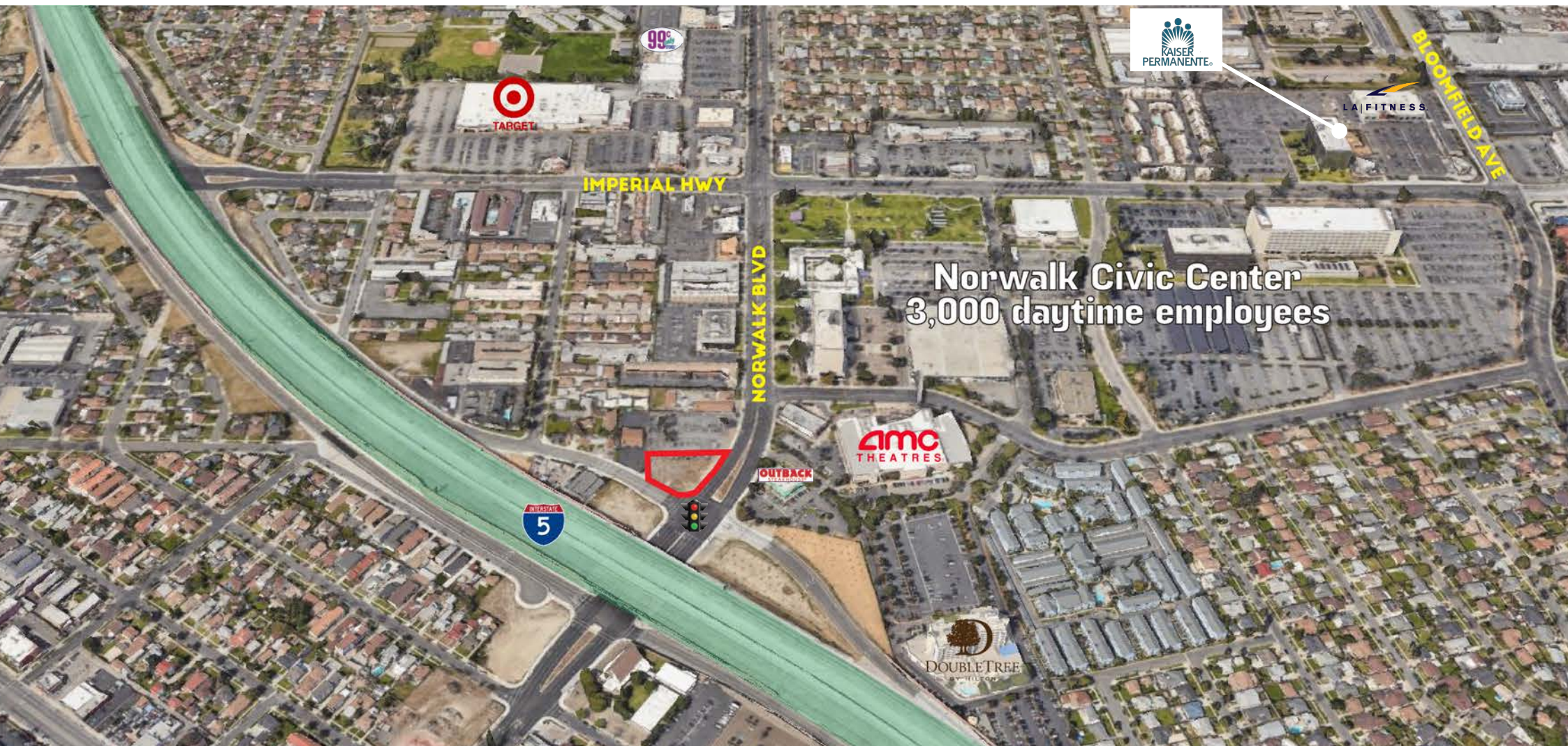


# Drive-Thru Parcel

## Available For Ground Lease

**Norwalk Blvd @ I-5 Freeway**  
Norwalk, CA



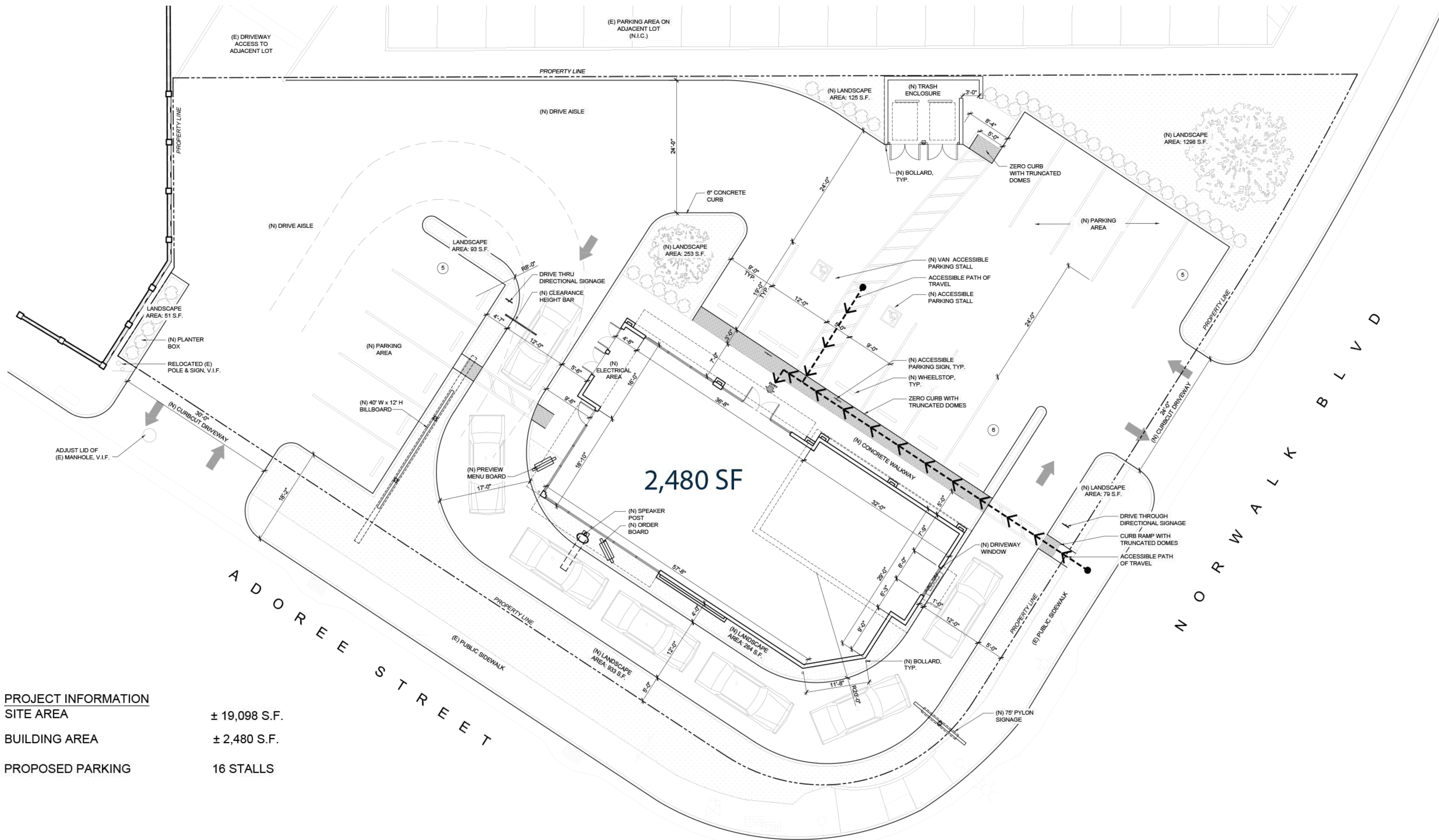
- +/- 19,000 sf Parcel
- Located at the on/off ramp for I-5 Freeway
- Delivered in a finished condition - on/off site work complete
- Across the street from Norwalk's Civic Center, City Hall & Courthouse

 **epstein & associates**  
*For Information, please contact*

FOUNDING  
MEMBER | **CHAINLINKS**  
RETAIL ADVISORS

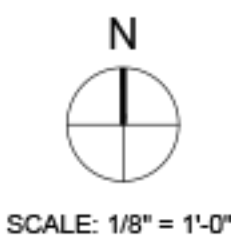
**Cameron Crowner** | Lic. 00924460  
P (310)451-8171 ext. 240 | [ccrowner@epsteen.com](mailto:ccrowner@epsteen.com)



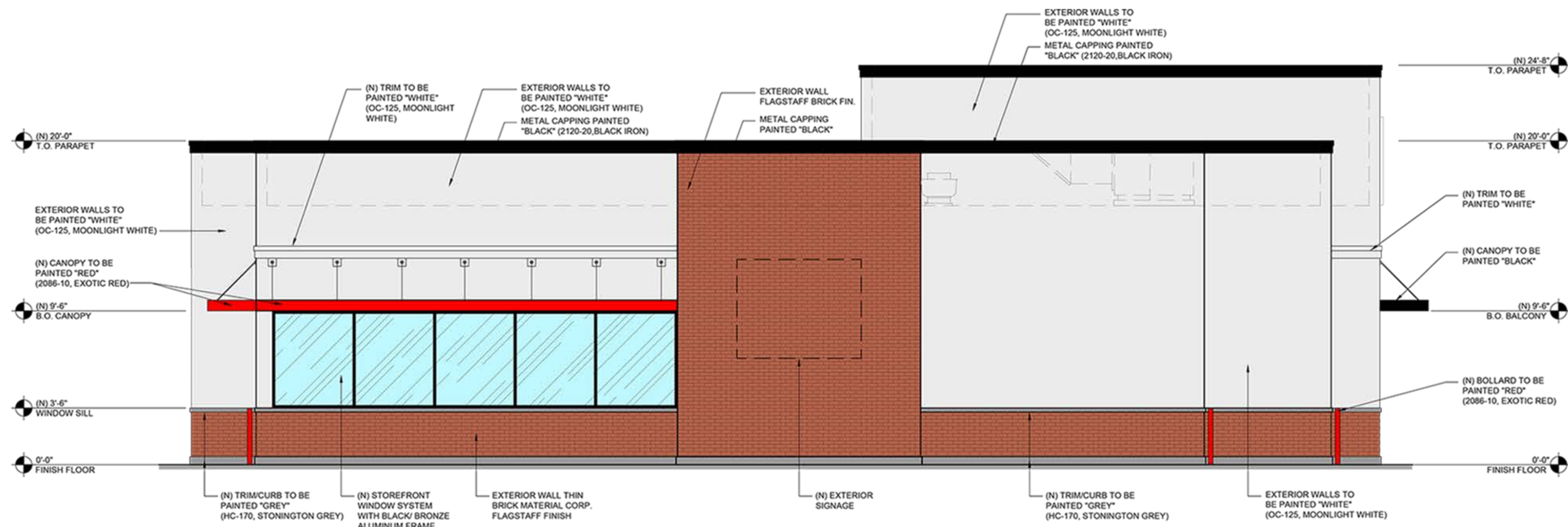


PROJECT INFORMATION	
SITE AREA	± 19,098 S.F.
BUILDING AREA	± 2,480 S.F.
PROPOSED PARKING	16 STALLS

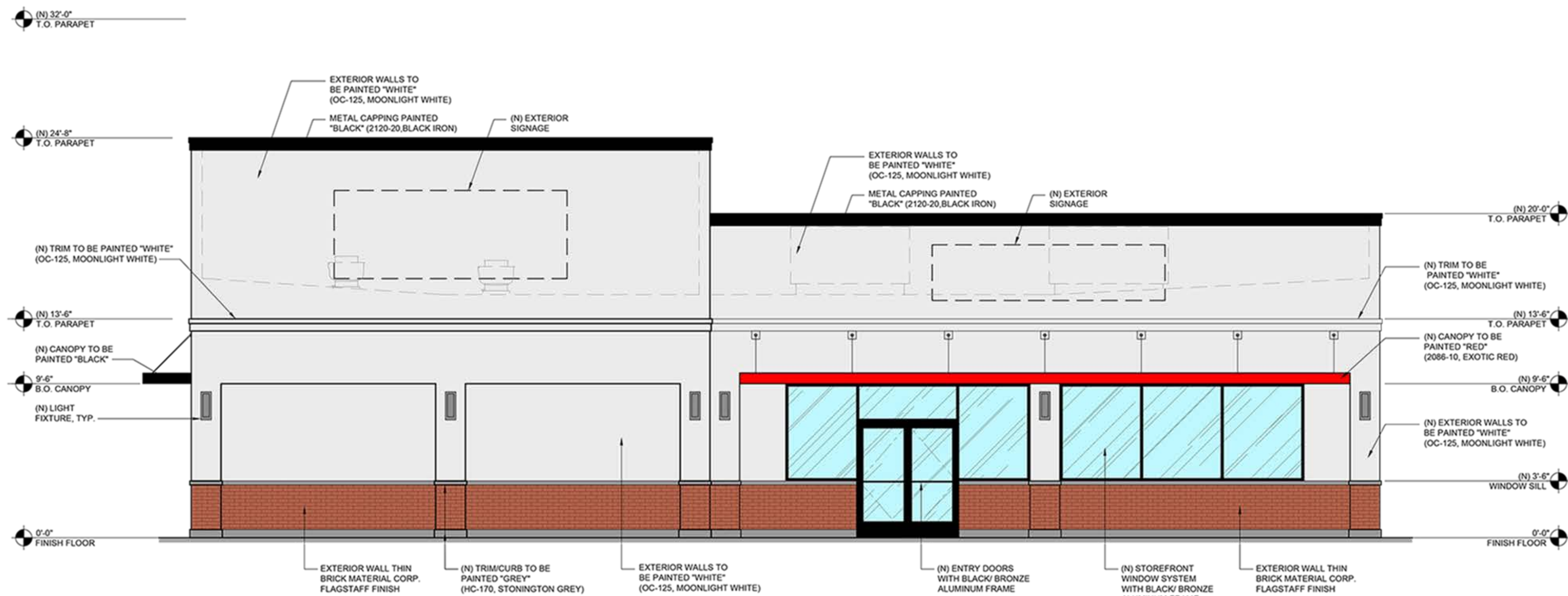
SITE PLAN







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 Freeway .....182,350 ADT

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.