



SWC
Maidstone Ave
& Alondra Blvd.

NORWALK

Drive-thru Pad
Opportunity
Available
FOR LEASE



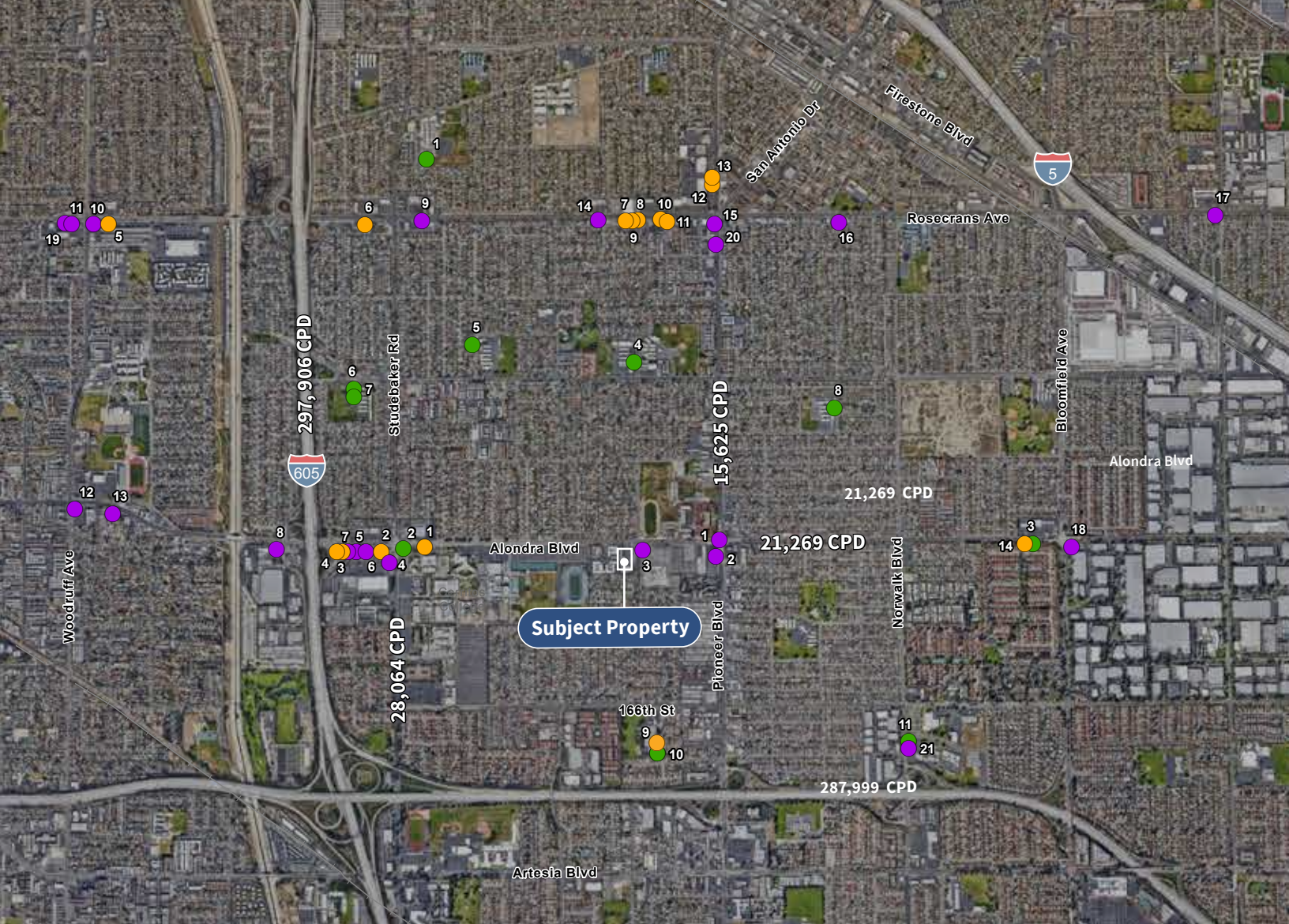
property features

Size: Ground Lease
Up to 5,000 sf with drive thru

Availability: Fall 2022

- » Opportunity to ground lease at the hard corner intersection of Maidstone Ave. and Alondra Blvd. (25,000 CPD) in Norwalk, CA
- » Opportunity to co-tenant with creditworthy national grocery retailer
- » Cerritos College located across the street with over 22,000 students and faculty on site
- » Ground lease opportunity has the ability to serve a densely populated immediate trade area of almost 245,000 people within 3 miles of the site





fast food

1. Church's Chicken
2. Tommy's Hamburgers
3. Wienerschnitzel
4. Starbucks
5. In N Out
6. KFC
7. Chipotle
8. Del Taco
9. McDonald's
10. Jack in the Box
11. Carl's Jr
12. El Pollo Loco
13. Taco Bell
14. El Pollo Loco
15. Taco Bell
16. Jack in the Box
17. KFC
18. McDonalds
19. Popeyes
20. In N Out
21. Yoshinoya

retail

1. Crunch Fitness
2. Home Depot
3. Staples
4. LA Fitness
5. AutoZone
6. Dollar Tree
7. Skechers Warehouse Outlet
8. True Value
9. O'Reilly
10. CVS
11. Dd's Discounts
12. 99 Cents Only
13. Grocery Outlet
14. Stater Bros

schools

1. Corvallis Middle School
2. Cerritos College
3. Bellflower Middle School
4. John H Nuffer Elementary
5. Loretta Lampton Elemenary
6. Anna M Glazier Elementary
7. Los Alios Middle School
8. Earl E Edmonton Elementary School
9. John H Niemes Elementary School
10. Arturo A Sanchez Elementary School
11. Tracy High School

neighboring
tenants



demographics

Within 3 miles of the property
Esri 2020

244,880
Population

3.43
Average
Household
Size

\$93,339.00
Average
Household
Income

NOTABLE STREETS

605 Freeway
297,906 CPD

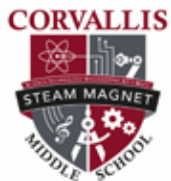
91 Freeway
287,999 CPD

Alondra Blvd.
21,269 CPD

POINTS OF INTEREST INCLUDE



Bellflower High School





For more information, please contact:

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