

CONTACT

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Property Features

- ±92,346 square foot neighborhood shopping center
- Located at a signalized intersection
- Nearby tenants include Target, 24 Hour Fitness, Rite Aid and Michaels
- Serves the City of Hope Hospital trade area

Demographics

Population

1 mile 25,282 3 miles 238,230 5 miles 710,462

Average Household Income

1 mile \$110,094 3 miles \$94,397 5 miles \$91,443

Daytime Population

1 mile 6,368 3 miles 56,970 5 miles 159,935

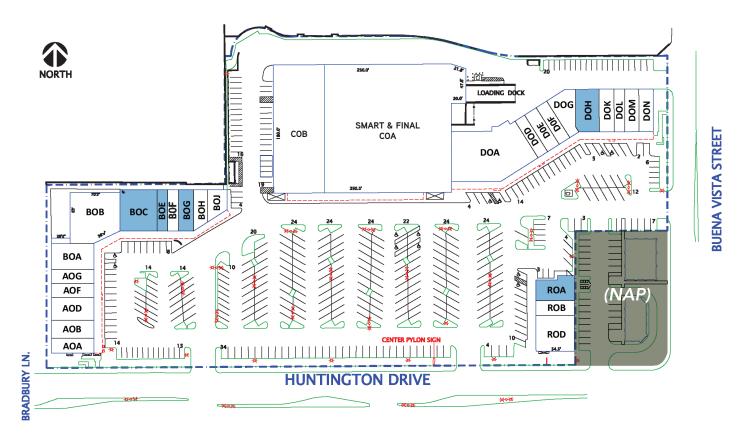
Traffic Counts

Lakewood Blvd. 34,876 cars/day
Del Amo Blvd. 32,164 cars/day
Clark Ave. 22,597 cars/day





BUENA VISTA MARKETPLACE



Tenant Roster

| SUITE | TENANT | SF |
|---------|--------------------------|-------|
| AOA/AOB | The Habit | 2,400 |
| AOD | Rex Medical | 1,950 |
| AOF | Lady Moss B | 1,160 |
| AOG | Magic Wok | 1,200 |
| BOA | Club Pilates | 1,848 |
| ВОВ | SCE Federal Credit Union | 4,509 |
| BOC | Available | 2,976 |
| BOE | Available | 870 |
| BOF | U Break I Fix | 870 |
| BOG | Available | 1,247 |
| | | |

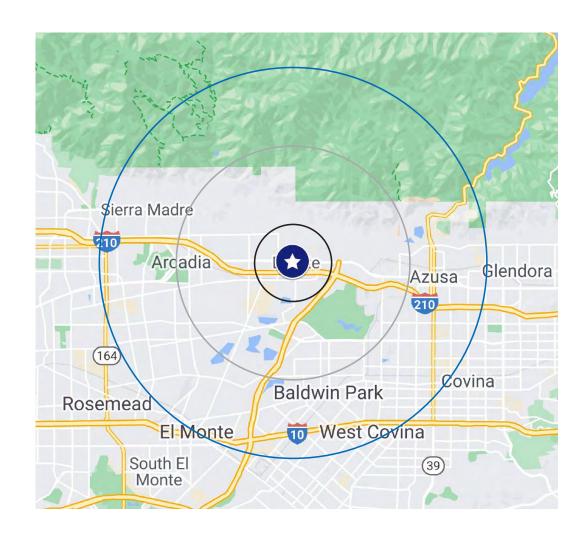
| SUITE | TENANT | SF |
|-------|---|--------|
| вон | Aoyama Chiropractic | 1,013 |
| BOJ | The UPS Store | 1,014 |
| COA | Smart & Final Extra | 46,041 |
| COB | Planet Fitness | TBD |
| DOA | Dollar Tree | 7,694 |
| DOD | Venus Threading | 938 |
| DOE | Sweet Basil Pizza | 1,178 |
| DOF | Maribelle Tam | 1,058 |
| DOG | Hertz Rent-a-Car | 1,540 |
| DOH | Available (former Flame Broiler Restaurant) | 2,000 |

| SUITE | TENANT | SF |
|-------|--------------------------------|-------|
| DOK | Subway | 1,260 |
| DOL | Nature's Cleaners | 900 |
| DOM | Check Into Cash | 1,200 |
| DON | Baskin-Robbins | 1,200 |
| ROA | Available (Currently Occupied) | 1,512 |
| ROB | Jamba Juice | 1,145 |
| ROD | Wells Fargo Bank | 2,743 |
| XOA | Storage | 500 |

BUENA VISTA MARKETPLACE

Executive Summary

| Population | 1 mile | 3 miles | 5 miles |
|-------------------------------|-----------|-----------|-----------|
| 2000 Population | 16,487 | 93,853 | 323,249 |
| 2010 Population | 16,621 | 94,355 | 330,540 |
| 2020 Population | 16,495 | 97,117 | 340,919 |
| 2025 Population | 16,383 | 99,008 | 344,202 |
| 2000-2010 Annual Rate | 0.08% | 0.05% | 0.22% |
| 2010-2020 Annual Rate | -0.07% | 0.28% | 0.30% |
| 2020-2025 Annual Rate | -0.14% | 0.39% | 0.19% |
| 2020 Male Population | 47.2% | 48.3% | 48.8% |
| 2020 Female Population | 52.8% | 51.7% | 51.2% |
| 2020 Median Age | 41.9 | 39.2 | 37.0 |
| Median Household Income | | | |
| 2020 Median Household Income | \$65,600 | \$83,111 | \$76,871 |
| 2025 Median Household Income | \$73,393 | \$92,088 | \$83,980 |
| 2020-2025 Annual Rate | 2.27% | 2.07% | 1.78% |
| Average Household Income | | | |
| 2020 Average Household Income | \$92,538 | \$107,201 | \$102,116 |
| 2025 Average Household Income | \$104,272 | \$121,018 | \$115,402 |
| 2020-2025 Annual Rate | 2.42% | 2.45% | 2.48% |
| Per Capita Income | | | |
| 2020 Per Capita Income | \$31,464 | \$35,413 | \$30,139 |
| 2025 Per Capita Income | \$35,313 | \$39,802 | \$33,923 |
| 2020-2025 Annual Rate | 2.33% | 2.36% | 2.39% |



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