

RETAIL FOR LEASE

144,000 SQUARE FEET

13401 Crossroads Pkwy. N., City of Industry, CA



LOCATED AT THE CONVERGENCE OF THE 60 AND 605 FREEWAYS



BUILDING FEATURES

Direct Access to 60 Freeway Full Interchange

3% of entire US Population within 25 miles

780 Parking Stalls

12.93 Acres

Zoned "C" Commercial

TRAFFIC COUNTS

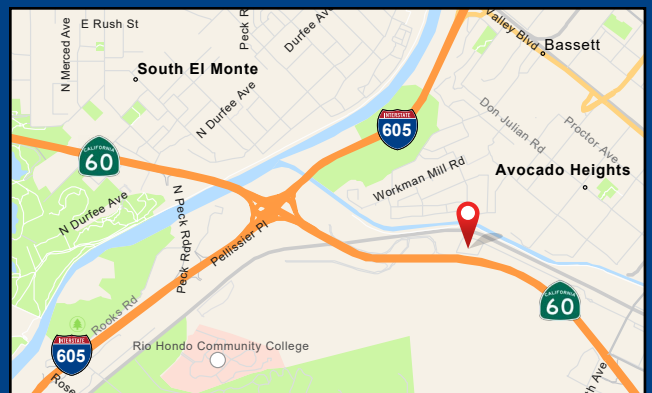
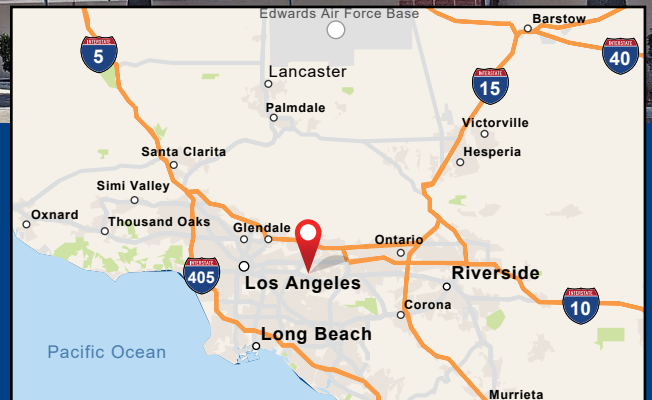
60 Freeway: 261,000 ADT (CalTrans, 2019)

605 Freeway @ 60: 253,000 ADT (CalTrans, 2019)

Crossroads Parkway Exit: 9,000 ADT (SiteSeer 2020)

Demographics (SiteSeer, 2021)

DISTANCE	POPULATION	AVG HH INC.
5 MILES	500,700	\$83,700
10 MILES	2,000,300	\$94,500
25 MILES	10,300,000	\$98,800



For further information, contact:

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**Pylon Signage
530 Feet of Freeway Frontage**

HIGH TRAFFIC COORIDOR

This former Fry's Electronics location is at the heart of Los Angeles County with approximately 5% of the entire US population within a 60 minute drive. Combined with excellent visibilty and access this location is perfect for a retailer covering a large trade area.

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