

etarget Excess Properties For Sale/Lease



1701 N GAFFEY ST | SAN PEDRO, CA

- · Target anchored outparcel opportunity
- Within miles of the Port of Los Angeles which is the busiest in the United States
- Strong demographics with an Average Household Income of approx. \$89,235 within 2 miles

Size

± 4,500 SF Outparcel

Traffic Counts

I-110: 87,000 CPD

N Gaffey St: 18,350 CPD

Erik Westedt

RE License #CA - 01372758 Tel +1 213 545 4500

erik.westedt@am.jll.com

Blake Kaplan

RE License #CA - 02001158

Tel +1 909 702 3367

blake.kaplan@am.jll.com

Aerials



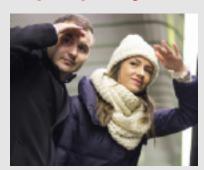


Key Area Retailers

Target Starbucks Home Depot

Area Profile		Mile Radius	Mile Radius	Mile Radius
8	Estimated Population	13,265	173,973	321,160
8	Daytime Population	12,565	143,538	315,808
3	Total Housing Units	5,035	58,783	106,389
	Median Age	42	36	38
\$ +	Average Household Income	\$107,205	\$91,177	\$102,160
601 \$	Median Household Income	\$86,758	\$61,140	\$70,734

Top Tapestry Lifestyle Segments 3 Mile Radius



CITY LIGHTS

18.9%

We're urban dwellers that value equality, both in terms of social welfare and equal opportunity. We range from single to married-couple families that may or may not have children. We rent and own in racially- and ethnically-diverse neighborhoods. Most of us have some college education and we earn good incomes.



INTERNATIONAL MARKETPLACE

17.7%

We live in culturally-diverse, densely-populated, urban and suburban neighborhoods in New York, New Jersey, or California. Most of us are young, Hispanic families. Some of us have children. We visit theme parks, go to the beach, play soccer, and eat fast food.



LAS CASAS

16.1%

We live in family-oriented, multigenerational households. We buy products for our children and we value convenience. We enjoy the latest trends and fashions. We're young and frequently rent, but we're stable. Our communities are more impacted by new immigrants than local moves.