

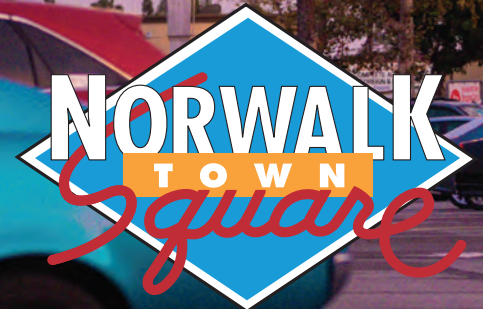


# Retail that resonates



NewMark Merrill  
COMPANIES

[www.newmarkmerrill.com](http://www.newmarkmerrill.com)



Northwest corner of Rosecrans Ave. & Pioneer Blvd. • City of Norwalk, CA





# Major Anchors:

BANK OF AMERICA 

dd's  
DISCOUNTS

 DOLLAR TREE

GROCERY  
OUTLET  
*bargain market*

# A Masterful Mix

## Over 40 Tenants including:

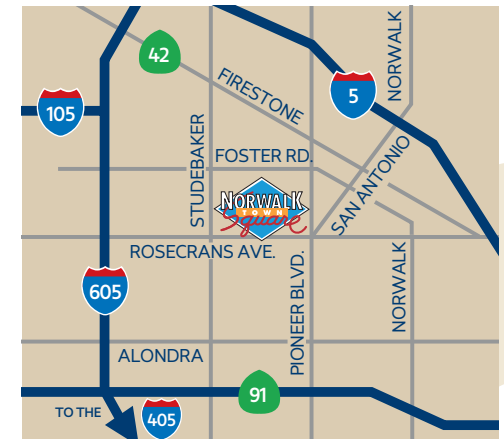
AT&T, Auto Zone, T-Mobile, China Town Express, Easter Seals of California, Sally Beauty Supply, WingStop, Yogurtland

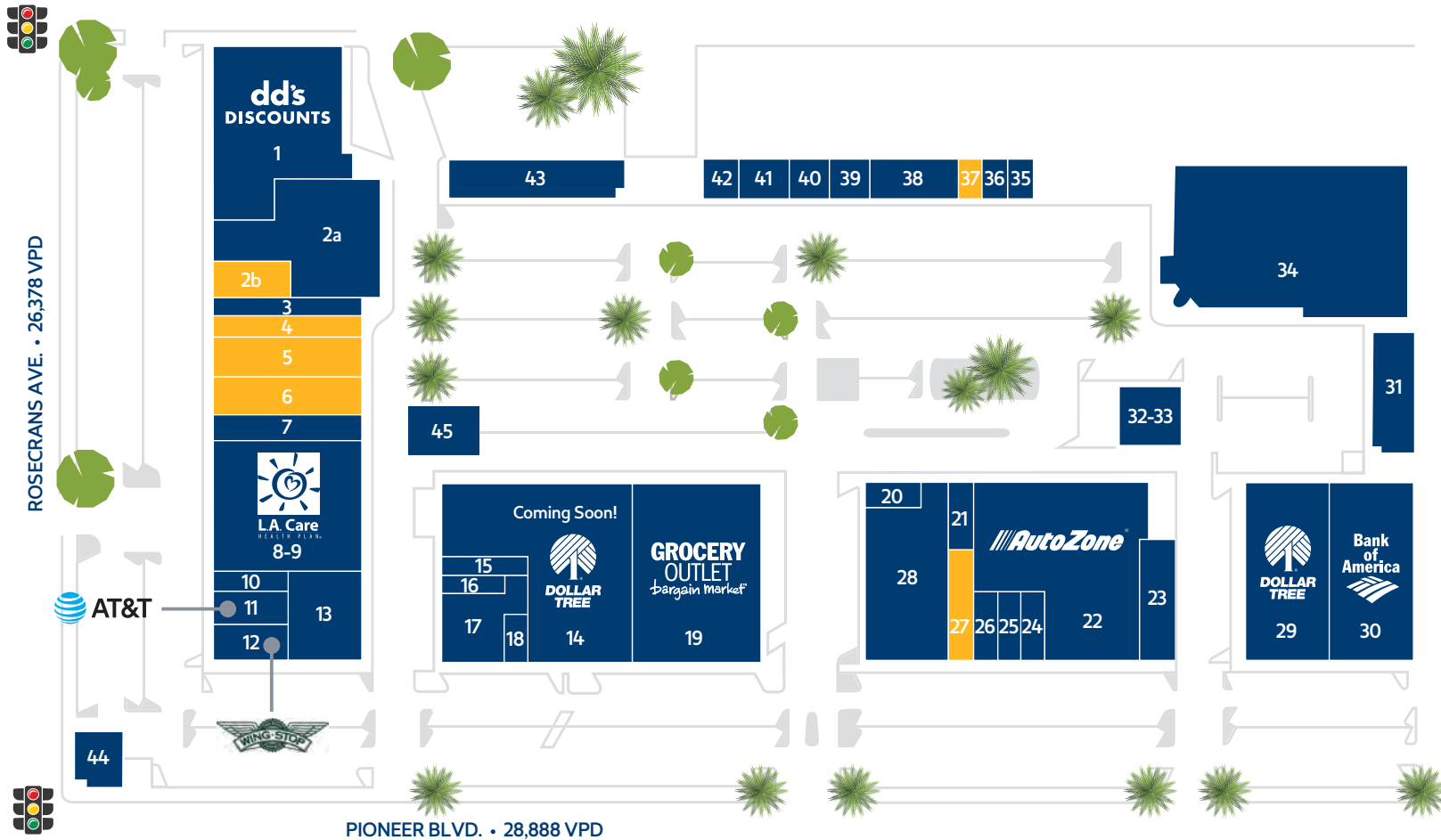


**3-6 pm**  
Busiest Time  
of Day



**50 min.**  
Avg. Length  
of Visit





#	TENANT	SF
1	dd's Discounts	20,911
2a	Fit Nation Gym	25,804
2b	AVAILABLE	4,914
3	Sally Beauty	2,500
4	AVAILABLE	1,875
5	AVAILABLE	6,250
6	AVAILABLE	6,250
7	T-Mobile	2,450
8-9	L.A. Care Health Plan	10,000
10	Daniel's Jewelers	1,200
11	AT&T	2,205
12	WingStop	1,350
13	Western Dental & Ortho. Kids	5,245
14	Dollar Tree	17,000
15	Allstate Insurance	1,050

#	TENANT	SF
16	Brows Design Studio	688
17	RC Burgers	3,910
18	Reindeer Insurance	675
19	Grocery Outlet	16,250
20	Monty's Chicken & Waffles	868
21	Nutripositivo	1,150
22	Auto Zone	16,288
23	Pelitos Hair Salon	3,000
24	GNC	1,240
25	Yogurtland	1,040
26	China Town Express	1,520
27	AVAILABLE	1,800
28	Flaming Grill and Buffet	8,813
29	Dollar Tree	11,147
30	Bank of America	9,000

#	TENANT	SF
31	Easter Seals	3,050
32-33	The Blazin' Claw	2,805
34	Milagro Cinemas	26,751
35	Hair & Skin Care	600
36	Grace Domenica Dy DDS, Inc.	600
37	AVAILABLE	600
38	Urgent Care	2,400
39	Maintenance Office	600
40	White Diamond Nails	900
41	Barber Shop	1,160
42	Cherry Income Tax	900
43	JK ProRehab	4,636
44	Papi Tacos & Churros	1,750
45	Cigarette Mart	Kiosk

For Leasing Information  
please contact:

Grant Gomer (DRE# 02056042)  
ggomer@newmarkmerrill.com

Greg Giacopuzzi (DRE# 01906640)  
ggiacopuzzi@newmarkmerrill.com

Tel: 818.710.6100





**COSTCO**  
WHOLESALE

**FOOD 4 LESS**



IMPERIAL HWY.



**WELLS FARGO**



**T.J. MAXX**

FOSTER RD.

**CVS/pharmacy**



**CHASE**



ROSECRANS AVE.

## In the vicinity

### Major Employers

- Norwalk-La Mirada Unified School District
- Cerritos College
- Metropolitan State Hospital Los Angeles County
- Registrar-Recorder
- Coast Plaza Hospital

### Trade Area Population

**213,597**

### Daytime Population

**230,291**

### Employee Population

**109,857**



2,003,364 Annual Visits



83rd & 78th percentiles

for California and US Shopping Center Traffic



# Dynamic Location

68,099 VPD Traffic Count



(At the five points intersections of Pioneer Blvd., Rosecrans Ave. & San Antonio Drive)

2 Digital Reader Boards

1 100' Pylon Sign

3 Monument Signs



2 Signalized Entrances



# Demographics

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2023 Population	35,284	219,394	639,849
<b>HOUSEHOLDS</b>			
2023 Households	9,844	63,515	191,081
<b>HOUSEHOLD INCOME</b>			
2023 Average Household Income	\$96,641	\$108,762	\$114,410
2023 Per Capita Income	\$26,850	\$31,592	\$24,217
<b>HOUSING UNITS</b>			
2023 Housing Units	10,115	65,456	196,813
<b>AGE</b>			
2023 Median Age	33.8	35.4	36.0







# When you love shopping centers, it shows.

[www.norwalk-townsquare.com](http://www.norwalk-townsquare.com) • [www.newmarkmerrill.com](http://www.newmarkmerrill.com)



## Norwalk Town Square Leasing:

Grant Gomer • [ggomer@newmarkmerrill.com](mailto:ggomer@newmarkmerrill.com)

Greg Giacopuzzi • [ggiacopuzzi@newmarkmerrill.com](mailto:ggiacopuzzi@newmarkmerrill.com)

