



A DEVELOPMENT BY:

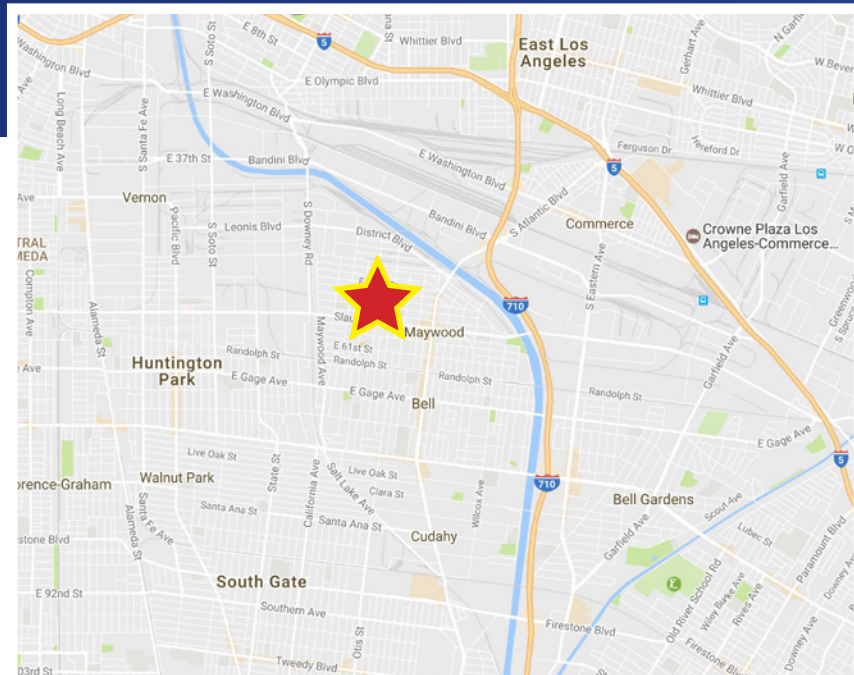


**GOLDEN STAR INVESTMENTS**

**GROUND LEASE OPPORTUNITY**  
**+/-15,487 SQ. FT. RETAIL PAD**  
**3701 SLAUSON AVE | MAYWOOD, CA**

**PROJECT HIGHLIGHTS:**

- » Great street exposure; approx 122 FT of frontage along Slauson Ave. & 125 FT of frontage along Loma Vista Ave; With a monument sign at the signalized corner!
- » MYMC Zoning
- » City will permit and does not require CUP for drive thru. Low parking requirement
- » Less than 1 block from Loma Vista Ave Elementary School & convenient access to the 710 Fwy
- » Strong Demographics; Over 45,000 people reside within a 1-mile radius, & over 345,000 people reside within a 3-mile radius



2016 Demographics	1-Mile	3-Miles
Est. Population:	45,507	347,565
Avg. HH Income:	\$47,996	\$47,278
Daytime Population:	20,646	121,686
Hispanic Population:	95.0%	94.3%

Source: Sites USA

FOR FURTHER INFORMATION, PLEASE CONTACT: **MATTHEW ARFA**



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 DRE #01788637

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MORTGAGE - MANAGEMENT - DEVELOPMENT

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CONCEPTUAL SITE PLAN

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.