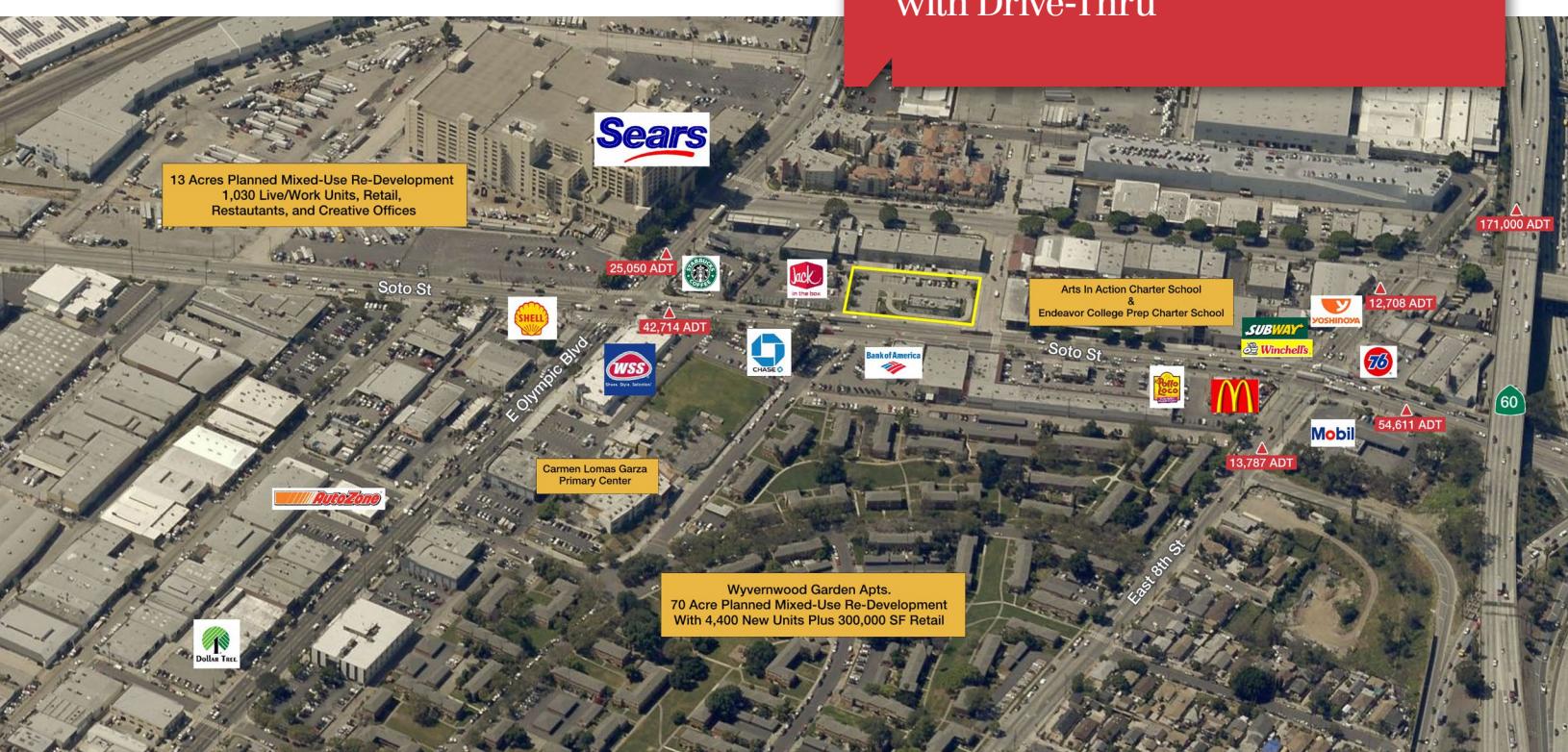


AVAILABLE FOR LEASE
Former Fast Food Building
with Drive-Thru



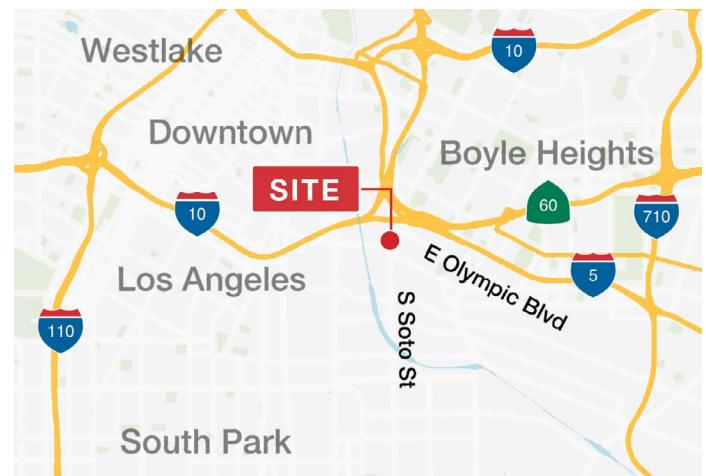
1301 S. Soto Street

Boyle Heights, CA

Property Highlights:

- Approx. 3,260 Sq. Ft. of Building on a 35,060 Sq. Ft. Corner Lot
- 2002 Construction
- All Entitlements in Place
- Adjacent Former Sears Headquarters (13 Acres Planned Mixed Use Redevelopment of 1,030 Live/Work Units, Retail, Restaurants and Creative Office) and Wyvernwood Garden Apartments (70 Acre Planned Mixed-Use Redevelopment with 4,400 New Units Plus 300,000 Sq. Ft. of Retail)
- Contact Broker Regarding Economics

DEMOGRAPHICS	1 MILES	2 MILES	3 MILES
TOTAL POPULATION	24,214	121,310	354,149
AVG. HH INCOME	\$47,872	\$47,058	\$53,085
NO. OF EMPLOYEES	13,547	74,854	289,377



Traffic Count

SOTO STREET	42,000
E. OLYMPIC BLVD.	25,000
TOTAL	67,000

FOR MORE INFORMATION:

Steven H. Weiss
Executive Vice President
818 905 2400 Ext. 134
sweiss@naicapital.com
Cal DRE License #0068554

15821 Ventura Blvd.
Suite 320
Encino, CA 91436
818 905 2400
naicapital.com

1301 S. Soto Street

Boyle Heights, California

AVAILABLE FOR LEASE
Former Fast Food Building
with Drive-Thru

Site Plan

