

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

# *14020 Pioneer Blvd*

NORWALK, CA 90650



**FOR LEASE | ENDCAP RETAIL OPPORTUNITY**



# Leasing Highlights



**Suite 14020-C**

**1 SPACE AVAILABLE**



**\$2.75 PSF**

**ASKING RENT**



**\$0.85 PSF**

**NNN**



**±1,560 SF**

**SUITE SIZE**



**±32 Spots**

**SURFACE LEVEL LOT PARKING**



**Vanilla Shell**

**CONDITION**





# The Opportunity

RETAIL, MEDICAL, OFFICE OR FITNESS USE

SUITE 14020-C  
± 1,560 SF





# Site Plan

TOTAL BUILDING SIZE ±6,536 SF



SUITE	TENANT	SF
14020-A	PLS CHECK CASHIERS	3,416
14020-B	M DENTISTRY	1,560
14020-C	AVAILABLE   \$2.75 PSF NNN	1,560
14028-30	COLE VOCATIONAL SERVICES	3,960



# Floor Plan

1 SPACE AVAILABLE SUITE C





# Booming Retail Market

## HIGH VISITOR TRENDS





# Norwalk, California

A REGIONAL TRANSPORTATION HUB, AFFORDABLE AREA, THRIVING ECONOMY AND RECREATIONAL OPPORTUNITIES, NORWALK IS ATTRACTING NEW RESIDENTS INCLUDING YOUNG PROFESSIONALS AND FAMILIES

## LARGE POPULATION

14TH MOST POPULOUS  
CITY IN LOS ANGELES  
COUNTY

## CENTRAL LOCATION

PRIME LOCATION  
JUST 17 MILES FROM  
DOWNTOWN LOS ANGELES

## HIGH GROWTH

ONE OF THE MOST RAPIDLY  
DEVELOPING & GROWING  
COMMUNITIES IN CALIFORNIA

## ACCESSIBILITY

SERVED BY FOUR FREEWAYS (SR 91,  
I-605, I-5, & I-105) & TWO RAIL LINES  
(METRO GREEN LINE & METROLINK)

## Demographics

*consumer spending*

*population*

*avg hh income*

1  
MILE

\$337.3M

35,754

\$87,176

3  
MILE

\$2.3B

218,201

\$96,826

5  
MILE

\$7B

630,577

\$101,855



FOR LEASE

# 14020 Pioneer Blvd

NORWALK, CA 90650

*exclusive leasing agents*

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