

FOR LEASE

BRAND NEW MIXED USE RETAIL DEVELOPMENT FOR LEASE

1101 MARTIN LUTHER KING JR. BLVD., LOS ANGELES, CA 90037 | LOS ANGELES, CA 90037



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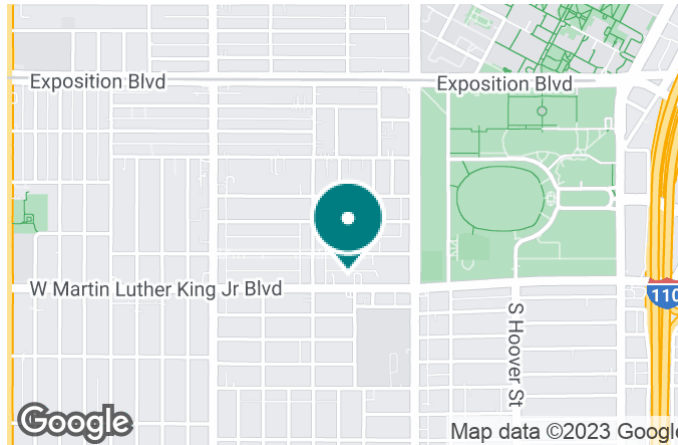
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- Retail Space in Newly Completed Mixed-Use Development
- +/-709 SF Retail Storefront Fronting Onto Busy Martin Luther King Jr. Blvd.
- Bright, Airy Space With Open Floor Plan
- Suitable For a Variety of Retail Uses
- Within Walking Distance of USC Campus + The LA Coliseum Sports Arena

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	17,749	164,660	466,638
Total Population	62,144	527,010	1,303,129
Average HH Income	\$55,417	\$59,085	\$63,493

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Retail storefront available in a newly completed mixed-use development south of downtown Los Angeles, adjacent to USC's central campus and the LA Coliseum sports arena. The property boasts high visibility frontage on busy Martin Luther King Jr. Boulevard. Currently in vanilla shell condition, the bright, airy space features floor-to-ceiling windows and an open floor plan suitable for a variety of retail uses.

LOCATION DESCRIPTION

Situated on Martin Luther King Jr. Boulevard just west of the intersection at Vernon Avenue, south of downtown Los Angeles. The site is a short distance from USC's central campus, which begins six blocks east at Exposition Boulevard. And less than half a block from the LA Coliseum sports arena, home field of the USC Trojans football team.

OFFERING SUMMARY

Lease Rate:	\$3.00 SF/yr (NNN)
Available SF:	709 SF
Building Size:	34,000 SF

SPACES

	LEASE RATE	SPACE SIZE
1101 Martin Luther King Jr. Blvd., Los Angeles, CA 90037	\$3.00 SF/yr	709 SF

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INTERIOR PHOTOS

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PARKING LOT + EXTERIOR SPACE

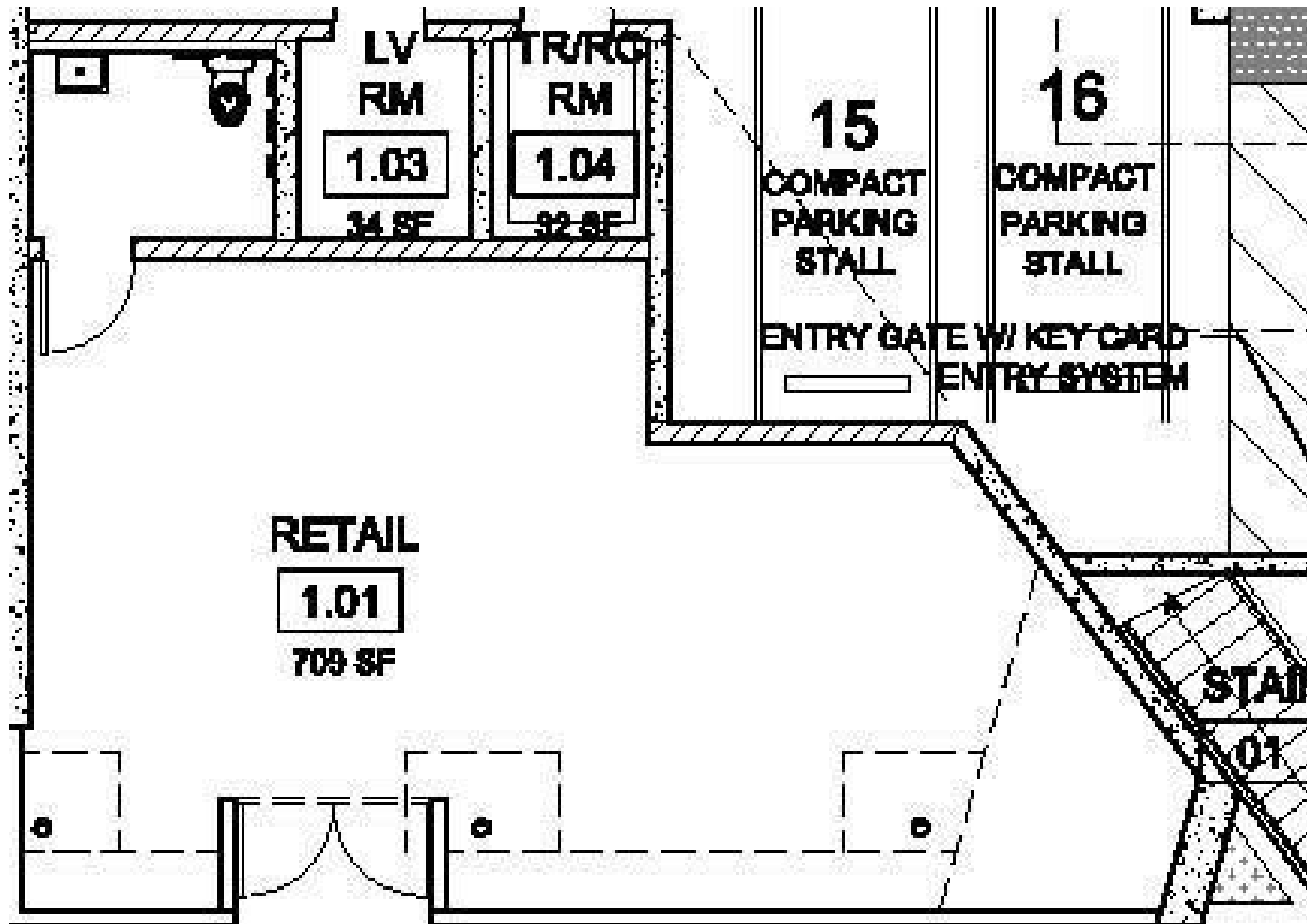
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FLOOR PLANS

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RETAILER MAP

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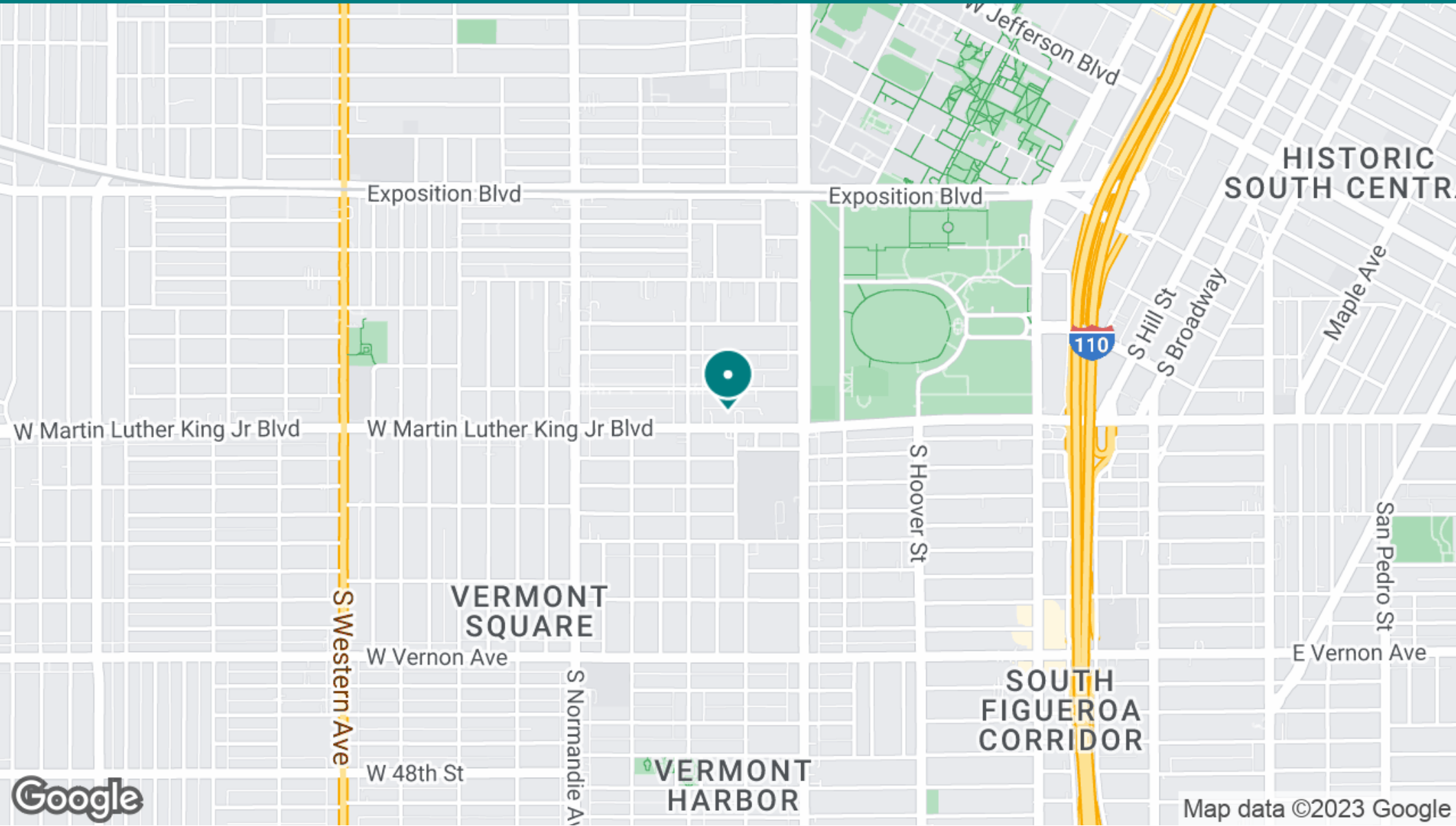


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LOCATION MAP

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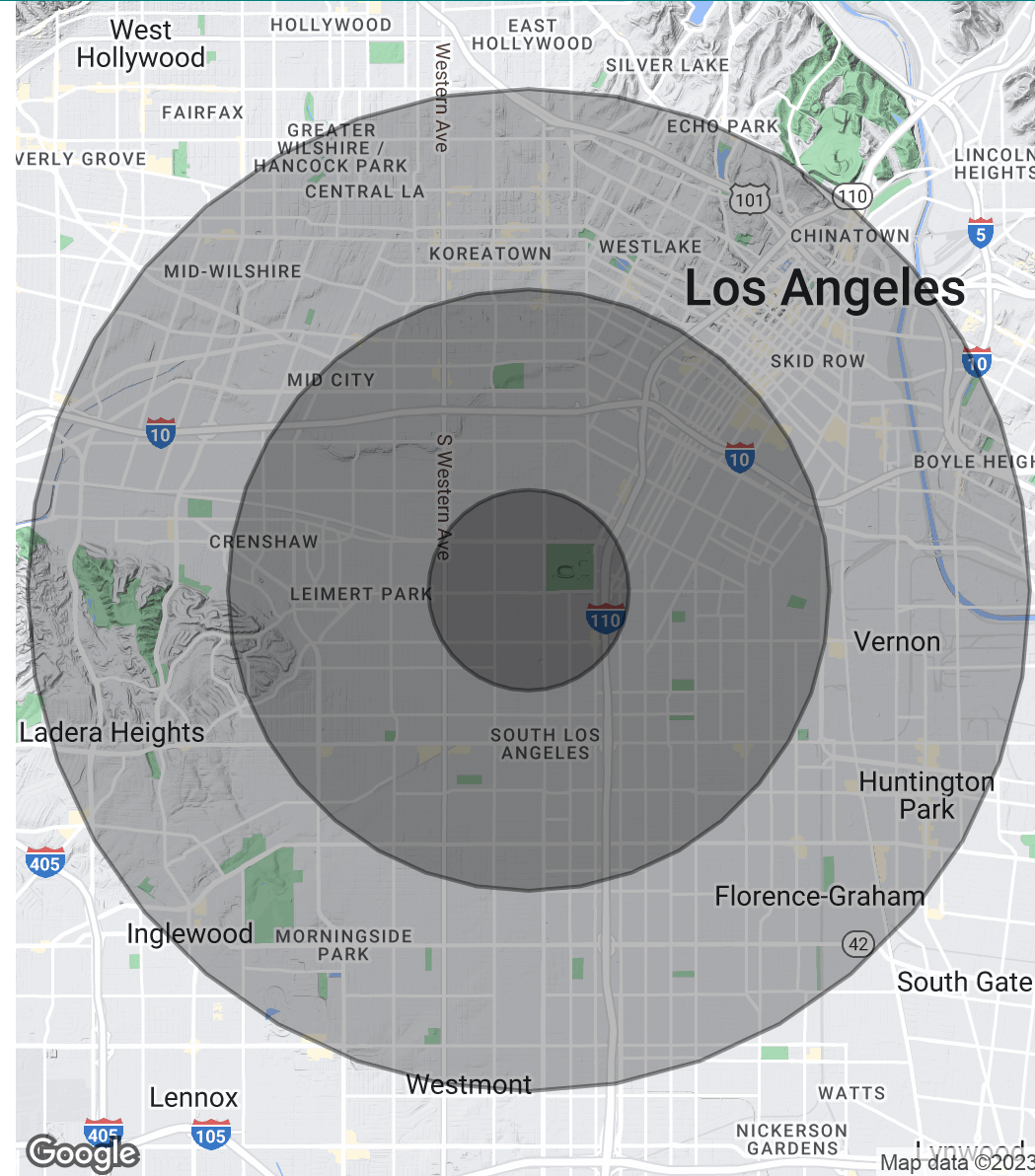
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	62,144	527,010	1,303,129
Average Age	32.2	32.9	34.3
Average Age (Male)	30.9	31.6	33.2
Average Age (Female)	33.7	34.3	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	17,749	164,660	466,638
# of Persons per HH	3.5	3.2	2.8
Average HH Income	\$55,417	\$59,085	\$63,493
Average House Value	\$434,908	\$475,314	\$461,727
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	69.1%	68.3%	60.5%
RACE	1 MILE	3 MILES	5 MILES
% White	36.9%	31.5%	32.1%
% Black	19.3%	19.6%	19.3%
% Asian	5.2%	6.1%	10.5%
% Hawaiian	0.2%	0.2%	0.2%
% American Indian	1.1%	0.9%	0.9%
% Other	30.2%	35.3%	30.6%

* Demographic data derived from 2020 ACS - US Census



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