



LAKEWOOD MARKETPLACE

5420-5560 Woodruff Ave., 5503-5555 Woodruff Ave., 5603-5699 Woodruff Ave., 5907-5935 South St.
Lakewood, CA 90713



ROSS
DRESS FOR LESS

GROCERY OUTLET
Bargain Market



SOUTH ST. 41,900 CPD



WOODRUFF AVE. 24,600 CPD

DAISO
JAPAN

ACE
Hardware

VONS

ALL-ONE
GYM

Limited Shop Space
Available



PROJECT HIGHLIGHTS

ALL FOUR CORNERS OF WOODRUFF AVE & SOUTH ST



Lakewood Marketplace is the dominant neighborhood retail shopping center in the trade area



Excellent accessibility to San Gabriel (605) Freeway and Artesia (91) Freeway



Just south of Mayfair Jr. and Sr. High School and St. Joseph High School



Quality mix of national and local retailers to further enhance the customer visits to Lakewood Marketplace.

PROJECT RETAILERS

VONS

CHASE

ROSS
DRESS FOR LESS



O'Reilly
AUTO PARTS

GROCERY OUTLET
bargain market



Arby's

usbank

DAISO
JAPAN

ACE
Hardware

AND MORE!



NORTHEAST CORNER



SOUTHWEST CORNER



SOUTHEAST CORNER

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	27,728	245,671	655,925
2029 Population	26,755	238,163	636,637
2024 Daytime Population	21,478	216,963	600,250
Households	9,487	79,557	209,860
Median Age	41	39	38
Median HH Income	\$111,347	\$96,541	\$94,450
Average HH Income	\$140,149	\$123,652	\$124,937

Market Statistics (3mi)



216,963

Daytime Population



\$3,328

Total Monthly Household Expenditure

2024 Retail Expenditure (3mi)



\$291.9M

Apparel, Personal Care & Services



\$973.1M

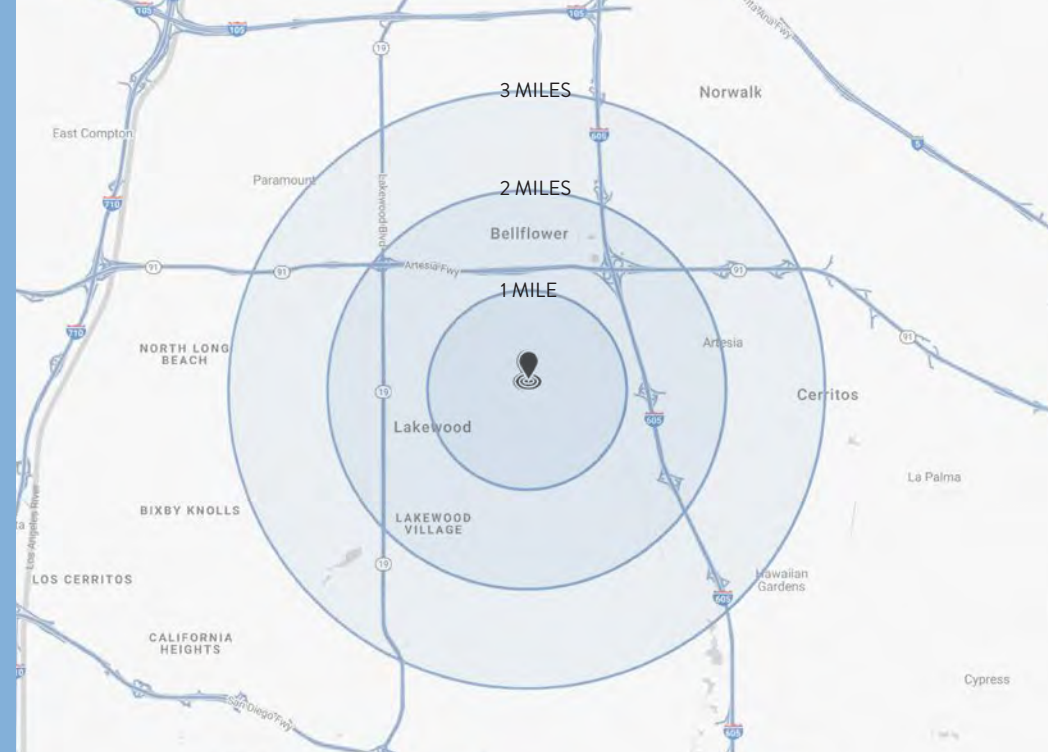
Grocery & Restaurant



\$260.7M

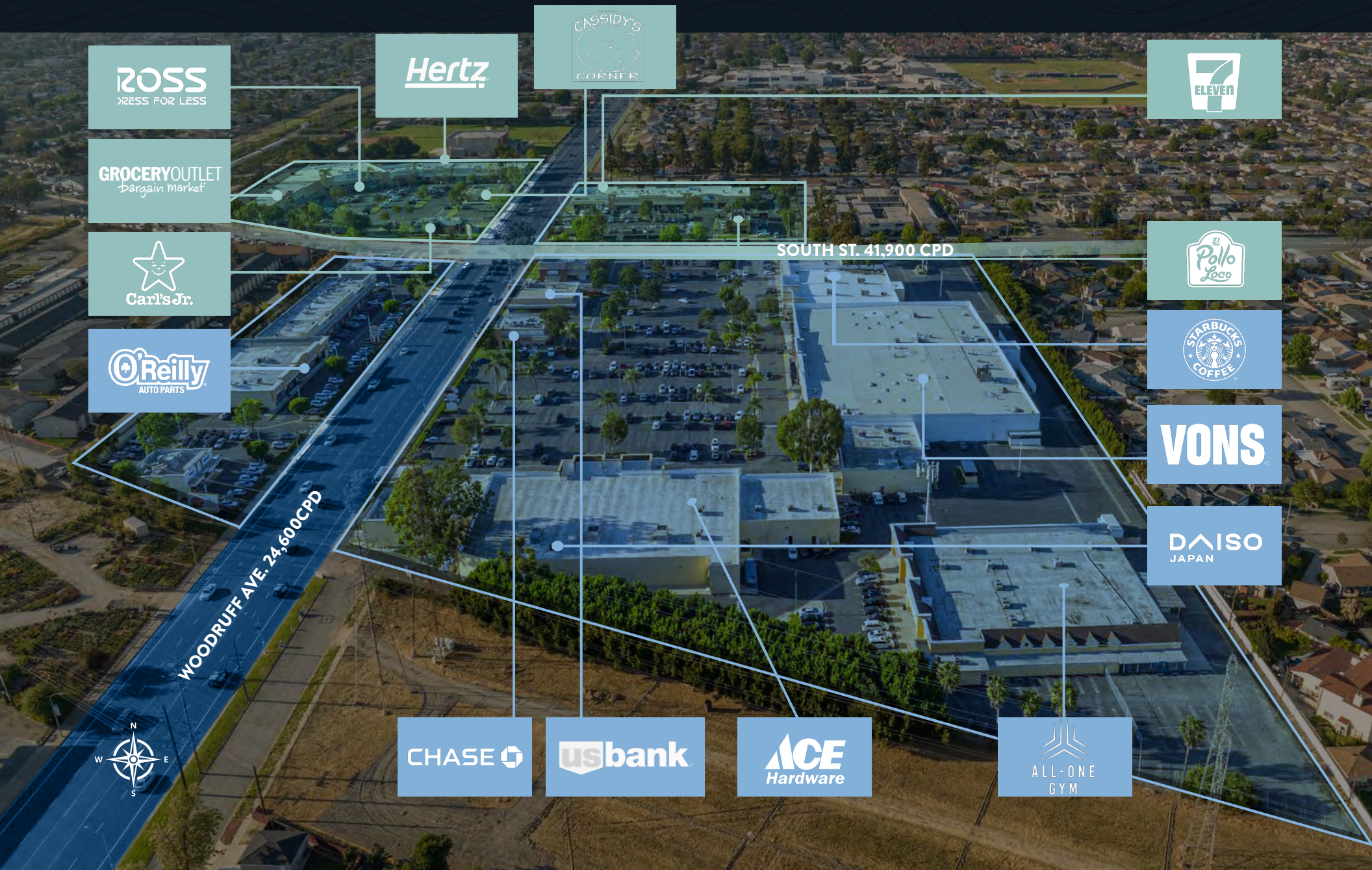
Household Furnishings & Equipment

SOURCE: ESRI 2024



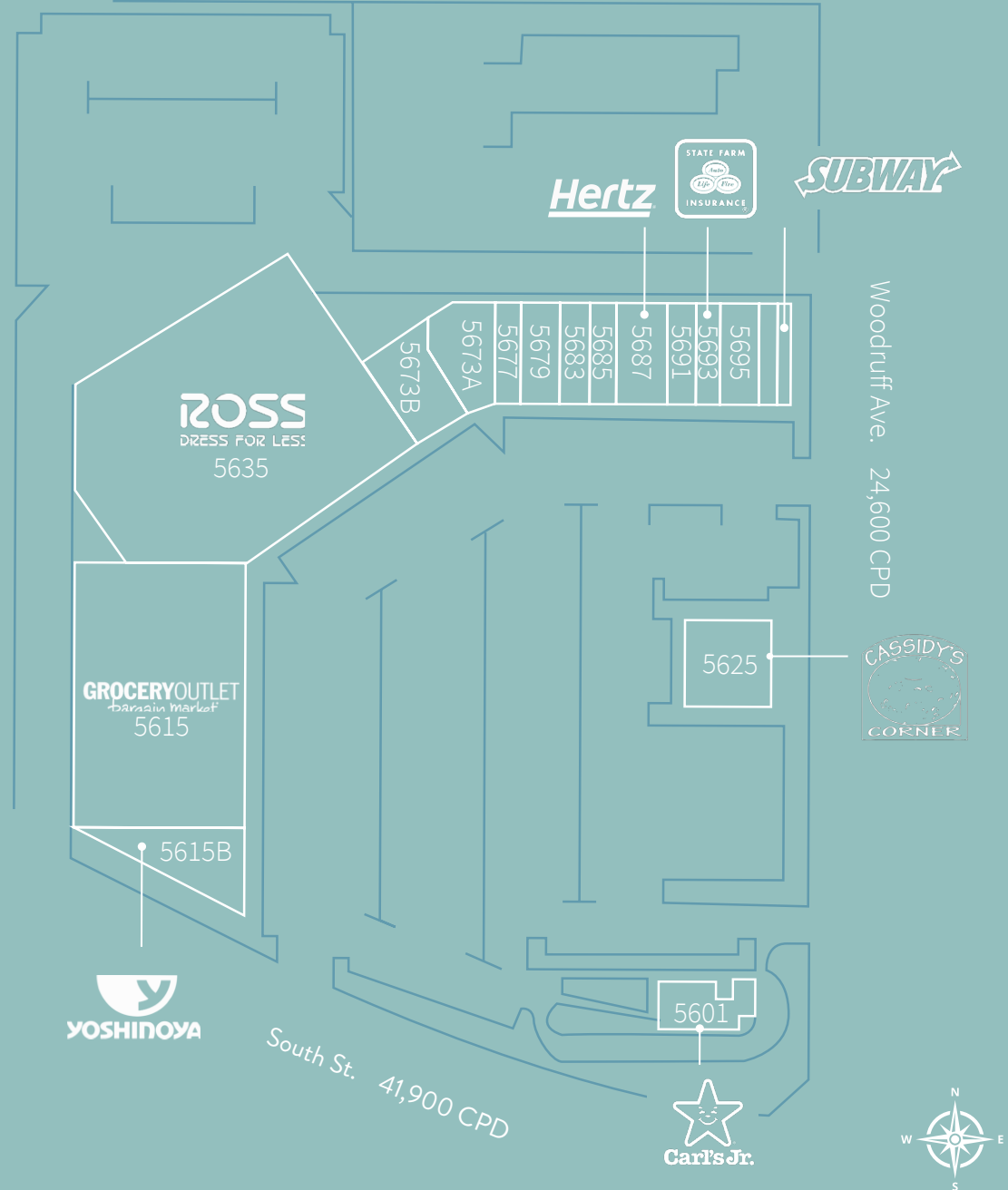
PROPERTY AERIAL

 NORTH SIDE
 SOUTH SIDE



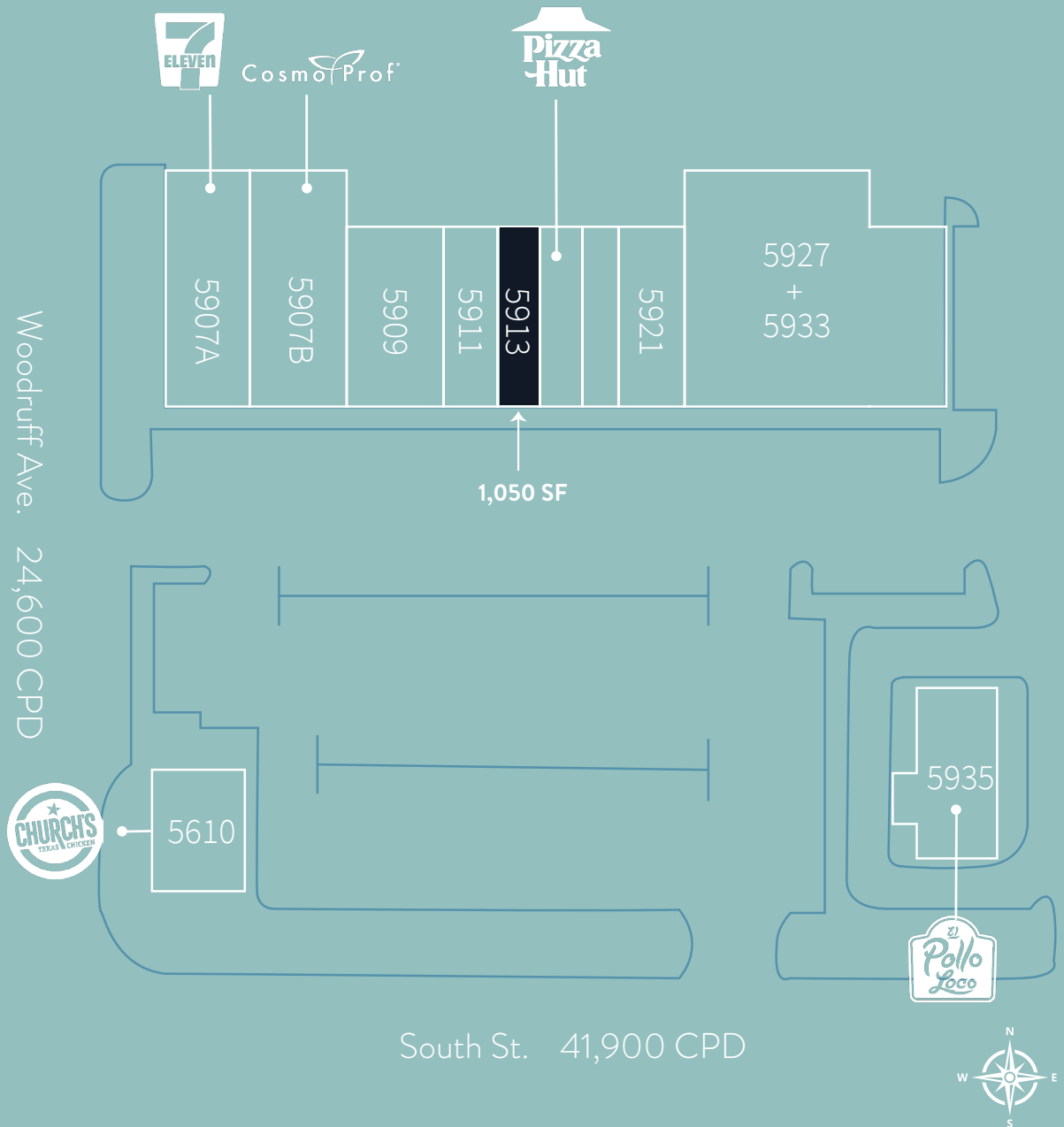
SITE PLAN NORTHWEST CORNER

SUITE	TENANT NAME	SQ. FT.
5615B	Yoshinoya	
5615A	Grocery Outlet	20,000 SF
5635	Ross Dress For Less	25,000 SF
5673	Uniform Advantage	3,970 SF
5677 + 5679	Mama's Sushi and Shabu Shabu	3,970 SF
5683	Cool Nails	1,050 SF
5685	Ding Tea	1,400 SF
5687	Hertz	2,380 SF
5691	Speedy Cleaners	1,540 SF
5693	State Farm Insurance	1,050 SF
5695	Adobo Taco Grill	1,260 SF
5699A	Perfect Smile Dental	1,190 SF
5699B	Subway	1,260 SF
5625	Cassidy's Corner	3,300 SF
5601	Carl's Jr.	2,578 SF



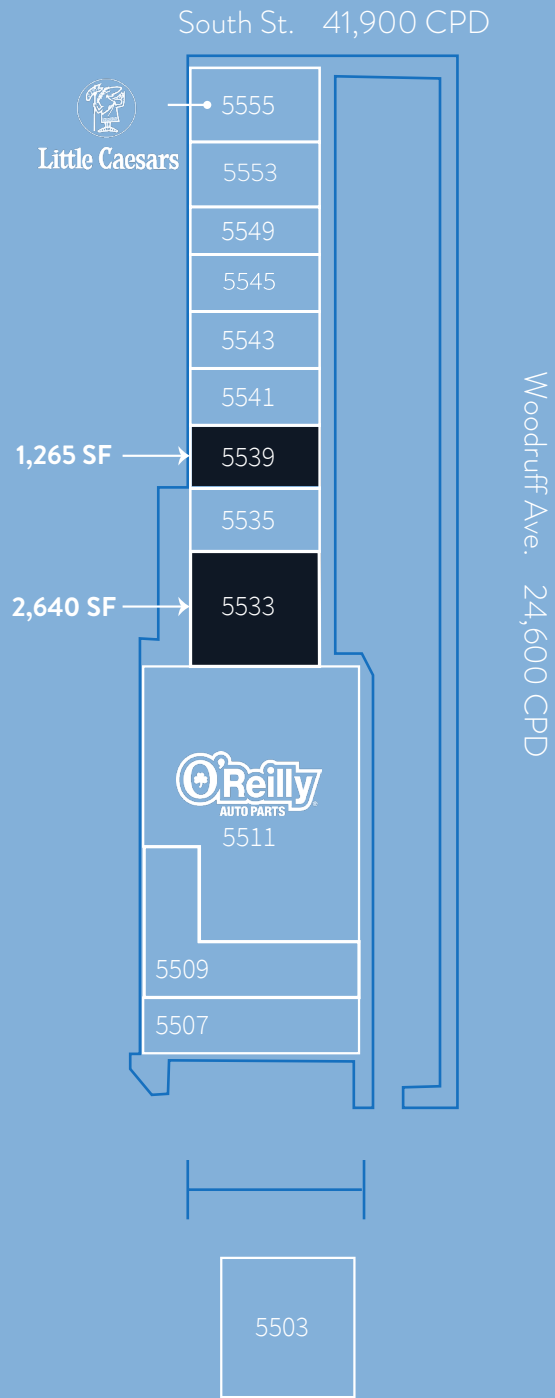
SITE PLAN NORTHEAST CORNER

SUITE	TENANT NAME	SQ. FT.
5907A	7 Eleven	3,740 SF
5907B	Cosmo Prof	2,295 SF
5909	One Main Financial	2,135 SF
5911	Dr. Mimi Dentistry	1,225 SF
5913	Available	1,050 SF
5917	Pizza Hut	1,400 SF
5919	Tip Top Nails	1,050 SF
5921	Thai Villa	1,540 SF
5927 + 5933	AltaMed	8,135 SF
5935	El Pollo Loco	3,500 SF
5610	Church's Chicken	1,122 SF



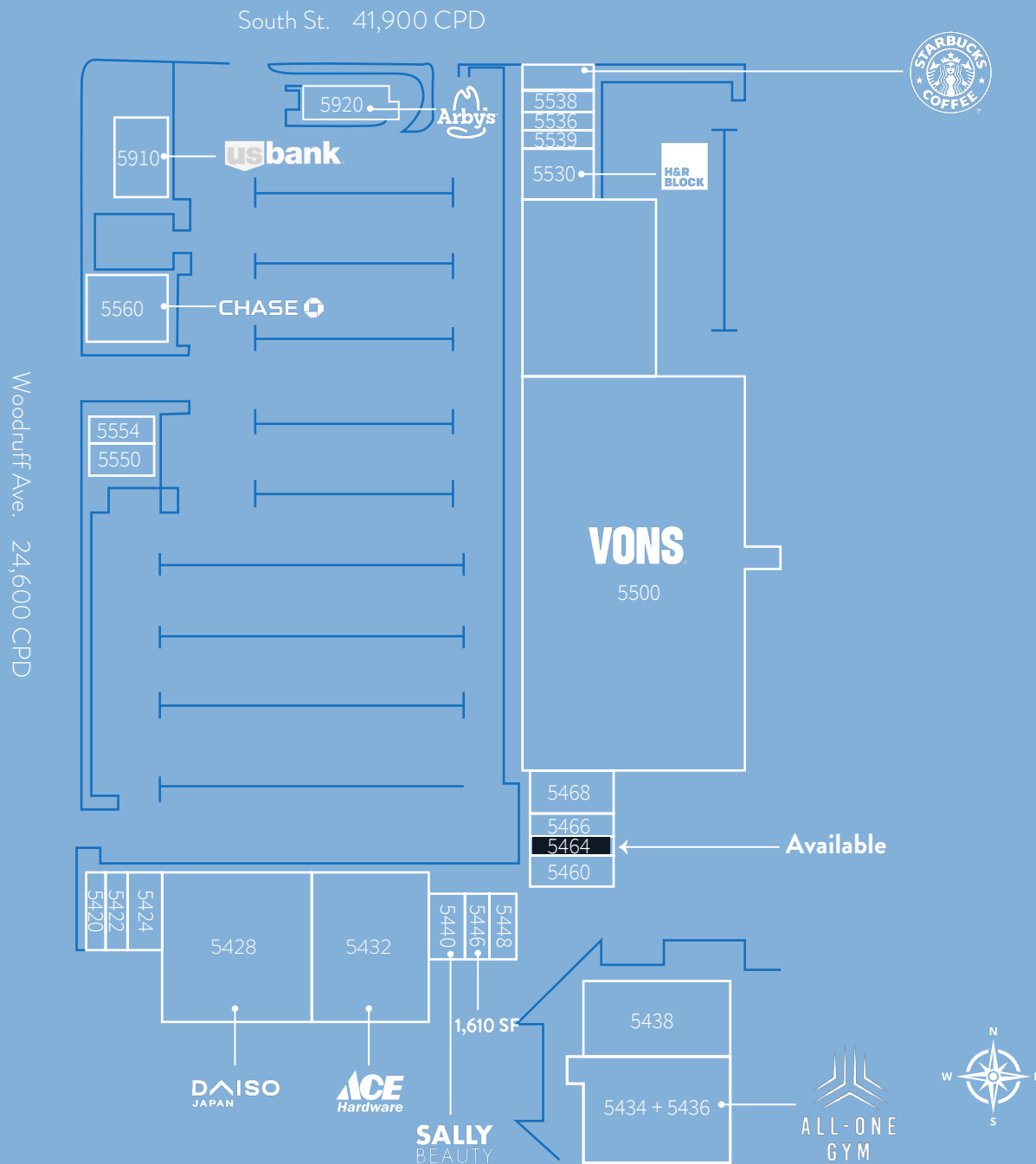
SITE PLAN SOUTHWEST CORNER

SUITE	TENANT NAME	SQ. FT.
5555	Little Caesars	1,210 SF
5549	Mi Casa Mexican Restaurant	2,805 SF
5545	Boba Bee	1,095 SF
5543	Martial Arts Studio	1,265 SF
5541	Vogue Nails	1,265 SF
5539	Available	1,265 SF
5535	Chief Tobacco	825 SF
5533	Available	2,640 SF
5511	O'Reilly Auto Parts	9,044 SF
5509	Fit Body Bootcamp	3,705 SF
5507	Lakewood Modern Dentistry	2,428 SF
5503	Tokyo Hibachi	2,400 SF

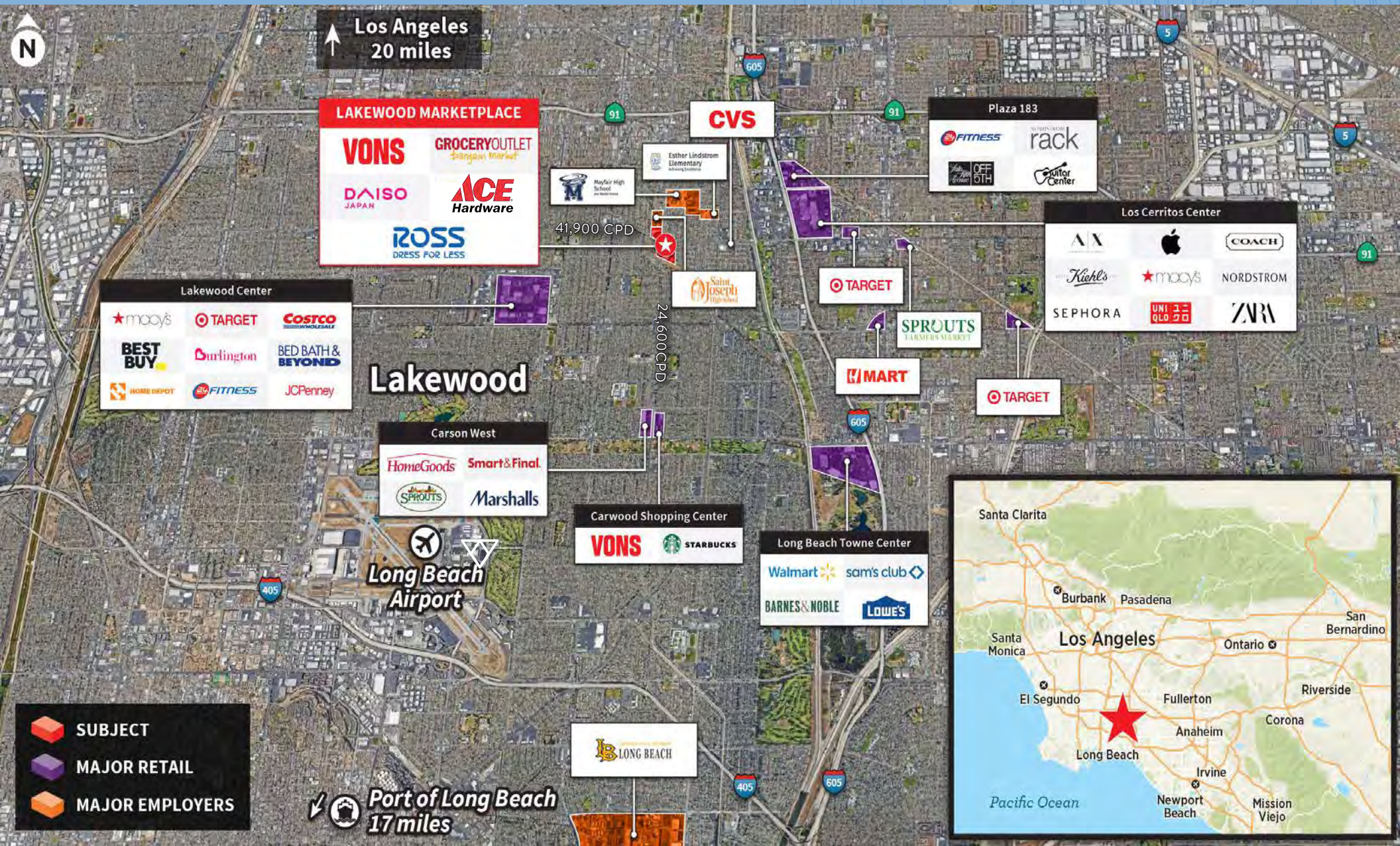


SITE PLAN SOUTHEAST CORNER

SUITE	TENANT NAME	SQ. FT.
5420	Moda Nails	1,190 SF
5422	Friendly Dental Center	1,610 SF
5424	Urgent Care Pros	2,800 SF
5428	Daiso	9,294 SF
5432	Ace Hardware	15,764 SF
5434 + 5436	All One Gym	16,800 SF
5438	Bellflower Beauty College of Lakewood	4,800 SF
5440	Sally Beauty	1,890 SF
5446	In Leases	1,610 SF
5448	Joy Foot Spa	1,540 SF
5460	Smoke Shop	1,120 SF
5464	Available	1,330 SF
5466	DNA Salon	1,050 SF
5468	Banfield Pet Hospital	3,150 SF
5500	Vons	
5530	H&R Block	3,010 SF
5532	Pacific Vision Care	1,120 SF
5536	Sean's Jewelers	1,260 SF
5538	Beach Bowls Acai	1,435 SF
5540	Starbucks Coffee	1,575 SF
5550	Granny's Donuts	1,200 SF
5554	Chinatown Express	1,800 SF
5560	Chase Bank	4,500 SF
5910	US Bank	4,000 SF
5920	Arby's	3,500 SF



AERIAL MAP



PROPERTY PHOTOS





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