LMP

LAKEWOOD MARKETPLACE

5420-5560 Woodruff Avenue, 5503-5577 Woodruff Avenue,
5603-5699 Woodruff Avenue, 5907-5935 South Street,
Lakewood, CA 90713

Jr. Anchor & Shop Space Available

JLL

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 · STARBUCKS COFFEE · O'Reilly AUTO PARTS · GROCERY OUTLET Bargain Market · 7-ELEVEN · Arby's · UnionBank · AND MORE!

NORTHEAST CORNER

SOUTHWEST CORNER

SOUTHEAST CORNER

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2026 Population	24,832	242,587	651,311
2031 Population	24,371	238,908	641,690
2026 Daytime Population	18,570	217,071	600,987
Households	8,567	80,010	211,943
Median Age	41.9	39.4	38.8
Median HH Income	$129,638	$106,957	$104,593
Average HH Income	$153,553	$132,685	$133,758

Market Statistics (3miles)

242,587

Daytime Population (in 3-mile radius)

2026 Retail Expediture (3miles)

$210.6M

Apparel, Personal Care & Services

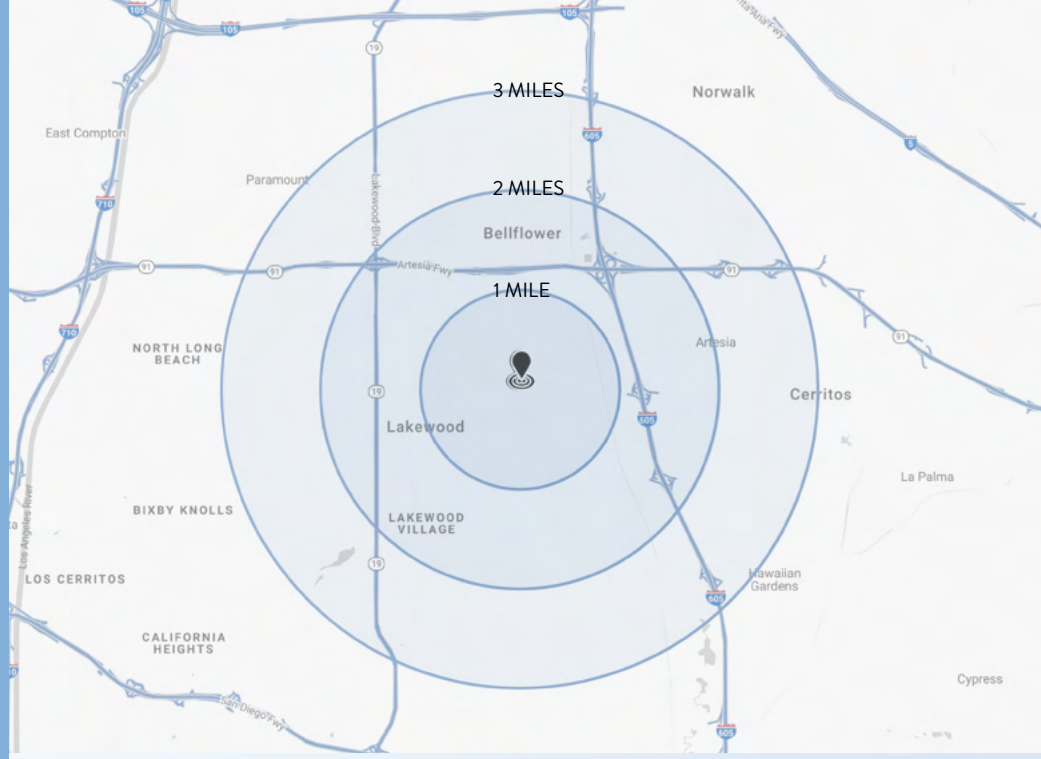
$1.024B

Grocery & Restaurant

$263.8M

Household Furnishing & Equipment

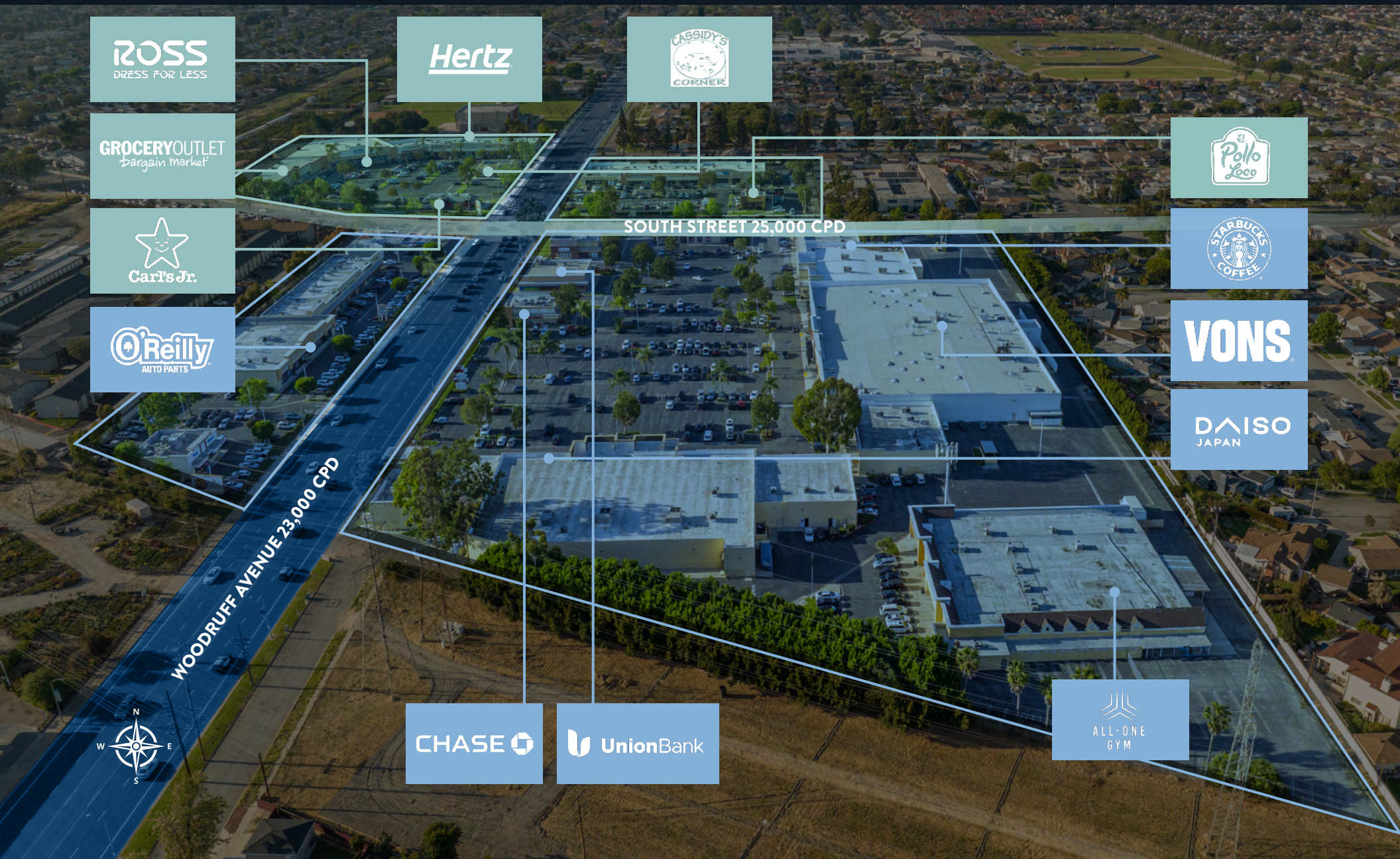
SOURCE: ESRI 2026



PROPERTY AERIAL

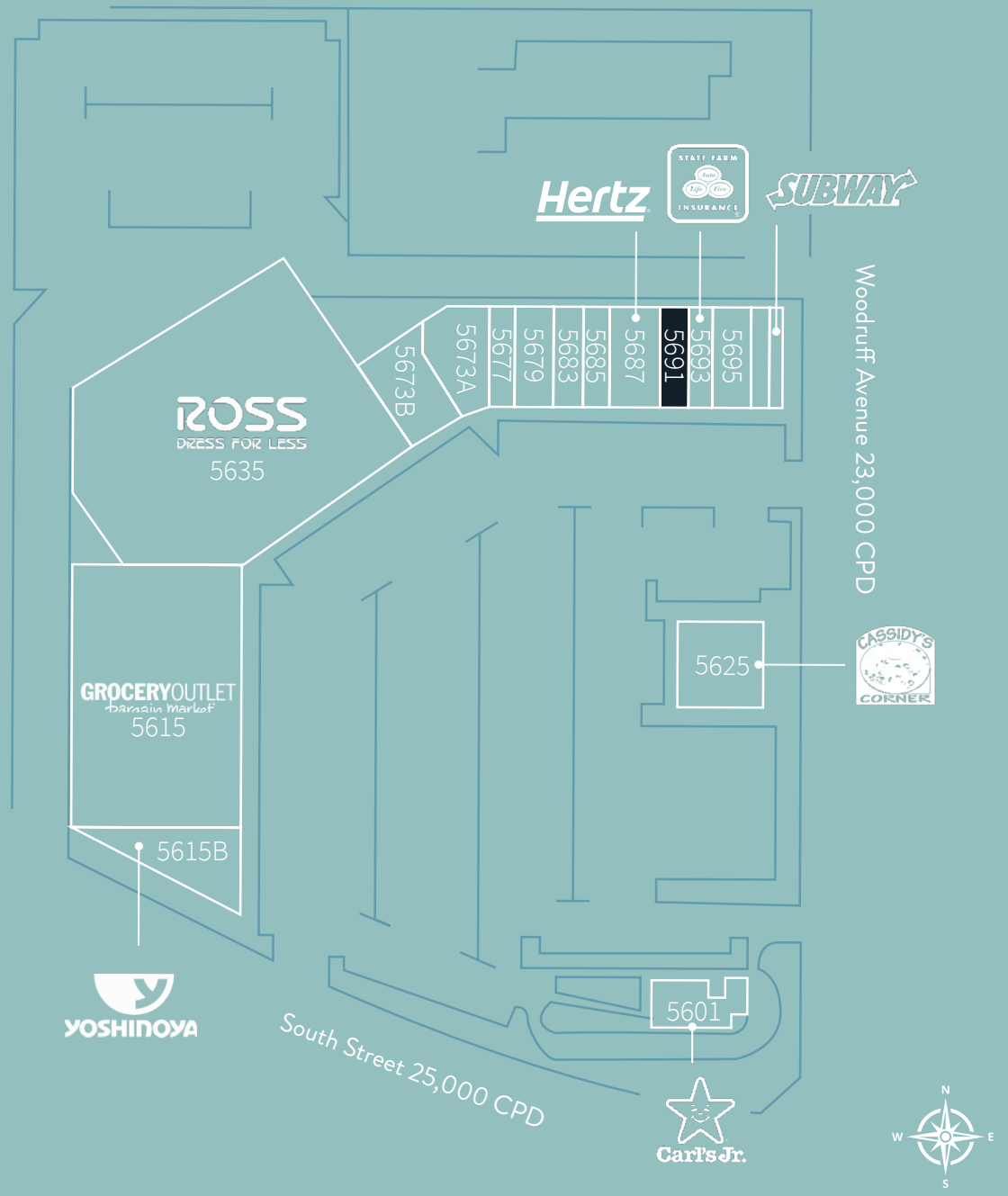
NORTH SIDE

SOUTH SIDE



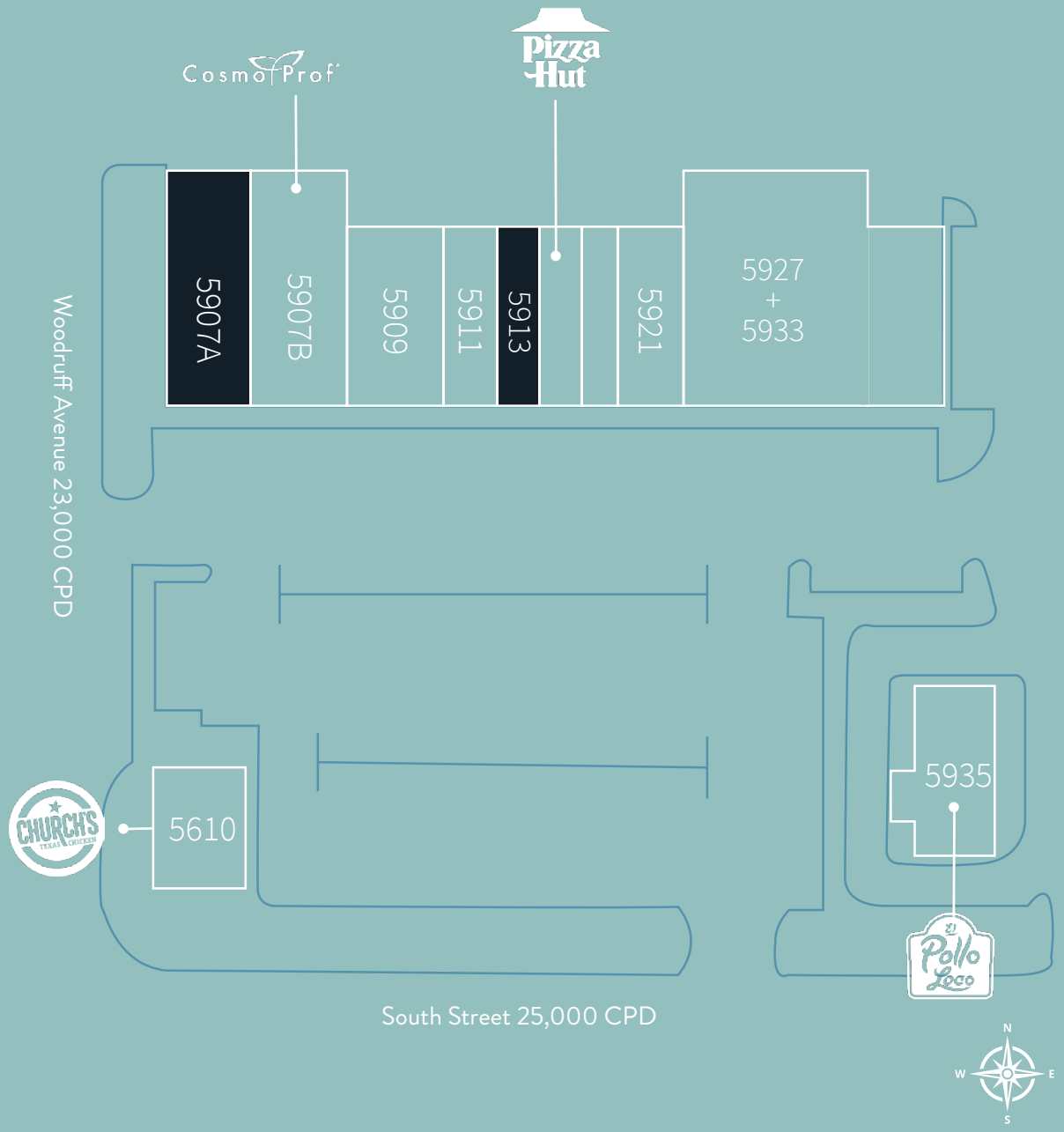
SITE PLAN NORTHWEST CORNER

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	Available	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	In Leases (Cassidy's Corner)	3,300 SF
5601	Carl's Jr.	2,578 SF



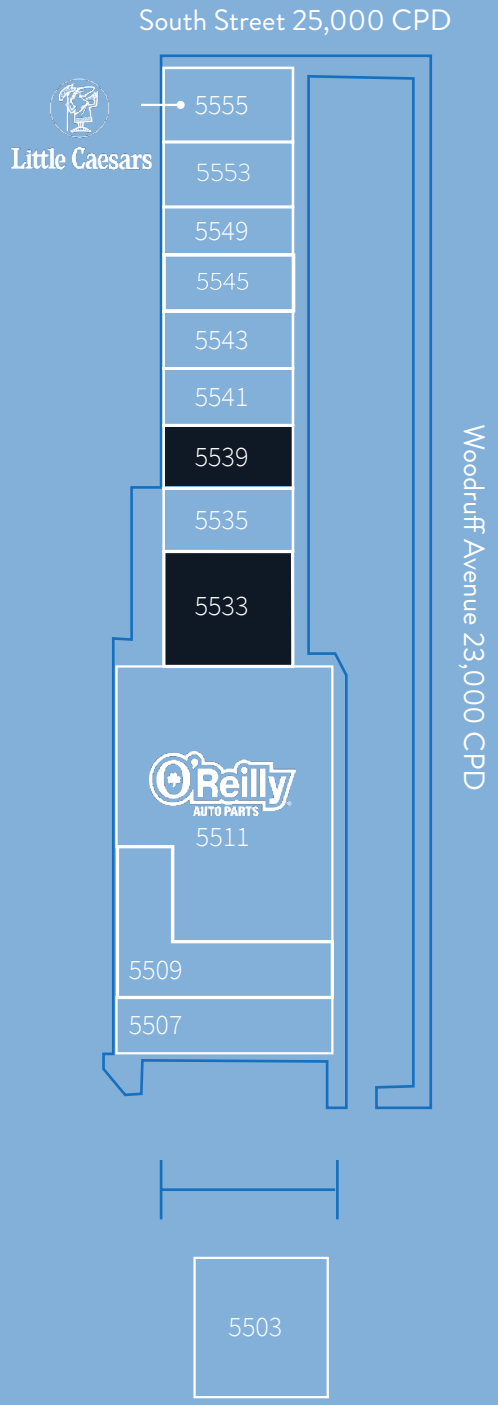
SITE PLAN NORTHEAST CORNER

SUITE	TENANT NAME	SQ. FT.
5907A	Available	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



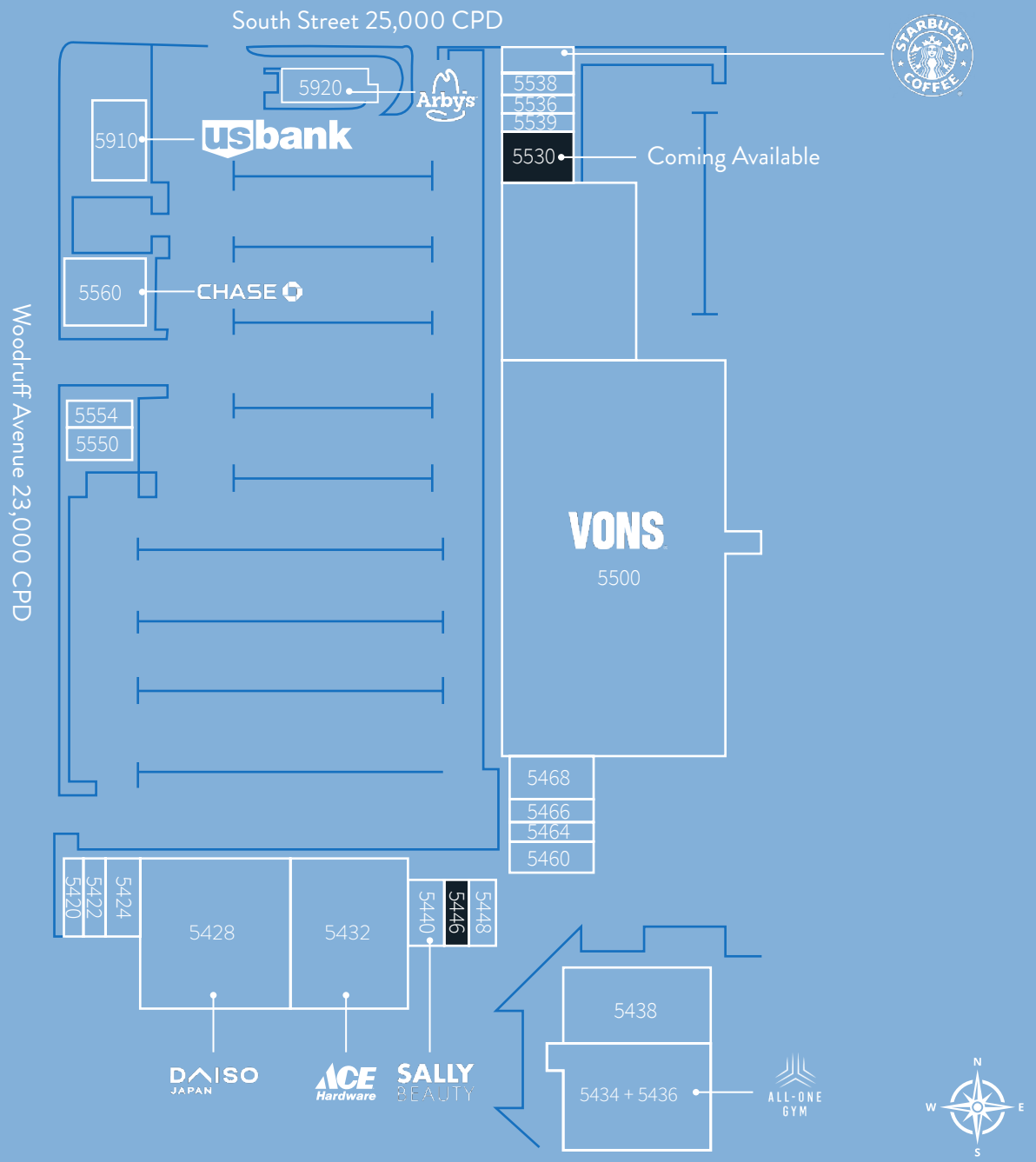
SITE PLAN SOUTHWEST CORNER

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

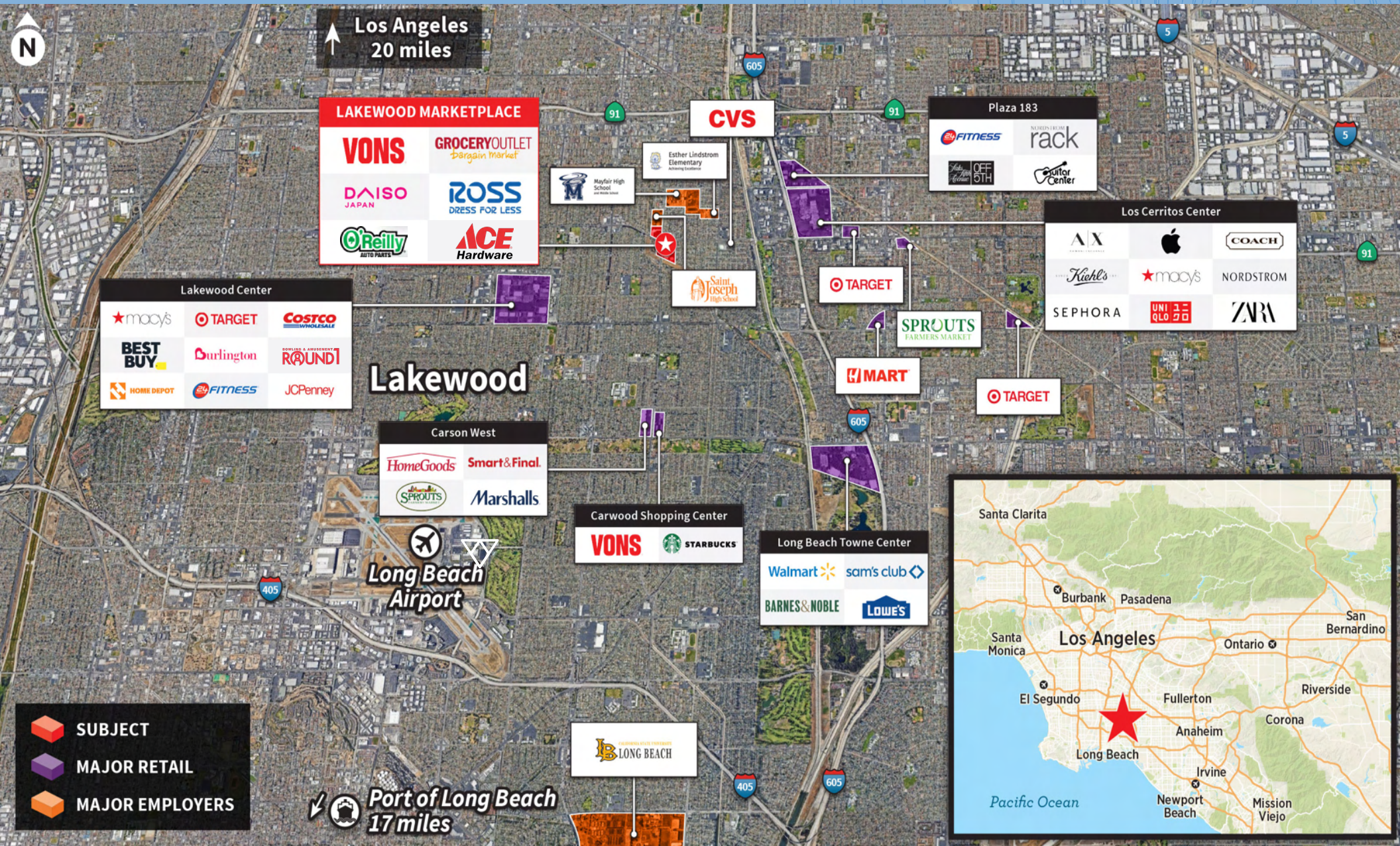


SITE PLAN SOUTHEAST CORNER

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 - 5438	All One Gym	21,600
5440	Sally Beauty	1,890 SF
5446	Available	1,610 SF
5448	Joy Foot Spa	1,540 SF
5460	Smoke Shop	1,120 SF
5464	In Leases	1,330 SF
5466	DNA Salon	1,050 SF
5468	Banfield Pet Hospital	3,150 SF
5500	Vons	
5530	Coming Available	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


N
Los Angeles
20 miles
LAKEWOOD MARKETPLACE
VONS
GROCERYOUTLET
DAISO JAPAN
ROSS DRESS FOR LESS
O'Reilly AUTO PARTS
ACE Hardware
CVS
Esther Lindstrom Elementary
Mayfair High School
Saint Joseph High School
Plaza 183
24 FITNESS
rack
OFF 5TH
Guitar Center
Los Cerritos Center
A|X
COACH
Kiehl's
macy's
NORDSTROM
SEPHORA
UNIQLO
ZARA
TARGET
SPROUTS FARMERS MARKET
Lakewood Center
macy's
TARGET
COSTCO WHOLESALE
BEST BUY
Burlington
ROUND1
HOME DEPOT
24 FITNESS
JCPenney
Lakewood
H MART
TARGET
Carson West
HomeGoods
Smart&Final
SPROUTS
Marshalls
Carwood Shopping Center
VONS
STARBUCKS
Long Beach Towne Center
Walmart
sam's club
BARNES&NOBLE
LOWE'S
Long Beach Airport
LONG BEACH
Port of Long Beach
17 miles
SUBJECT
MAJOR RETAIL
MAJOR EMPLOYERS
Santa Clarita
Burbank
Pasadena
San Bernardino
Santa Monica
Los Angeles
Ontario
El Segundo
Fullerton
Riverside
Corona
Anaheim
Long Beach
Irvine
Pacific Ocean
Newport Beach
Mission Viejo

PROPERTY PHOTOS

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