

GROUND LEASE OPPORTUNITY

12158
ALONDRA BLVD

Norwalk, CA 90650

EXECUTIVE OVERVIEW

PROPERTY DESCRIPTION

Property Address:	12158 Alondra Blvd, Norwalk, CA 90650
Land Area:	±12,831 SF
Traffic Counts:	±26,000 VPD on Alondra Blvd
Zoning:	MOC1*



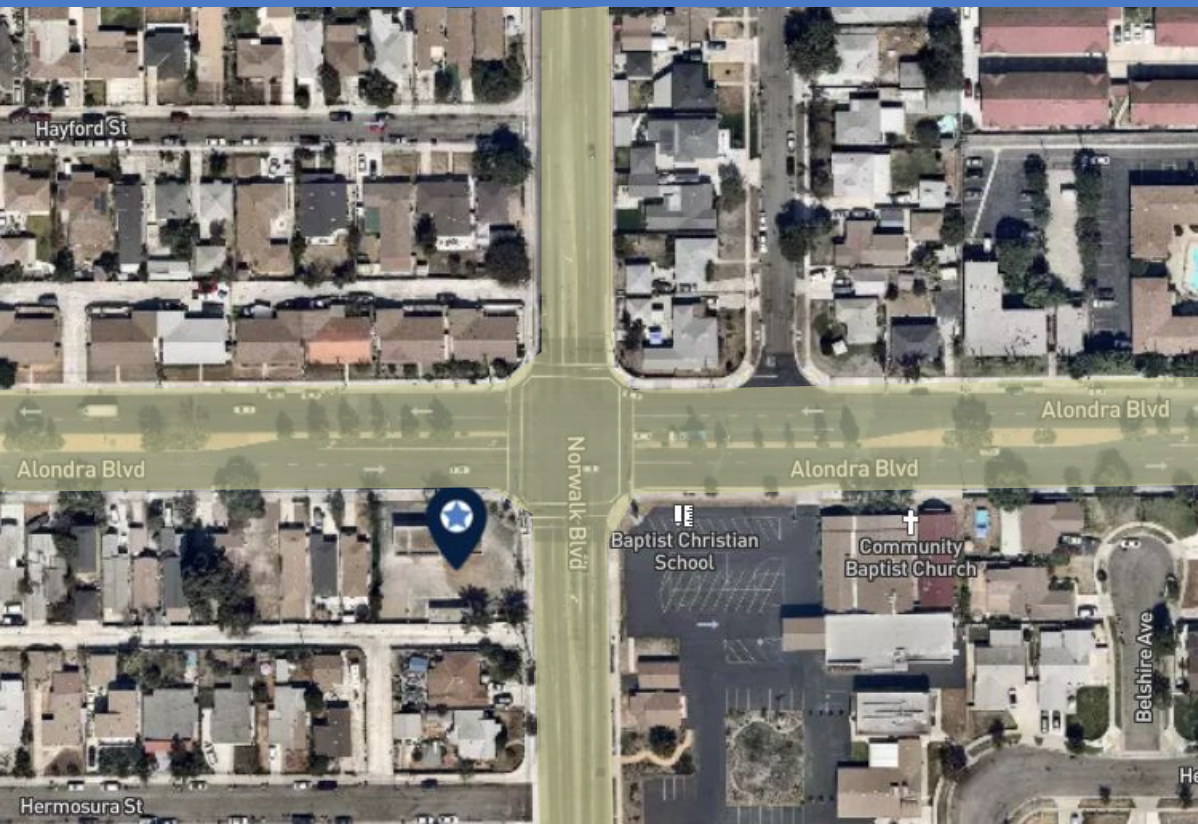
ASKING RENT:
\$90,000/YEAR NNN

SURROUNDING TENANTS

STATER BROS.
markets.

ORIGINAL
Tommy'sTM

SPROUTS[®]
FARMERS MARKET





LORETTA LAMPTON MIDDLE SCHOOL
474 STUDENTS

LOS ALISOS MIDDLE SCHOOL
1,115 STUDENTS

CLARA BARTON ELEMENTARY SCHOOL
685 STUDENTS

NORWALK VILLAGE

TROPICAL BREEZE APARTMENTS

VILLA DEL SOL



EARL E. EDMONDSON ELEMENTARY SCHOOL
415 STUDENTS



CHESHIRE APARTMENTS

VILLA TUSCANY APARTMENTS

EXCELSIOR HIGH SCHOOL
1,450 STUDENTS

PARK APARTMENTS

12158 Alondra Blvd
SUBJECT PROPERTY

ALONDRA BLVD ± 26,000 VPD

OLIVE TREE APARTMENTS



HERMOSILLO PARK



SANCHEZ ELEMENTARY SCHOOL
285 STUDENTS

CERRITOS COLLEGE

STUDEBAKER RD ± 30,000 VPD

PIONEER BLVD ± 17,000 VPD

NORWALK BLVD ± 27,000 VPD



166TH ST ± 14,000 VPD



JOHN H. NIEMES ELEMENTARY SCHOOL
657 STUDENTS

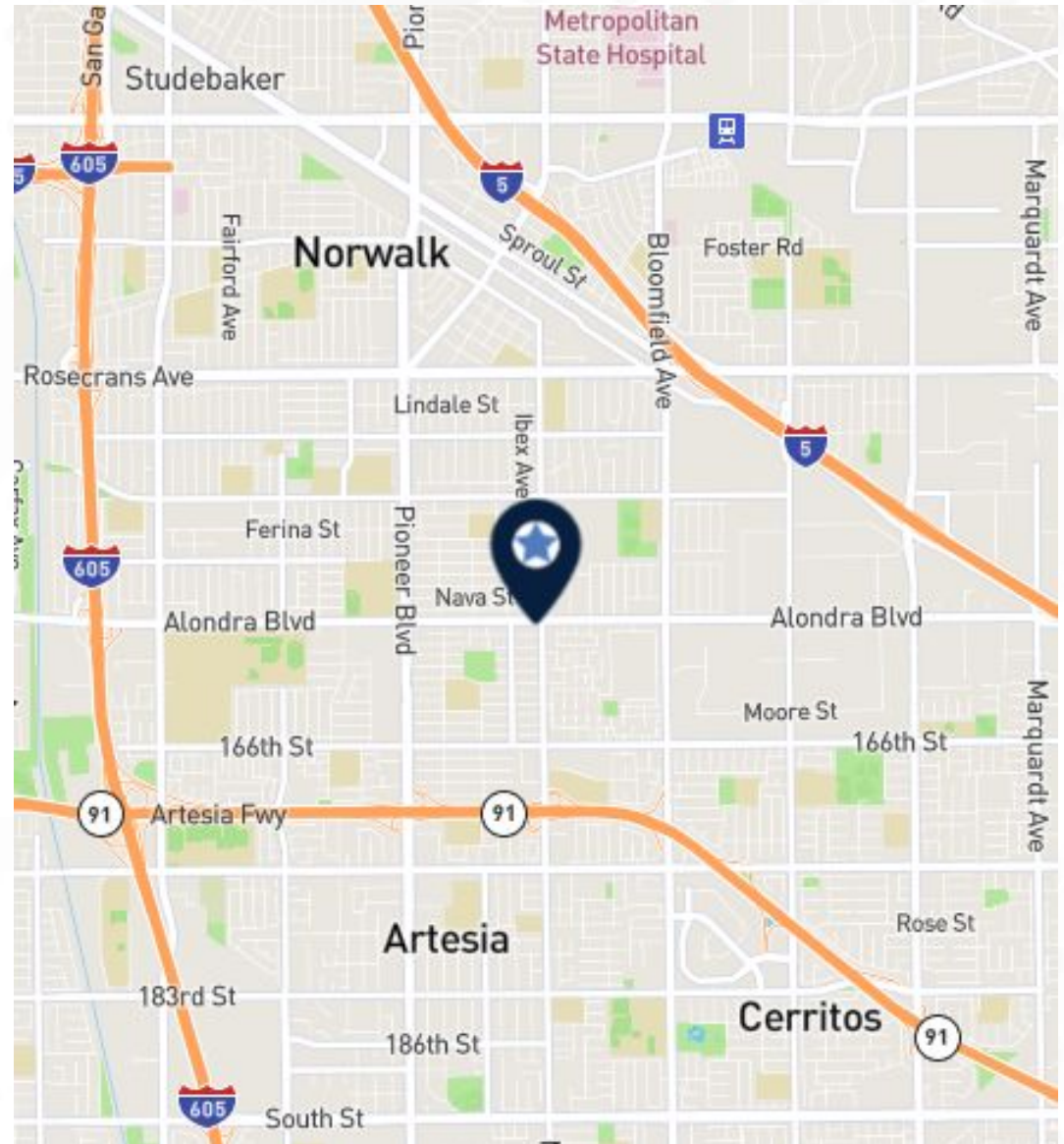
AREA OVERVIEW

NORWALK, CA

Located about 17 miles southeast of Downtown LA, Norwalk is a vibrant suburb brimming with an array of convenient shops, restaurants, and markets. Among Norwalk's many shopping centers is Norwalk Town Square, which offers the community access to a movie theater as well as various eateries and services.

Norwalk is also proximate to numerous retail destinations, including Stonewood Center, Los Cerritos Center, and the Santa Fe Springs Swap Meet. Outside of its many conveniences, Norwalk is predominantly residential, with plenty of rentals available in its charming neighborhoods.

Many residents enjoy recreational amenities at the city's 12 scenic parks in addition to nearby Knott's Berry Farm. Commuting from Norwalk is simple with direct access to I-5, I-105, I-605, and the 91 Freeway as well as the Metro Green Line and the Metrolink system.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	32,973	215,615	636,174
2010 Census	34,318	221,929	641,644
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	8,636	63,154	192,863
2010 Census	8,561	62,470	188,370
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$102,484	\$106,699	\$105,311

GROUND LEASE OPPORTUNITY

12158 ALONDRA BLVD

Norwalk, CA 90650

EXCLUSIVE LEASING AGENTS

ADITYA RAMNATH

Senior Associate | Leasing

direct +1 (424) 220-7265

mobile +1 (408) 203-5048

aditya.ramnath@matthews.com

License No. 02046120 (CA)

MICHAEL PAKRAVAN

FVP & National Director | Leasing

direct +1 (213) 219-3111

mobile +1 (310) 919-5737

michael.pakravan@matthews.com

License No. 01706065 (CA)

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs located at **12158 Alondra Blvd, Norwalk, CA** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.