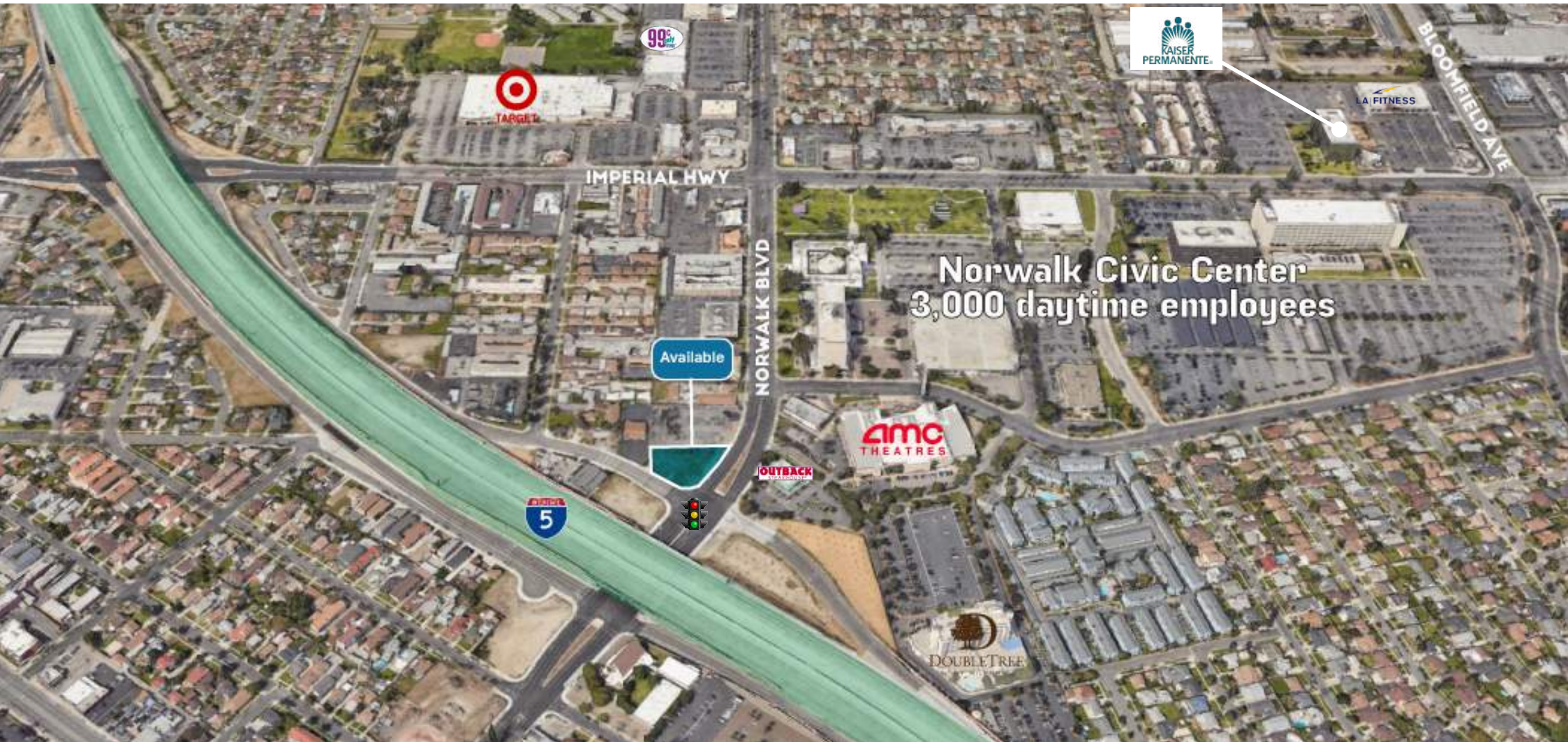


Drive-Thru Parcel Available For Ground Lease

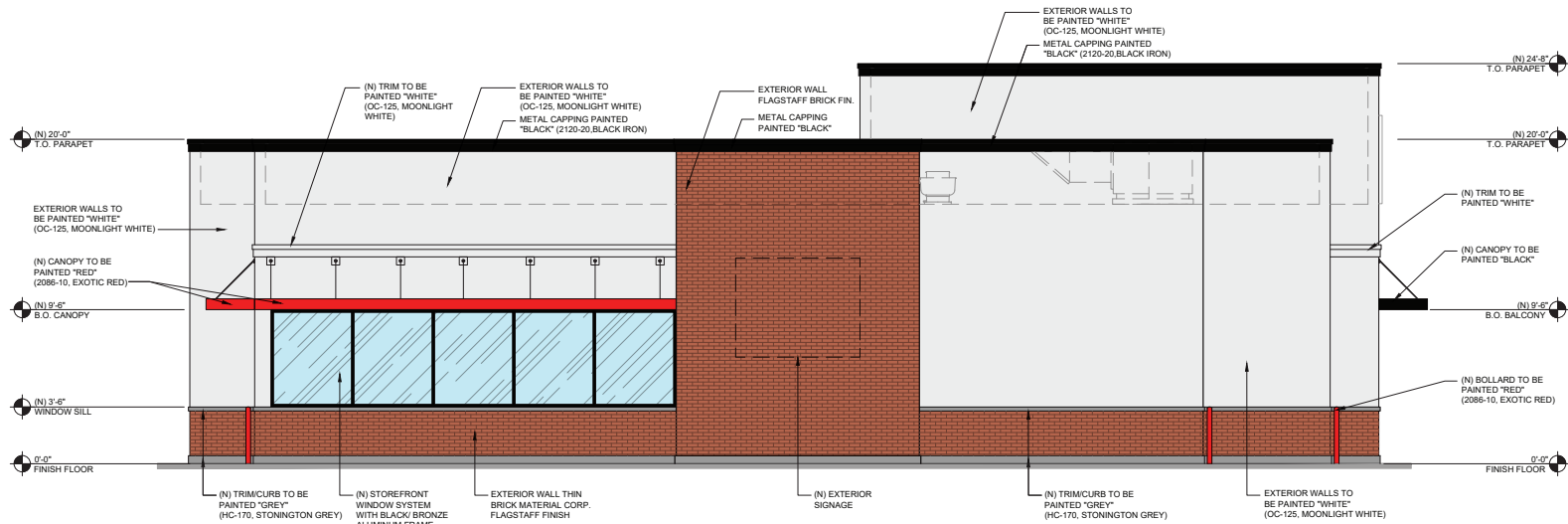
Norwalk Blvd @ I-5 Freeway
Norwalk, CA



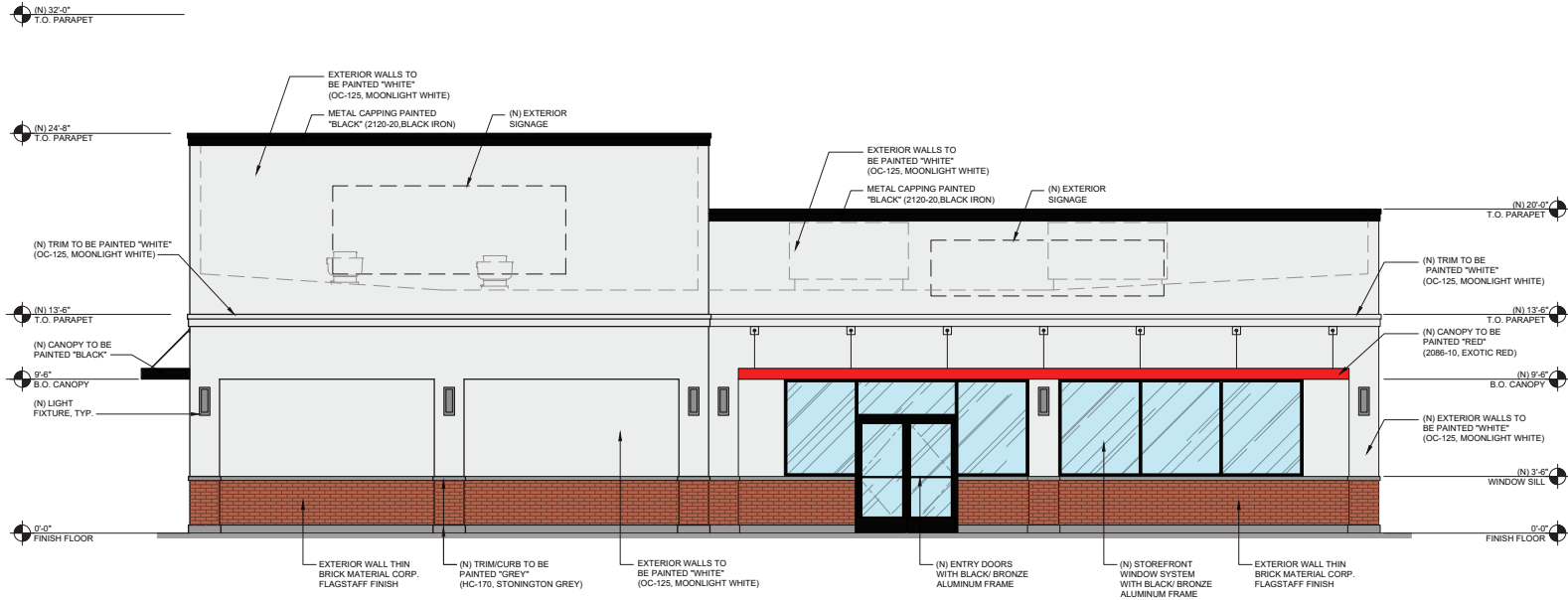
- +/- 19,000 sf Parcel
- Located at the on/off ramp for I-5 Freeway
- Delivered in a finished condition - on/off site work complete
- Across the street from Norwalk's Civic Center, City Hall & Courthouse

epstein & associates FOUNDING MEMBER | CHAINLINKS RETAIL ADVISORS
For Information, please contact

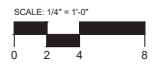
Cameron Crowner | Lic. 00924460
P (310)451-8171 ext. 240 | ccrowner@epsteen.com



SOUTH ELEVATION (ADOREE ST)



**NORTH ELEVATION
PROPOSED ELEVATIONS**





DEMOGRAPHICS



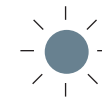
Population

1 mile	2 mile	3 mile
31,492	105,458	210,730



Average Household Income

1 mile	2 mile	3 mile
\$84,452	\$92,628	\$99,948



Daytime Population

1 mile	2 mile	3 mile
10,445	39,734	100,023

TRAFFIC COUNTS

Norwalk / Adoree 25,000 + CPD

Norwalk / Imperial 53,000 + CPD

I-5 Freeway182,350 ADT

