

FOR LEASE | ±1,362-1,602 SF AVAILABLE

# RETAIL SHOP IN PRIME LOCATION

SEC S Alvarado Street & 8th Street | Los Angeles, CA



For leasing, please contact:

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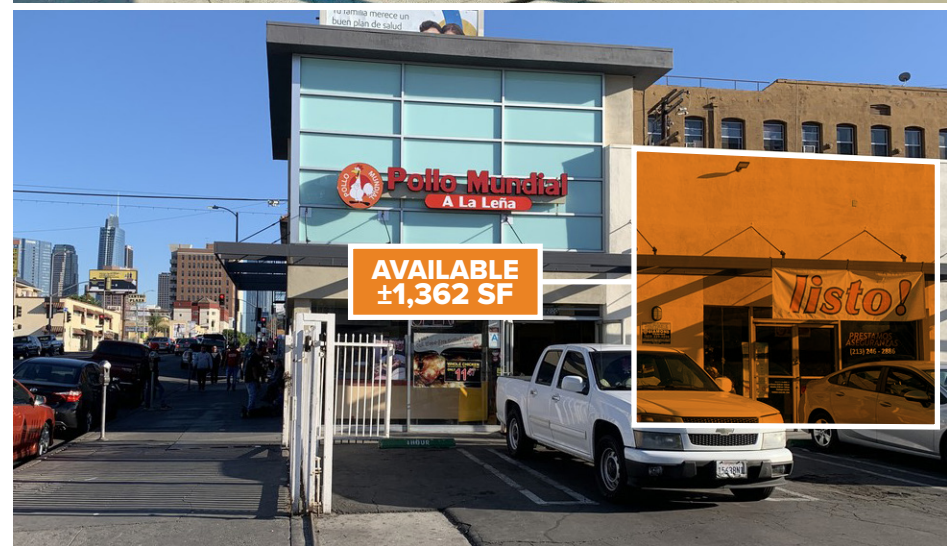
# PROJECT HIGHLIGHTS

- Approximately ±1,362 - 1,602 SF retail shop space located in newly re-developed shopping center
- Prime location in between Koreatown and Downtown LA
- Located at the signalized intersection of Alvarado Street and 8th Street (approx. 41,400 CPD)
- Incredibly dense population with 131,012 residents in a 1-mile radius
- High foot and traffic counts
- Two minute walk to the West MacArthur Park Metro Station
- Ample parking with easy ingress/egress from both streets
- Located next to countless national/regional tenants

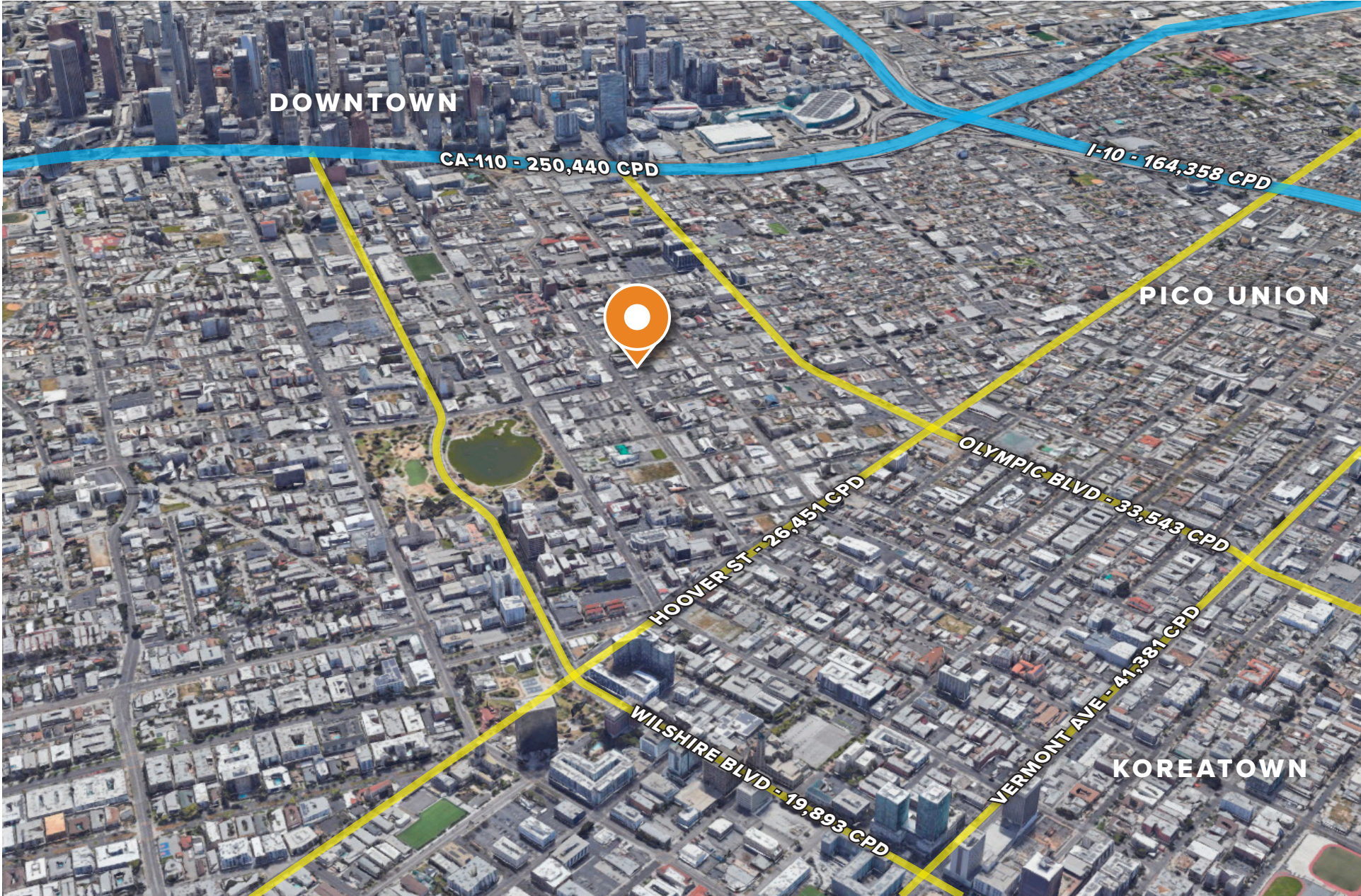
## DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Total Households	46,534	231,420	466,011
Total Population	131,012	626,570	1.29 M
Avg. Household Income	\$54,706	\$70,422	\$79,745

## SURROUNDING RETAILERS:



# AREA OVERVIEW



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# DEMOGRAPHIC REPORT

Population	1 Mile	3 Mile	5 Mile
Total population	131,012	626,570	1.29 M
Average age	33.9	35.3	35.2
Average age (Male)	32.8	34.3	34.1
Average age (Female)	35.5	36.8	36.5
Households & Income	1 Mile	3 Mile	5 Mile
Total households	46,534	231,420	466,011
# of persons per HH	2.7	2.5	2.7
Average HH income	\$54,706	\$70,422	\$79,745
Average house value	\$626,442	\$799,027	\$801,422
Race (%)	1 Mile	3 Mile	5 Mile
White	17.8%	19.7%	23.2%
Hispanic	69.6%	55.6%	56.8%
Black	4.2%	7.2%	10.2%
Asian	17.1%	23.7%	16.1%
Hawaiian	-	0.1%	0.1%
American Indian	4.0%	2.5%	2.3%
Other	44.1%	34.6%	35.1%

