



# La Mirada Theater Center

La Mirada, CA

Los Angeles-Long Beach-Anaheim (CA)



**Matt Magnaghi**

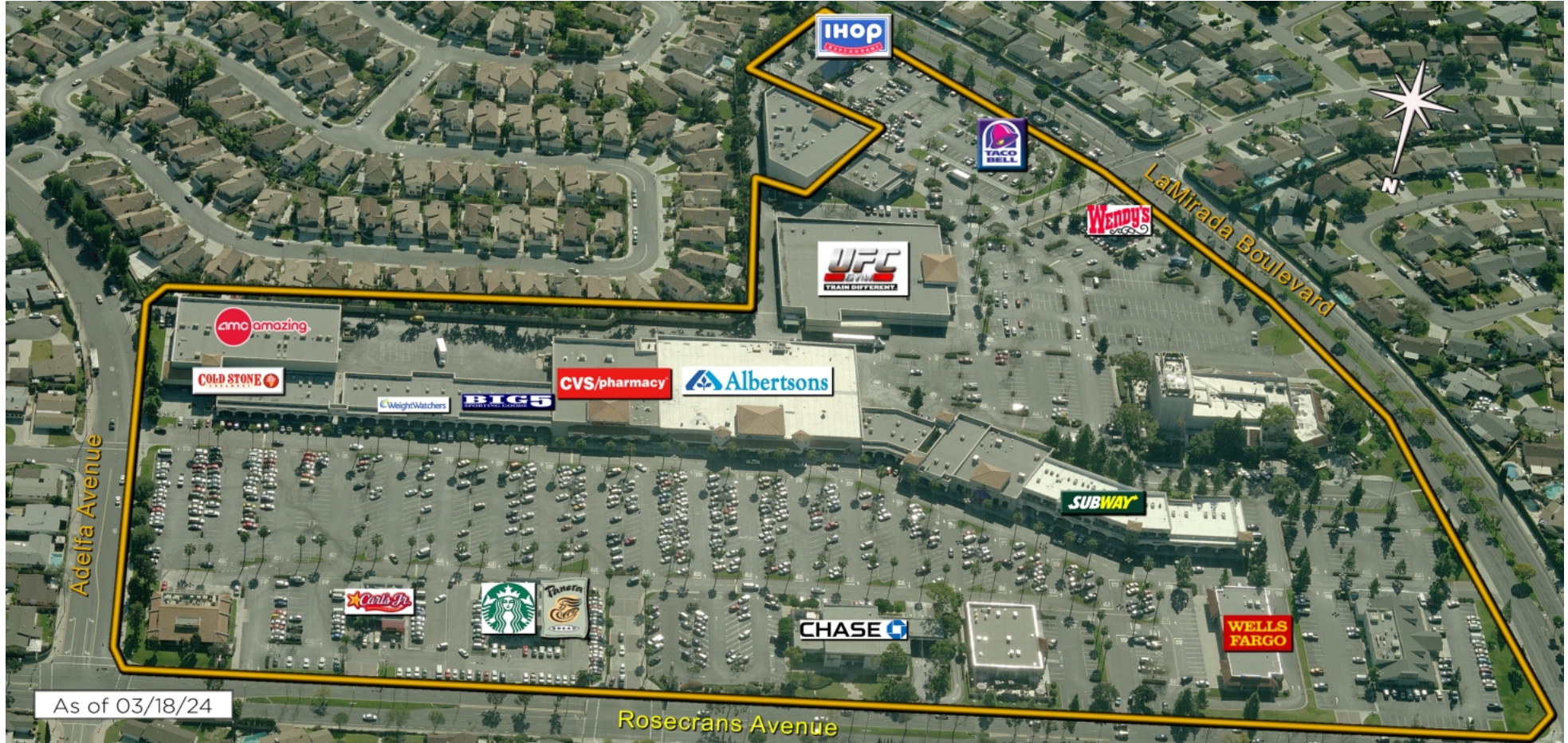
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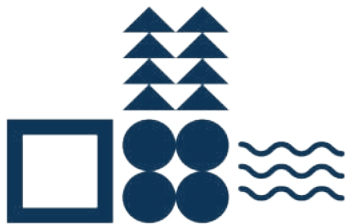
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As of 03/18/24

AERIAL



GROSS LEASABLE AREA (GLA)	264,513 SF
PARKING SPACES	1,954
PARKING RATIO	7.39 per 1,000 SF

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[www.kimcorealty.com/105510](http://www.kimcorealty.com/105510)



DENSITY AERIAL

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■ Available   ■ Potentially Available   ■ Non-Controlled   ● Curbside Pick-up



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	TENANT	SQ FT		TENANT	SQ FT		TENANT	SQ FT
1	Shabuya	9,600	18	Leased	1,588	36	Ginzaya Sushi Restaurant	2,094
2	Wells Fargo	9,000	19	Chuck E Cheese	10,000	37	Cabo Taco Baja Grill	2,793
3	VCA La Mirada Animal Hospital	8,512	20	Fashion Q	5,375	38	AMC Theatres	24,900
4	JPMorgan Chase Bank	9,500	21	Plaza Cleaners	1,540	39	UFC Gym	45,388
5	Panera Bread	4,698	22	Complete Wellness of La Mirada	3,317	40	Wendy's	3,000
6	Starbucks Coffee	1,680	23	Uno Tea House	1,050	41	Juice Stop	1,260
7	Carl's Jr.	3,000	25	CVS	22,268	42	Cassidy's Corner Cafe	2,130
8	Leased	7,000	26	Big 5 Sporting Goods	10,000	43	Smile Works Dentistry & Orthodontics	1,610
9	Westworld Realty	5,278	27	Beauty Concept	1,252	44	Taco Bell	1,960
10	La Mirada Smoke Shop	1,278	28	Phenix Salon Suites	4,160	45	IHOP	2,000
11	Retro Wear	2,103	29	Hall of Tech	1,254	46	Suburban Water Systems	6,302
12	20/20 Optometry	1,617	30	Habibi Grill	1,398	47	Gold Soul Midwifery	979
13	Postal Stop	1,050	31	Available	3,150	48	Available	759
14	Pioneer Nails	1,050	32	Available (Former Hair Salon)	1,400	49	Save a Life CPR	864
15	La Mirada Dental Care	1,400	33	Cold Stone Creamery	1,050	50	Kristen Soto LMFT & Catherine Martinez LMFT	026
16	Available	1,600	34	Miji Beauty	1,043	51	U.S. Postal Service	26,577
17	Subway	1,260	35	Kumon Math & Reading Center	1,400			

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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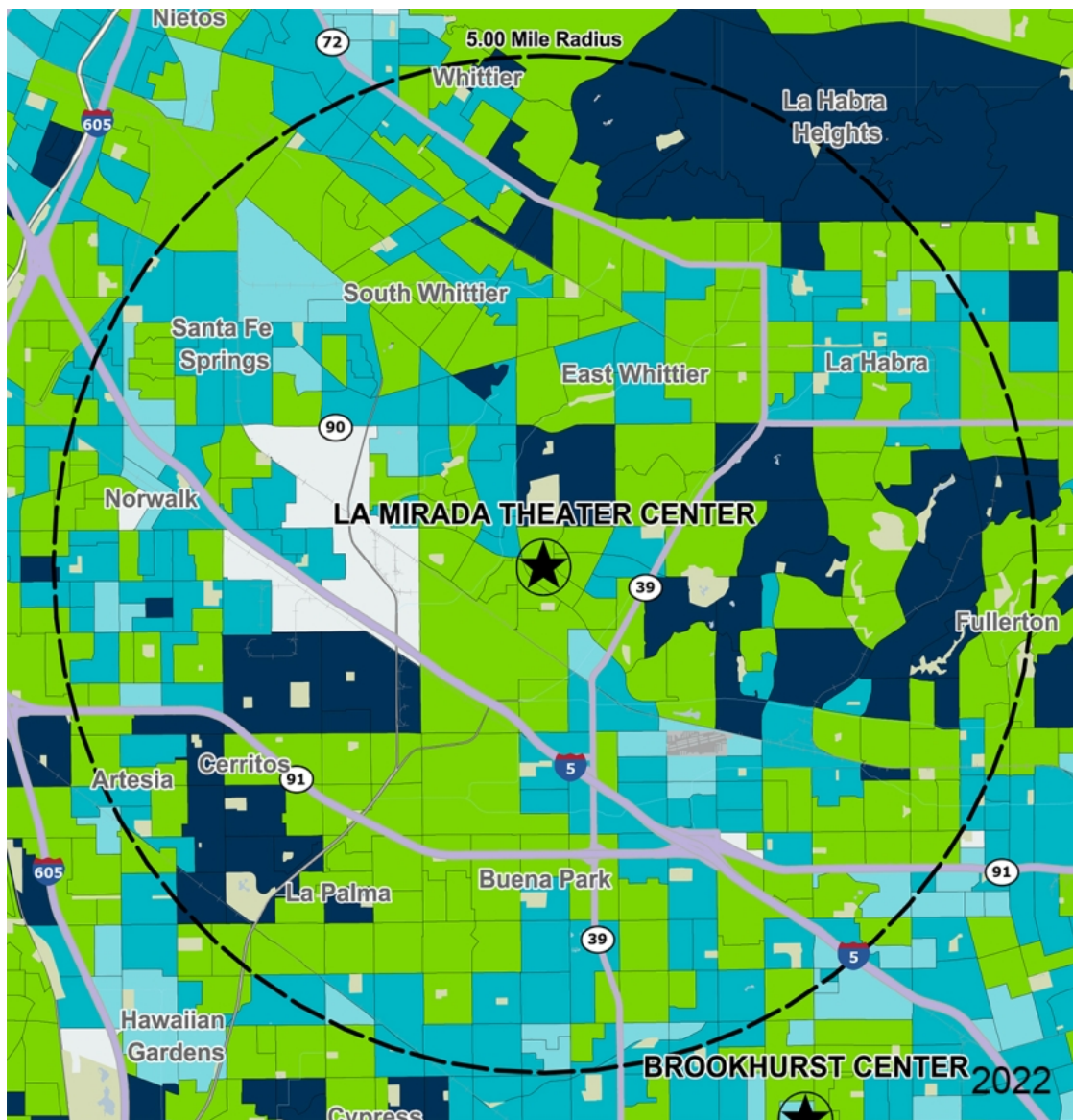


COMPETITION MAP

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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	18,788	174,860	553,648
Daytime Pop	25,420	182,252	558,899
Households	5,560	52,239	164,288
Average HH Income	\$115,587	\$113,805	\$112,318
Median HH Income	\$98,283	\$92,180	\$90,103
Per Capita Income	\$35,963	\$34,554	\$33,737

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



# La Mirada Theater Center

Rosecrans Ave. & La Mirada Blvd., La Mirada, CA



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