

2899 Norton Ave.

LYNWOOD | CA



FOR LEASE OR FOR SALE
±94,133 SF LAND WITH ±18,100 SF FUNCTIONAL METAL BUILDING

FOR MORE INFORMATION PLEASE CONTACT:

MOON LIM

P: 213.308.2056

mlim@daumcommercial.com

CADRE #01903050

PROPERTY HIGHLIGHTS



**14' CLEAR
HEIGHT**



**94,133 SF
LAND**



**18,100 SF
AVAILABLE**



**LOCATED NEAR
105, 110 AND 710
FREEWAYS**

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DAUM
COMMERCIAL REAL ESTATE SERVICES



ABOUT THE PROPERTY



18,100 SF Building



94,133 SF Lot Size



Paved Fenced



Automated Gate



Close Proximity to Major Freeways – 105, 110 and 710



14' Clear Height



1 GL Door

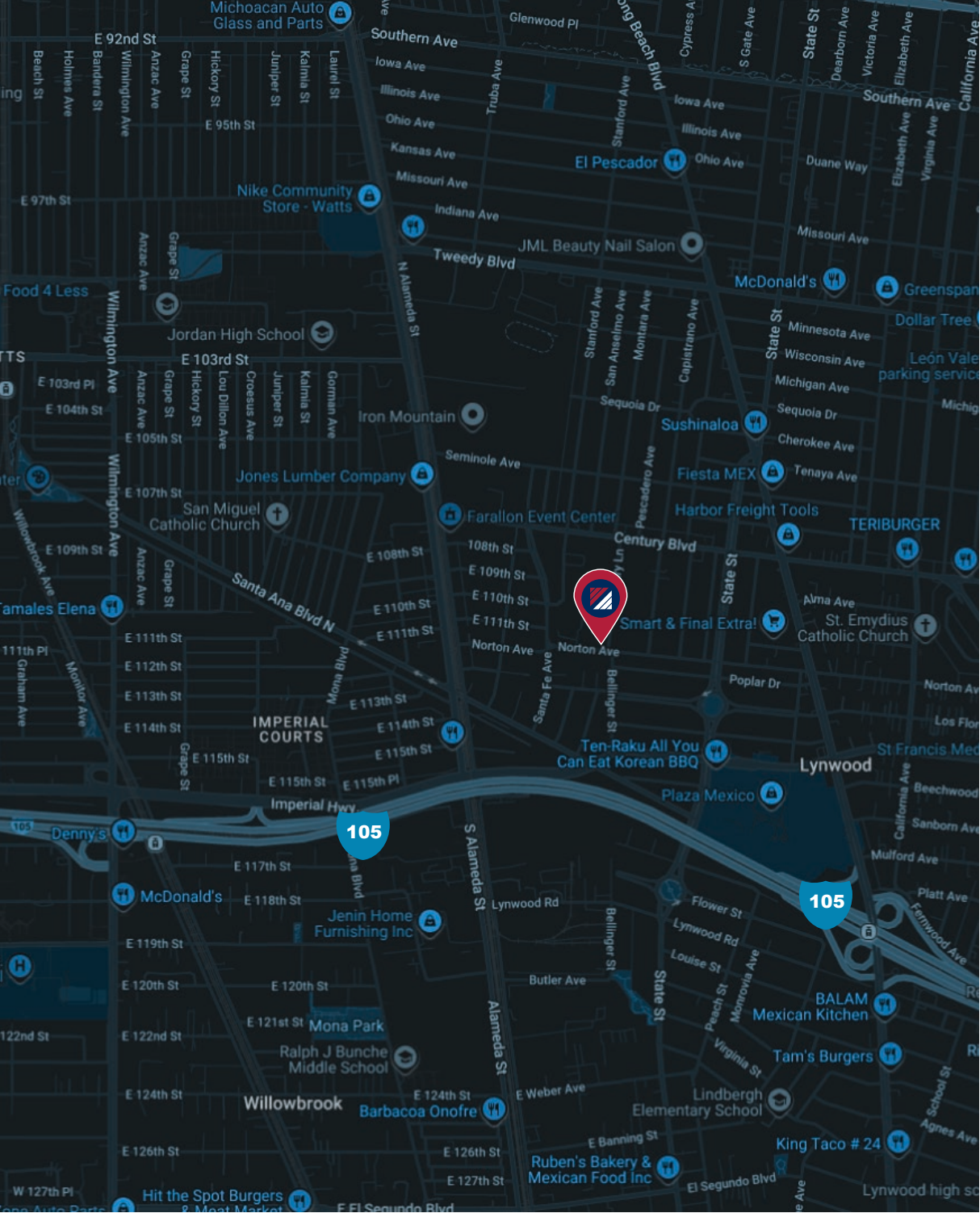


105

NORTON AVE.

SANTA FE AVE

DRURY LN



TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Century Blvd	Pescadero Ave W	22,075	2022	0.23 mi
State St	Norton Ave N	4,945	2022	0.28 mi
Santa Fe Ave	Century Blvd S	2,246	2022	0.33 mi
I- 105	Redwood W	247,843	2022	0.37 mi
E 111th St	S Alameda St E	525	2022	0.38 mi
Imperial Hwy	S Alameda St W	16,843	2022	0.38 mi
Santa Ana N	-	2,432	2022	0.39 mi
State St	Tecumseh Ave S	7,617	2022	0.40 mi
Watts Ave	E 109th St N	441	2022	0.45 mi
E 111th St	Watts Ave E	291	2022	0.46 mi

	DEMOGRAPHICS		
	3 Mile	5 Miles	10 Miles
2020 Population	419,181	998,623	3,357,756
2024 Population	379,434	908,846	3,153,236
2029 Population Projection	362,431	869,196	3,036,842
2020 Households	103,766	259,497	1,028,750
2024 Households	92,777	233,810	966,625
2029 Household Projection	88,325	222,973	930,463
Total Specified Consumer Spending (\$)	\$3B	\$7.4B	\$30.7B
Avg Household Income	\$72,001	\$72,232	\$85,111
Median Household Income	\$57,172	\$56,482	\$64,047

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