

# AVAILABLE ±16,000 SF



**SEC Lakewood Blvd. & Gallatin Rd., Downey, CA 90240**

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911 Studebaker Road  
Suite 205  
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[www.pacret.com](http://www.pacret.com)

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## Demographics

(2010 Est.)	0.5 Mile	1 Mile	2 Mile	3 Mile
Population	5,584	28,155	100,378	229,170
Households	1,898	9,010	30,799	65,903
Avg. HH Income	\$95,136	\$82,822	\$71,621	\$63,806
Med. HH Income	\$78,999	\$63,715	\$55,650	\$49,850
Daytime Population	4,918	20,446	97,811	228,632

## Traffic Counts

Lakewood Blvd.	38,300	Source: CoStar Group Inc.
Gallatin Rd.	10,700	



Scan with your  
mobile device



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation. It is your responsibility to independently confirm its accuracy and completeness.

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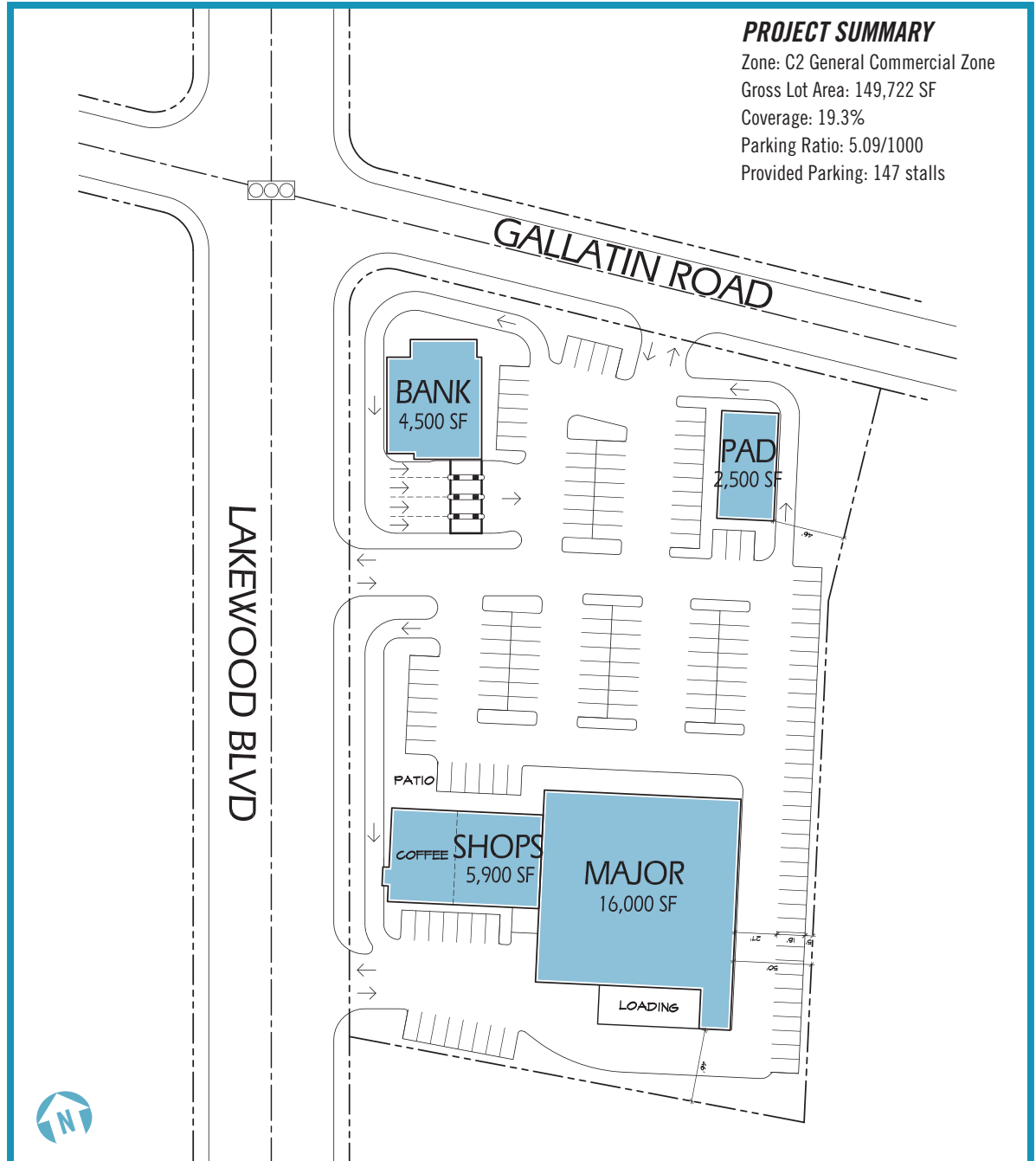
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### PROJECT SUMMARY

Zone: C2 General Commercial Zone  
Gross Lot Area: 149,722 SF  
Coverage: 19.3%  
Parking Ratio: 5.09/1000  
Provided Parking: 147 stalls



### Property Highlights

- In close proximity to the I-5 Freeway
- Other retailers in the area include: Ralphs, McDonald's, Subway, Avenue, Supercuts and Curves

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