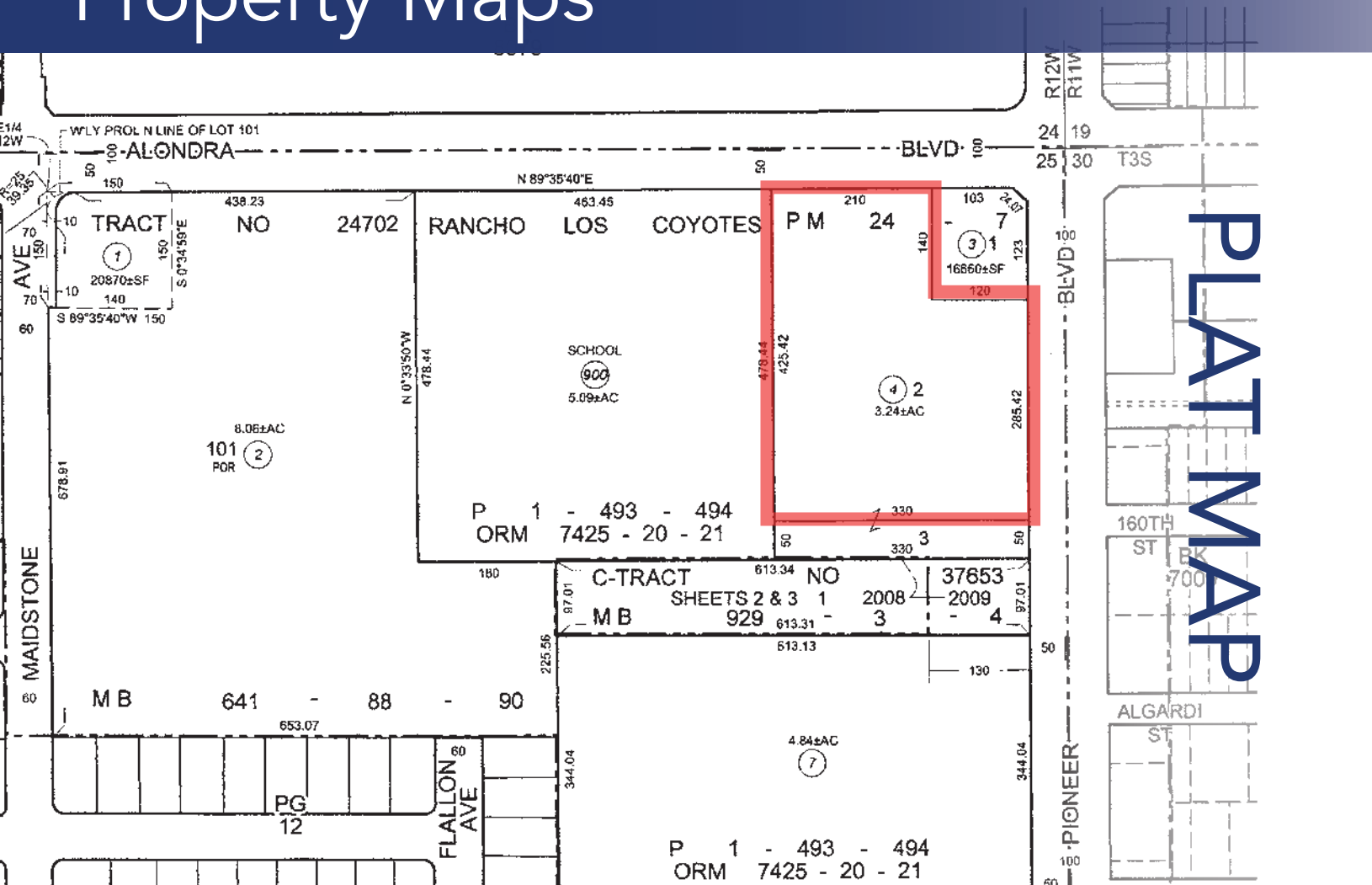
11740 Alondra Blvd  
Norwalk, CA 90650

Unit No.	Name of Tenant	Store Sqft	Monthly Rent	CAM Fee	End of Lease	Option Renew Lease
11740 Alondra Blvd	Outfront Media	Sign	\$275.00	\$0	06/14/2020	None
15913 Pioneer Blvd	Tacos King	1,700	\$1,150.00	\$850	01/01/2022	5-year Option (\$2,550+\$850 CAM fee)
15915 Pioneer Blvd	Hair Land	880	\$1,400.00	\$440	01/01/2025	N/A
15917 Pioneer Blvd	Pioneer Pharmacy	825	\$2,475.00	\$412.50	03/01/2024	N/A
15919 Pioneer Blvd	I Dental	880	\$2,304.00	\$440	01/01/2021 Annual CPI Increase	N/A
15921 & 15923 Pioneer BL	Antonio Outlet	2,400	\$2,400.00	\$1,200	07/01/2020	N/A
15925 Pioneer Blvd	Subway	1,430	\$2,502.50	\$715	05/01/2022 3% Annual Increase	N/A
15927 Pioneer Blvd	Laundromat	1,430	\$2,145.00	\$715	02/28/2023	3 5-year Option, \$3,718 (\$2,100+\$420 CAM)
15929 Pioneer Blvd	Boba Loca	880	\$1,500.00	\$440	05/31/2023 Annual CPI Increase	N/A
15929 1/2 Pioneer Blvd	Excelsior Barber Shop	700	\$1,750.00	\$350	09/01/2021	5-year Option, \$2,520 (\$2,100+\$420 CAM)
15931 1/2(A) Pioneer Blvd	V R Classic Tobacco	1,000	\$1,503.28	\$500	09/01/2023 3% Annual Increase	N/A
15931 1/2 Pioneer Blvd	SK Embroidery	1,000	\$1,750.00	\$500	07/01/2020	3-year Option, \$2,350 (\$1,750+\$600 CAM fee)
15933 Pioneer Blvd	H-Mart (master) Smart Choice(Sub)	32,560	\$26,114.50	\$9,023	01/31/2021	4 5-year Option, Each Option \$1,250 Every 5yrs
<b>Total</b>	<b>14 units</b>	<b>141,088 Sqft</b>	<b>45,685</b>	<b>\$47,269.28</b>	<b>\$15,585.50</b>	<b>*Parking: 190 spaces</b>

**PRICE:\$11,980,000**  
**CAP: 5%**

# Property Maps

AIRSPACE	COMMON AREA	
PLAN REFERENCE	TRACT NO	BLK L
#392038 4-18-80	37653	-



PLAT MAP



SATELLITE MAP



# Traffic Count Report

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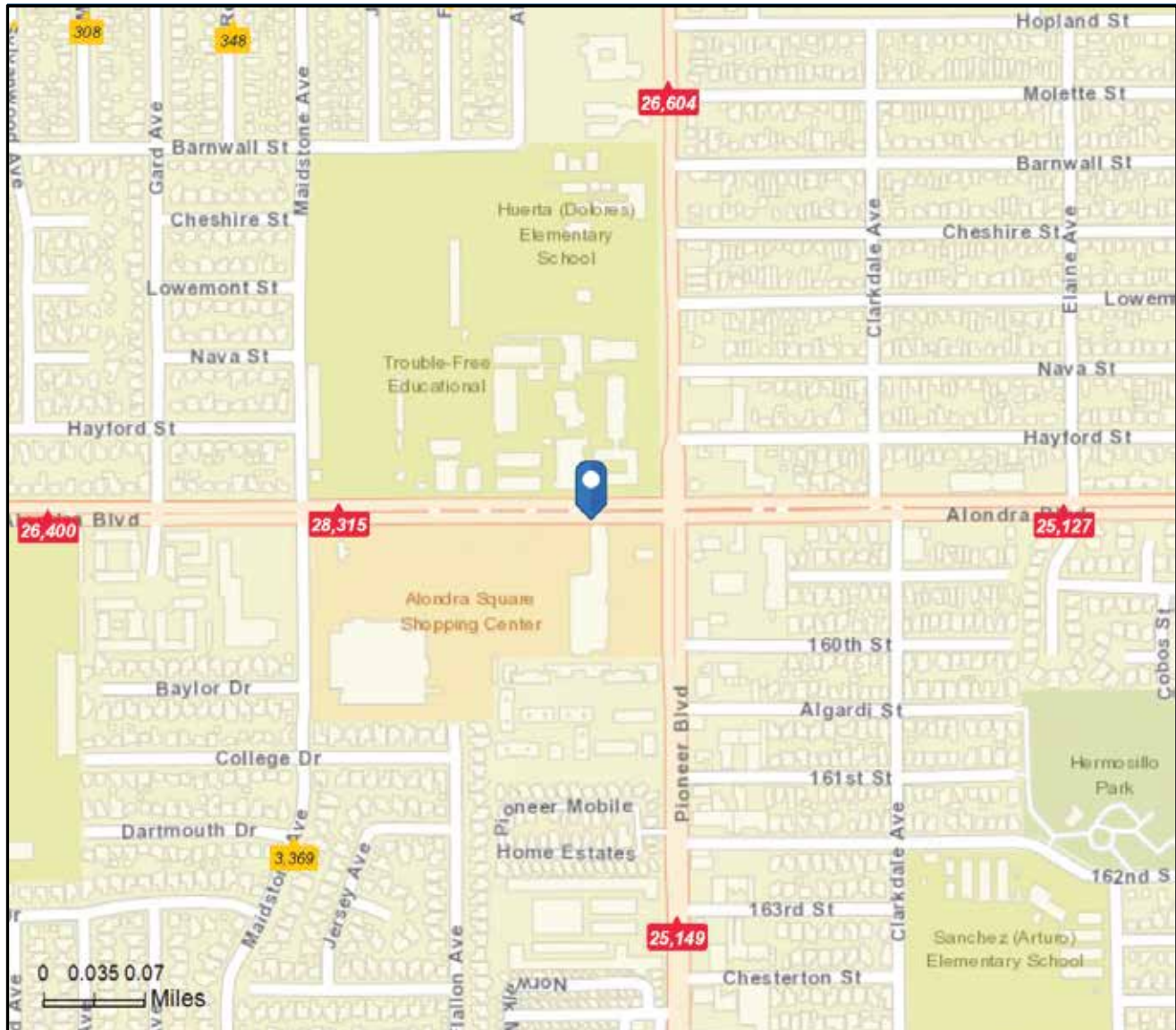
## Traffic Count Map - Close Up

11740 Alondra Blvd, Norwalk, California, 90650  
Rings: 1, 3, 5 mile radii

Prepared by John Man Group

Latitude: 33.88753

Longitude: -118.08344



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

December 28, 2019



# Major Shopping Center

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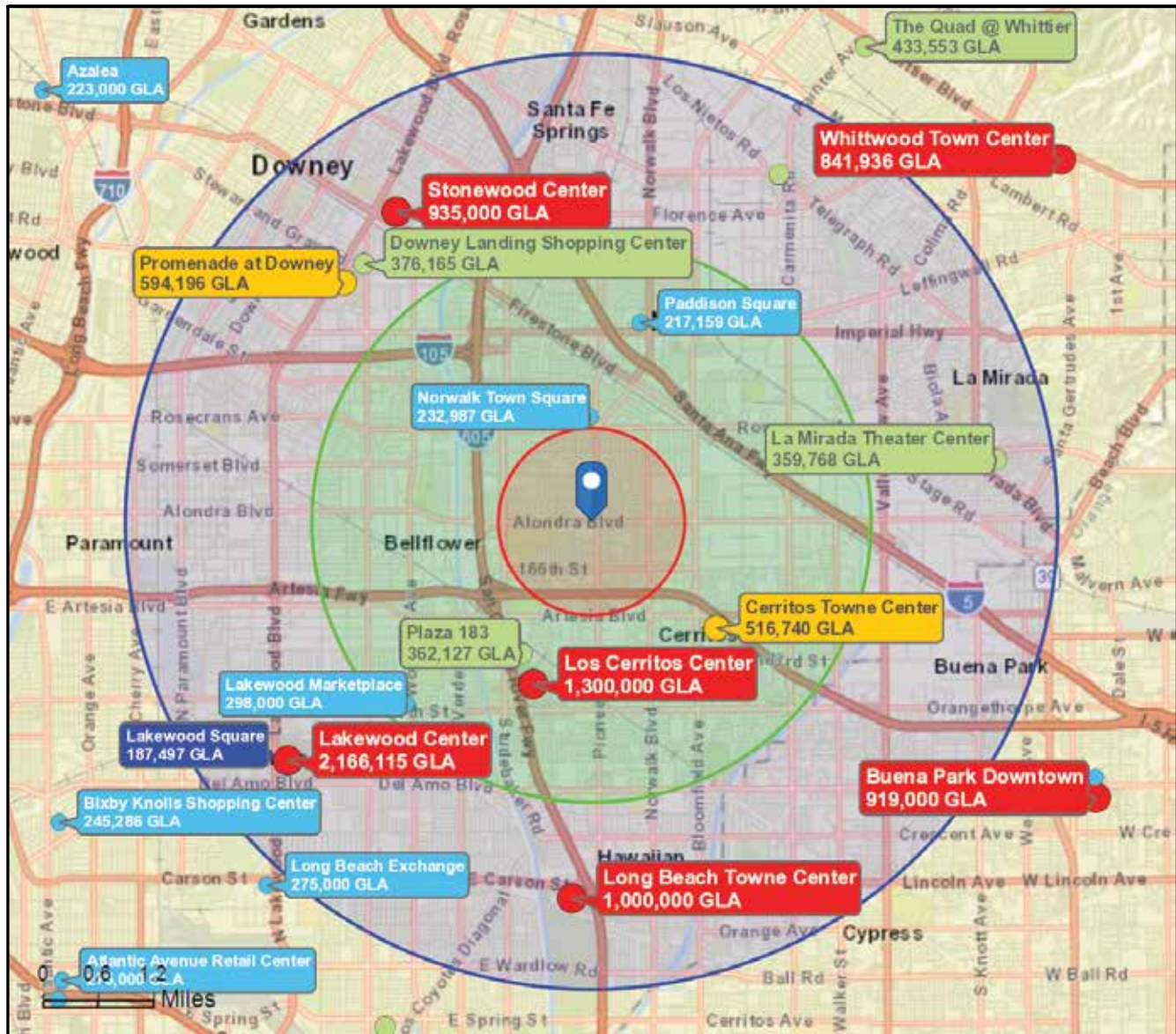
## Major Shopping Center Map

11740 Alondra Blvd, Norwalk, California, 90650  
Rings: 1, 3, 5 mile radii

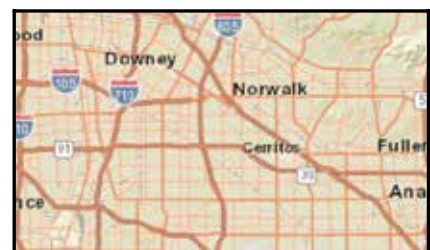
Prepared by John Man Group

Latitude: 33.88753

Longitude: -118.08344



- Gross Leasable Area
- Less than 200,000 sq ft
  - 200,001 - 300,000
  - 300,001 - 500,000
  - 500,001 - 800,000
  - More than 800,000



Source: Directory of Major Malls, Inc. (June 2019).

December 28, 2019

# Demographic Summary



## MIG - Demographic and Income Profile

11740 Alondra Blvd, Norwalk, California, 90650  
Ring: 1 mile radius

Prepared by John Man Group

Latitude: 33.88753

Longitude: -118.08344

Summary	Census 2010	2019	2024	
Population	39,316	40,615	41,138	
Households	9,914	10,134	10,209	
Families	8,517	8,726	8,802	
Average Household Size	3.95	3.99	4.02	
Owner Occupied Housing Units	6,494	6,458	6,583	
Renter Occupied Housing Units	3,420	3,676	3,626	
Median Age	32.3	33.5	35.3	
Trends: 2019 - 2024 Annual Rate	Area	State	National	
Population	0.26%	0.67%	0.84%	
Households	0.15%	0.62%	0.79%	
Families	0.17%	0.62%	0.72%	
Owner HHs	0.38%	0.79%	0.73%	
Median Household Income	3.51%	2.99%	1.89%	
Households by Income	Number	2019 Percent	2024 Number Percent	
	<\$15,000	756	7.5%	584 5.7%
	\$15,000 - \$24,999	838	8.3%	639 6.3%
	\$25,000 - \$34,999	805	7.9%	680 6.7%
	\$35,000 - \$49,999	1,266	12.5%	1,143 11.2%
	\$50,000 - \$74,999	2,000	19.7%	1,842 18.0%
	\$75,000 - \$99,999	1,464	14.4%	1,533 15.0%
	\$100,000 - \$149,999	1,853	18.3%	2,100 20.6%
	\$150,000 - \$199,999	773	7.6%	1,103 10.8%
	\$200,000+	381	3.8%	585 5.7%
Median Household Income	\$65,368	\$77,684		
Average Household Income	\$81,648	\$97,483		
Per Capita Income	\$20,242	\$24,035		
Population by Age	Census 2010		2019	2024
	Number	Percent	Number Percent	Number Percent
	0 - 4	2,790 7.1%	2,755 6.8%	2,759 6.7%
	5 - 9	2,832 7.2%	2,803 6.9%	2,649 6.4%
	10 - 14	3,184 8.1%	2,840 7.0%	2,831 6.9%
	15 - 19	3,441 8.8%	2,857 7.0%	2,726 6.6%
	20 - 24	3,195 8.1%	3,100 7.6%	2,798 6.8%
	25 - 34	5,680 14.4%	6,946 17.1%	6,616 16.1%
	35 - 44	5,453 13.9%	5,298 13.0%	6,037 14.7%
	45 - 54	5,061 12.9%	4,864 12.0%	4,851 11.8%
	55 - 64	3,863 9.8%	4,296 10.6%	4,314 10.5%
	65 - 74	2,148 5.5%	2,941 7.2%	3,282 8.0%
	75 - 84	1,184 3.0%	1,387 3.4%	1,697 4.1%
	85+	486 1.2%	529 1.3%	581 1.4%
Race and Ethnicity	Census 2010		2019	2024
	Number	Percent	Number Percent	Number Percent
	White Alone	16,518 42.0%	16,622 40.9%	16,823 40.9%
	Black Alone	1,597 4.1%	1,480 3.6%	1,405 3.4%
	American Indian Alone	387 1.0%	378 0.9%	374 0.9%
	Asian Alone	7,531 19.2%	8,148 20.1%	8,450 20.5%
	Pacific Islander Alone	171 0.4%	168 0.4%	166 0.4%
	Some Other Race Alone	11,426 29.1%	12,029 29.6%	12,115 29.4%
	Two or More Races	1,686 4.3%	1,791 4.4%	1,805 4.4%
	Hispanic Origin (Any Race)	25,713 65.4%	26,947 66.3%	27,520 66.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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# Demographic Trend Report



## MIG - Demographic and Income Profile

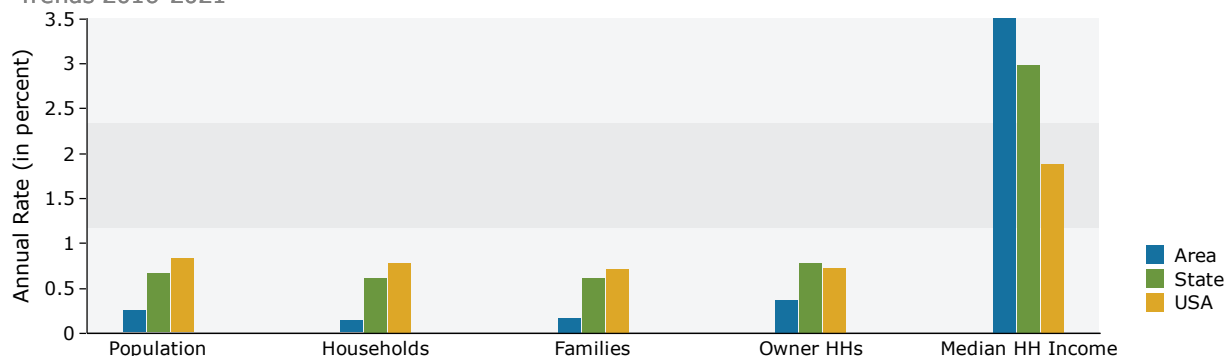
11740 Alondra Blvd, Norwalk, California, 90650  
Ring: 1 mile radius

Prepared by John Man Group

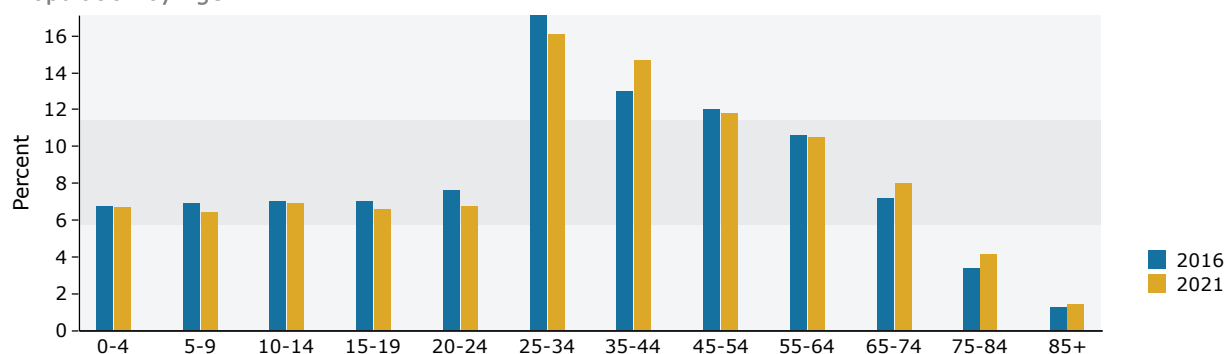
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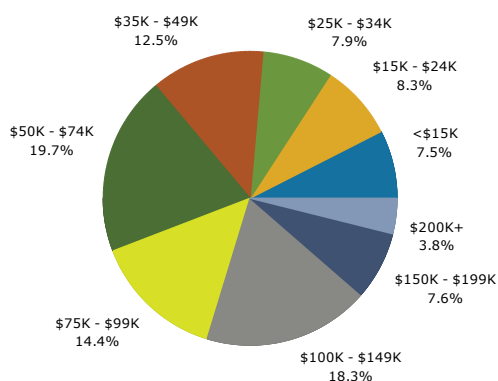
Trends 2016-2021



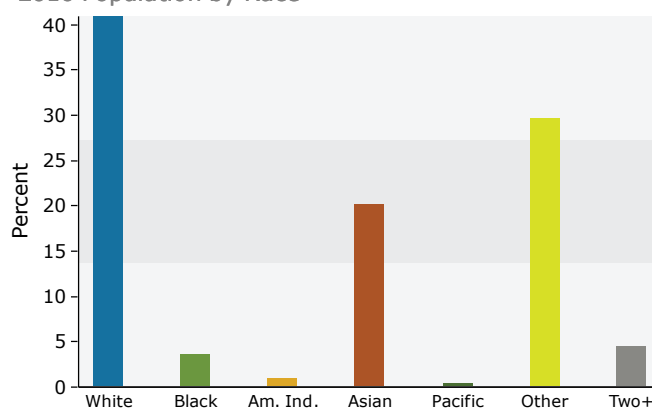
Population by Age



2016 Household Income



2016 Population by Race



2019 Percent Hispanic Origin:66.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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# PHOTOS

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