

FOR LEASE | ±4,458 - 15,685 SF

RETAIL SHOP SPACE AVAILABLE

NEC S Alvarado Street & W 6th Street | Downtown Los Angeles, CA



For leasing, please contact:

MATT SAKER | LIC. 02016706
T 424 282 5236 E Matt.Saker@BetaAgency.com

[BetaAgency.com](https://www.BetaAgency.com)
137 Eucalyptus Blvd
El Segundo, CA 90245

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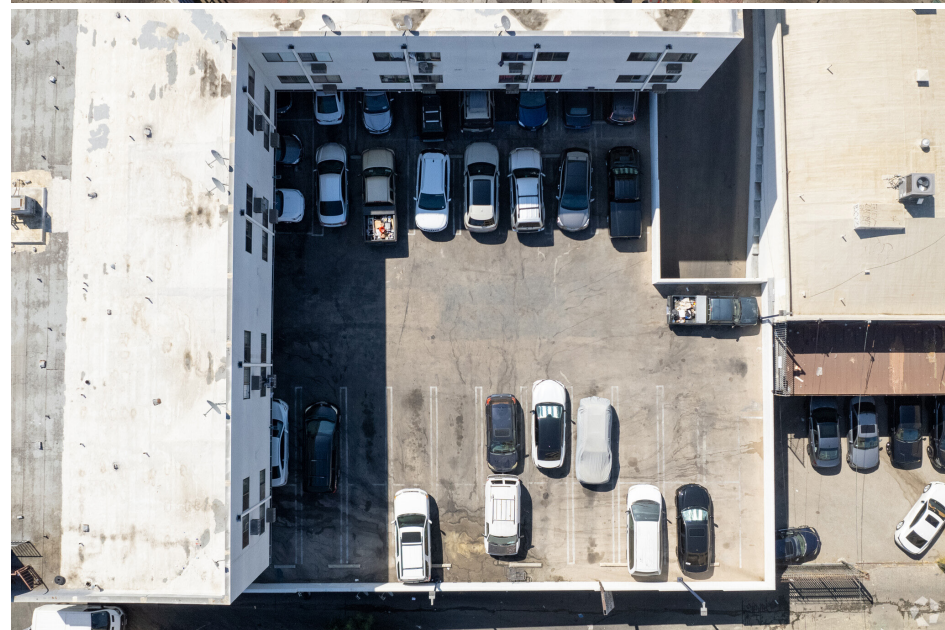
PROJECT HIGHLIGHTS

- ± 4,458 - 15,685 SF retail shop space available in prime DTLA
- Situated at the busy signalized intersection of Alvarado Street + 6th Street (Approx. 50,000 Cars Per Day), and only a minute walk from the Westlake/MacArthur Park Metro Station
- Close to Downtown Los Angeles and Koreatown
- Rapidly gentrifying neighborhood with 15 mixed-use projects underway in the immediate vicinity
- Property features high street visibility on high traffic Alvarado Street
- Very dense population demographics with approx. 126,000 residents in a 1-Mile radius

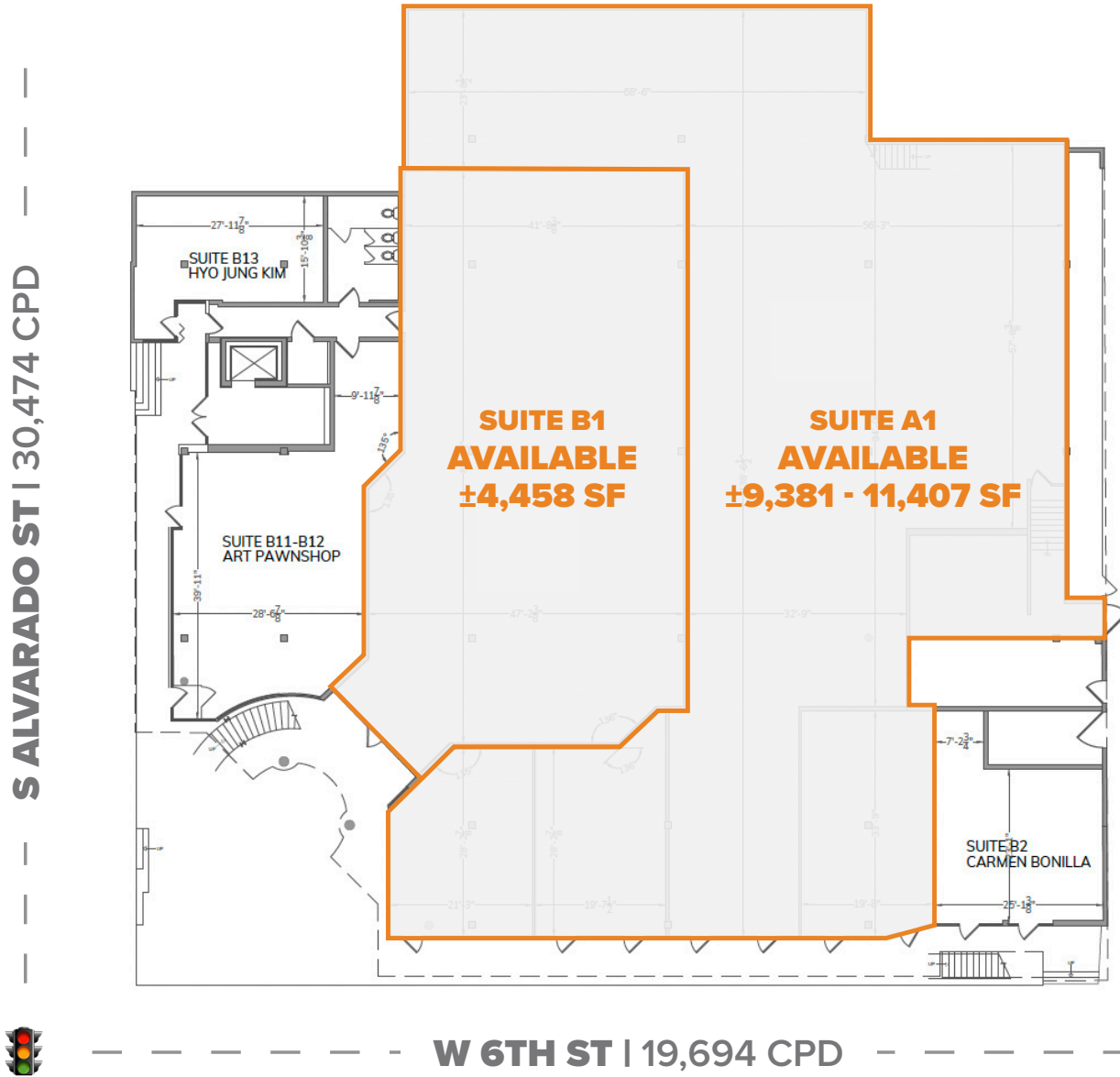
DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Total Households	46,529	225,423	450,380
Total Population	126,868	591,071	1.23 M
Avg. Household Income	\$61,700	\$76,365	\$86,478

SURROUNDING RETAILERS:



FLOOR PLAN



AREA OVERVIEW



DEMOGRAPHIC REPORT

Population	1 Mile	3 Mile	5 Mile
Total population	126,868	591,071	1.23 M
Average age	33.8	35.3	35.1
Average age (Male)	33.2	34.7	34.4
Average age (Female)	34.8	36.2	35.9
Households & Income	1 Mile	3 Mile	5 Mile
Total households	46,529	225,423	450,380
# of persons per HH	2.6	2.5	2.6
Average HH income	\$61,700	\$76,365	\$86,478
Average house value	\$750,469	\$872,812	\$879,846
Race (%)	1 Mile	3 Mile	5 Mile
White	21.1%	25.0%	27.2%
Hispanic	60.0%	50.5%	54.0%
Black	6.8%	8.2%	9.9%
Asian	19.8%	22.5%	15.6%
Hawaiian	-	0.1%	0.1%
American Indian	3.5%	2.2%	2.1%
Other	27.4%	23.9%	23.7%

