



La Mirada Theater Center

La Mirada, CA

Los Angeles-Long Beach-Anaheim (CA)



Matt Magnaghi

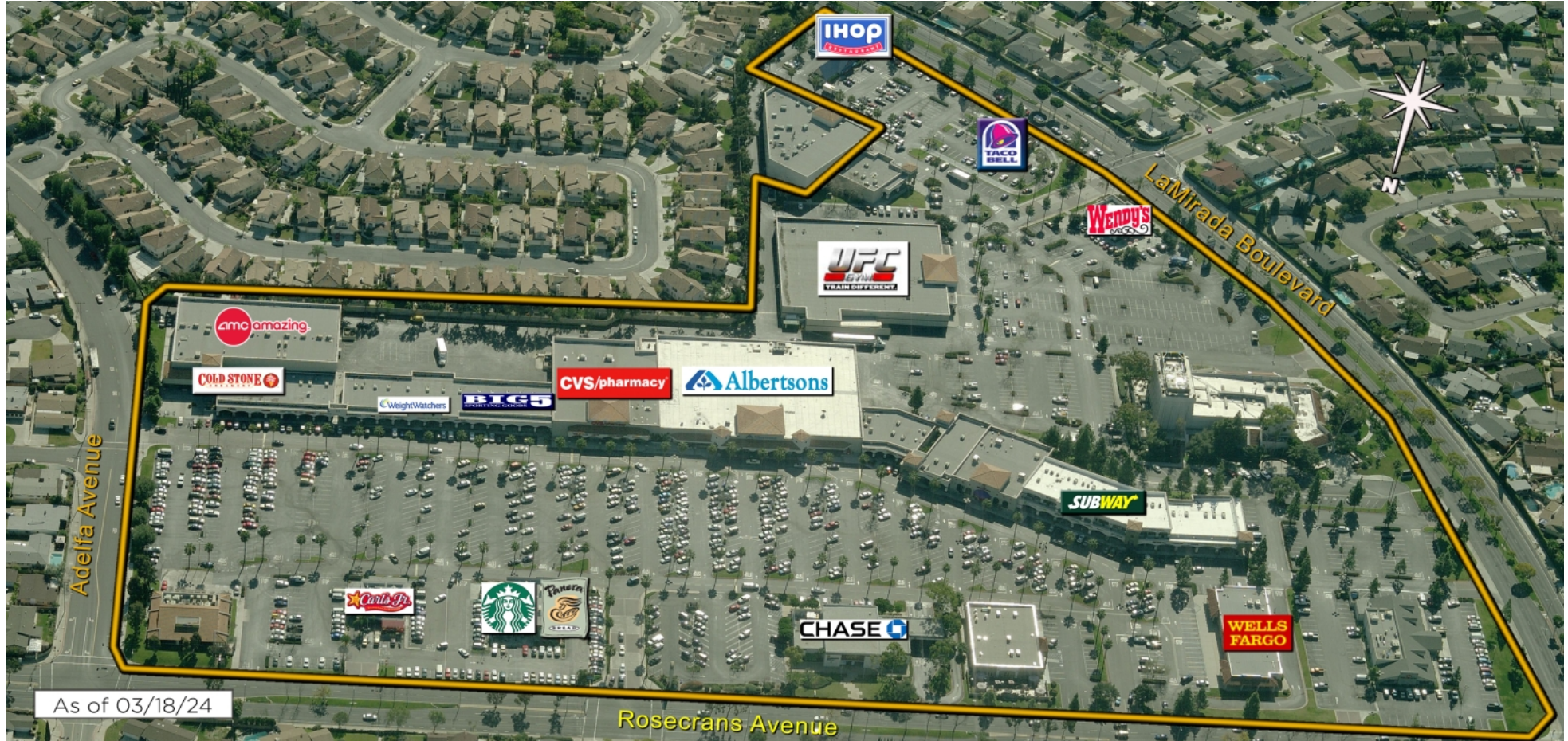
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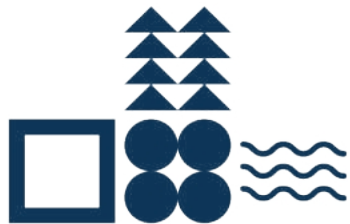
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AERIAL



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

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Google Earth

DENSITY AERIAL



Property Overview

La Mirada Theater Center is a 264,513-square-foot, well-anchored, community shopping center located in a high-density area. Located in the southeastern border of Los Angeles County, the center features strong tenancy, easy access and ample parking.

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www.kimcorealty.com/105510

■ 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 Complete Wellness of La Mirada	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 Available	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 Good Game Collectibles	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 Mogn Nails	3,150	48 Elite Force HR	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	1,026
16 Movita Juice Bar	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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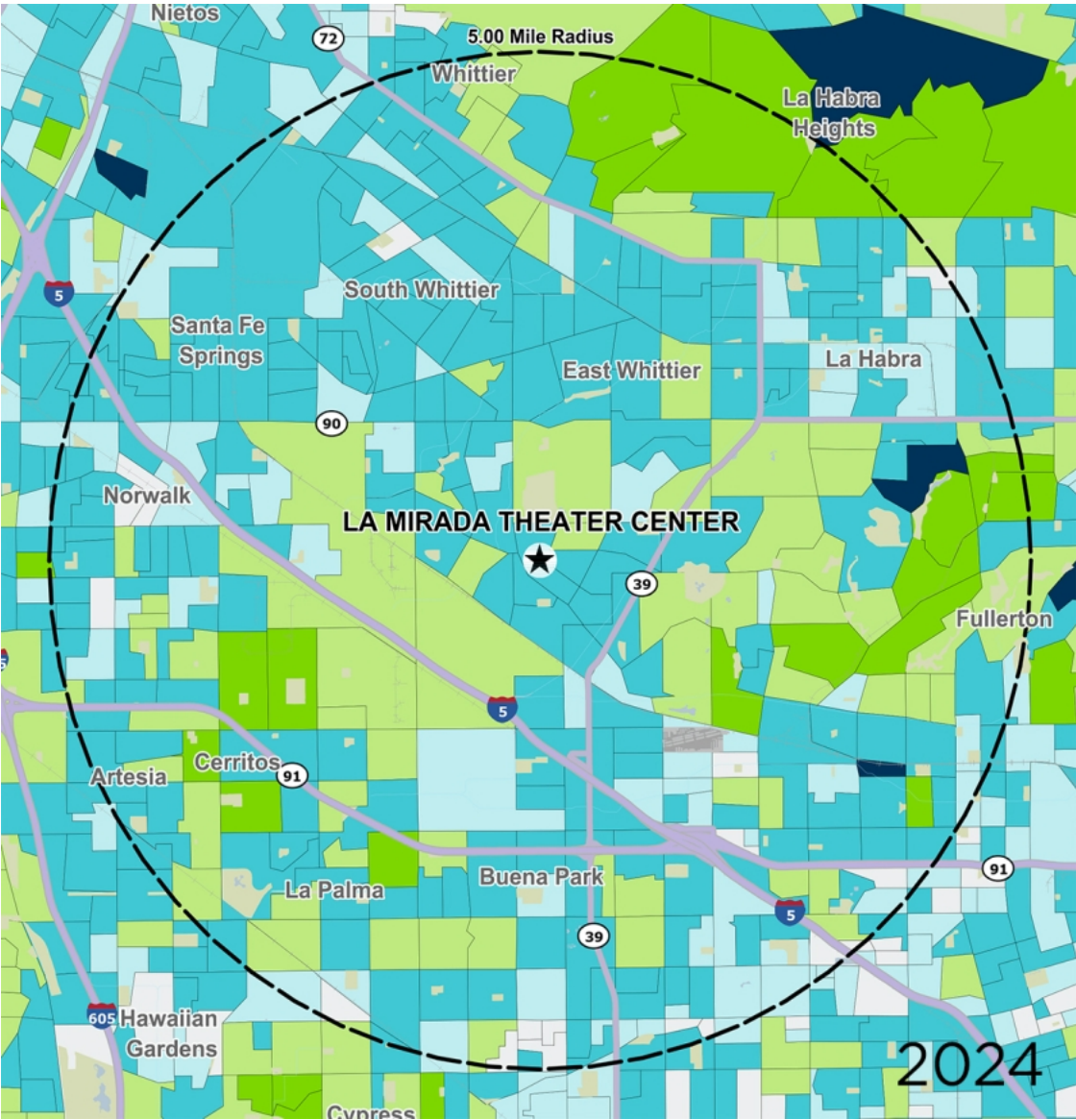


COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	20,059	178,661	564,441
Daytime Pop	21,008	171,849	558,116
Households	5,965	55,038	171,959
Average HH Income	\$130,156	\$128,731	\$129,203
Median HH Income	\$111,328	\$109,093	\$106,173
Per Capita Income	\$40,165	\$39,995	\$39,683

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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La Mirada Theater Center

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



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