

FORMER VERIZON STORE | MOVE-IN READY

FOR LEASE | 1,400 SF

NWC Lakewood Blvd & Rosecrans Ave | Downey, CA

beta.



For leasing, please contact:

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137 Eucalyptus Dr, El Segundo, CA 90245

PROJECT HIGHLIGHTS

- **FOR LEASE | 1,400 SF**
- Grocery-anchored shopping center
- Densely populated trade area
- Daytime population exceeds 79,000 within 2 miles
- Traffic count exceeds 80,500 CPD
- Located 1 block away from Paramount Middle & High School (4,000+ student population)

DEMOGRAPHICS



1 MILE
36,798

2 Miles
133,234

3 Miles
283,400



1 MILE
29,884

2 Miles
107,393

3 Miles
228,297



1 MILE
\$125,750

2 Miles
\$108,644

3 Miles
\$110,433

NEARBY MAJOR RETAILERS



SITE PLAN

Tenant	SF
Food 4 Less	57,590
McDonald's	4,200
Chase Bank	4,580
Planet Dental	2,900
AVAILABLE	1,400
Louisiana Fried Chicken/ Chinese food	1,250
Kimmy Nails	950
TOTAL GLA	72,870



FLOOR PLAN

ROSECRANS AVE - 25,000 CPD

AVAILABLE
±1,400 SF

AMPLE PARKING



Explore virtual tour of premises

[CLICK HERE](#)



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