

# BALDWIN HILLS SHOPPING CENTER

LA BREA AVENUE & RODEO ROAD | LOS ANGELES, CALIFORNIA

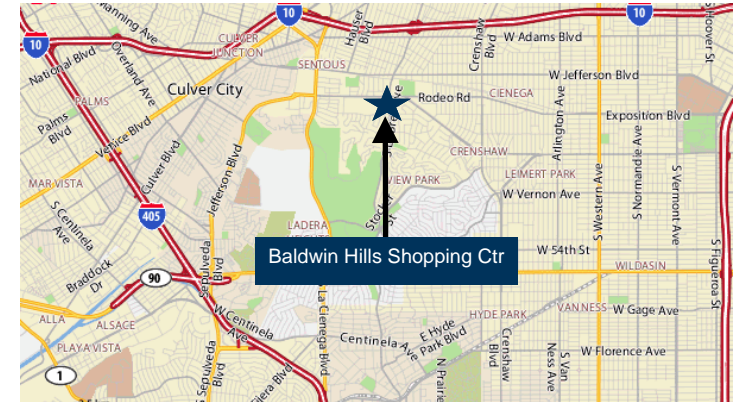
**Pad  
Opportunity  
Available!**

**For leasing information,  
contact:**

Stacy Aguirre  
(310) 314-2579  
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Watt Companies, Inc.  
2716 Ocean Park Blvd.  
#3040  
Santa Monica, CA 90405

(888) 310-WATT  
(310) 314-2430  
www.wattcompanies.com



## PROPERTY DETAILS:

- Extremely dense trade area - over 1 million in 5 miles
- Close proximity to 10 Freeway
- Bustling retail intersection

## DEMOGRAPHIC HIGHLIGHTS:

Estimates	1 Mile	3 Miles	5 Miles
Population	45,644	341,129	1,113,720
Average Household Income	\$32,747	\$46,372	\$43,503

Source: Claritas 2009

## TRAFFIC COUNTS:

Intersection	Cars Per Day
La Brea & Rodeo	90,000

Source: City of Los Angeles, 2008

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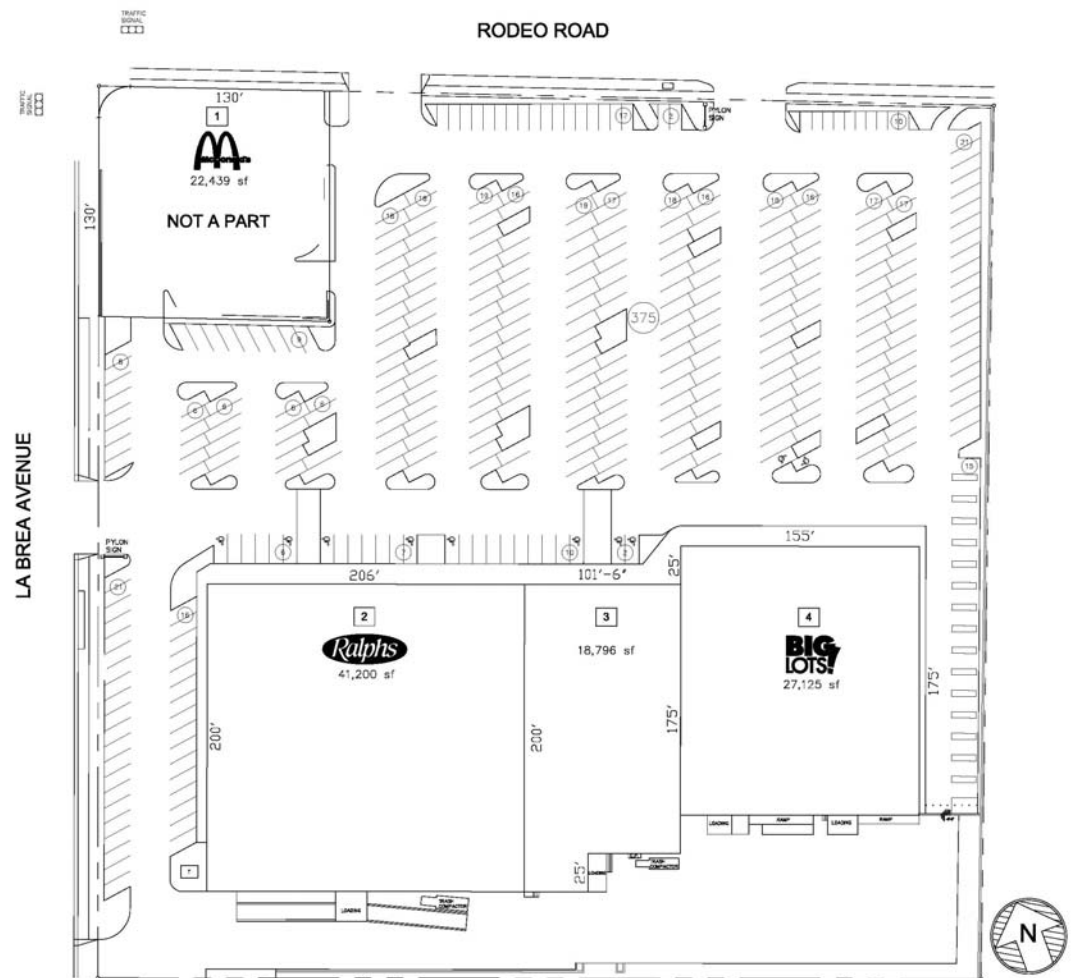
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TENANT LEGEND		
SUITE	TENANT	SF
1	MCDONALD'S	22,439 sf
2	RALPHS	41,200 sf
3	TREASURE HUNT	18,796 sf
4	BIG LOTS	27,125 sf



**JOIN THESE RETAILERS:**



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