

LEASING

FREESTANDING MEDICAL
+ END CAP RETAIL SPACE

5,000 SF
Freestanding
Medical

1,000 SF
End Cap
Retail



1st Street

GEOFFREY GROSSMAN

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AARON GUIDO

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LEASING

BROKERAGE

INVESTMENTS

PROPERTY SUMMARY

FREESTANDING MEDICAL OFFICE + END CAP RETAIL | HIGH-VISIBILITY EAST LOS ANGELES LOCATION | 3513-3517 EAST 1ST STREET, EAST LOS ANGELES, CA 90063 BROCHURE | PAGE 2



PROPERTY DESCRIPTION

Located in a busy 7-Eleven-anchored shopping center at the corner of 1st Street and Alma Avenue, this East Los Angeles property offers prime visibility, strong traffic counts, and excellent accessibility from both directions. The center features drought-resistant landscaping, monument signage, and a convenient onsite parking lot with additional street parking. Positioned in Wellington Heights near Boyle Heights and City Terrace, the property benefits from dense residential populations and high Hispanic demographics, making it an ideal location for medical, retail, or office tenants seeking strong community exposure.

LOCATION DESCRIPTION

With quick access to the 60, 5, and 710 Freeways and a nearby Metro stop, the site is well-connected to the greater Los Angeles trade area. Surrounding retailers and community amenities drive consistent daily traffic, making this a highly desirable leasing opportunity.

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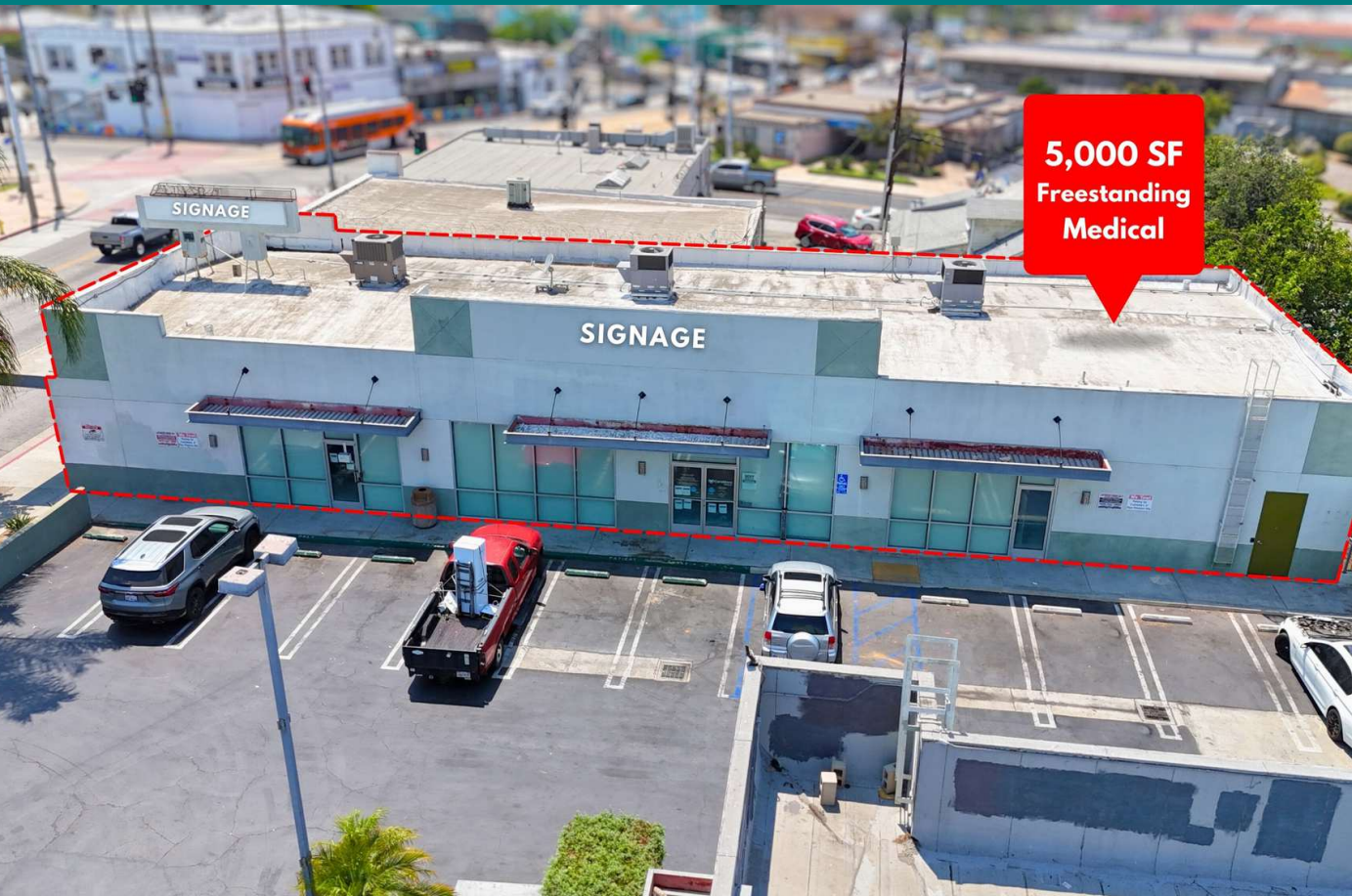
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FEATURES & AMENITIES

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NEIGHBORING RETAILER(S)



FEATURES & AMENITIES

- Well-Maintained Center With Excellent Curb Appeal & Landscaping
- Parking in Onsite Lot, Plus Ample Surrounding Street Parking
- Half a Block East of the Signalized Intersection + Metro Stop at Indiana Street
- Multiple Monument + Storefront Signage Opportunities
- Well Located in Wellington Heights, Near Boyle Heights + City Terrace
- Close to The Nearby 60, 5 + 710 Freeways

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	15,185	73,123	274,093
Total Population	56,315	255,217	848,490
Average HH Income	\$74,473	\$82,227	\$85,532

EXCLUSIVELY REPRESENTED BY

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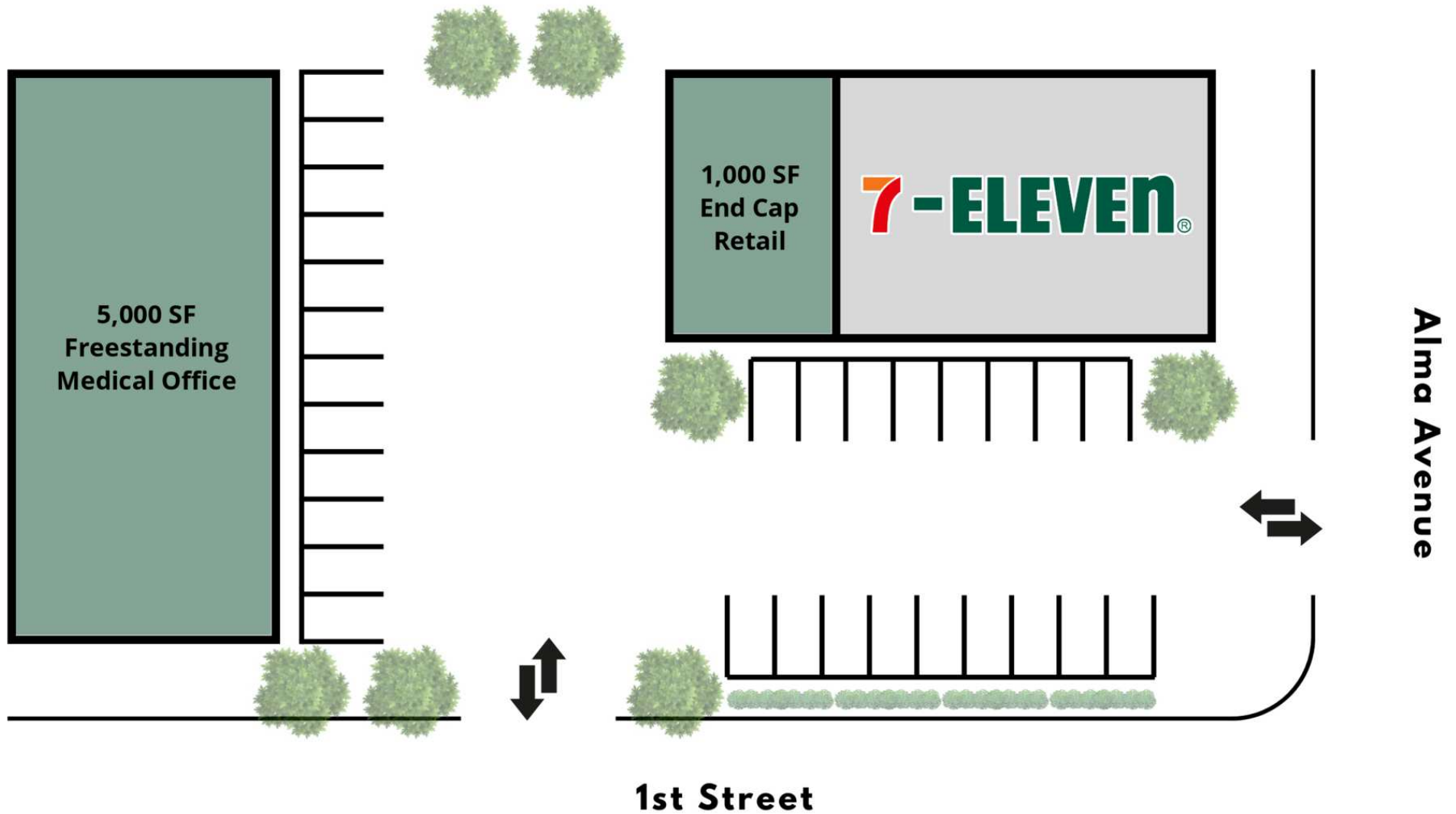
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SITE PLAN

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AVAILABLE SPACE DETAILS

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LEASE INFORMATION

Lease Type:	Est. \$1.00 NNN	Lease Term:	Negotiable
Total Space:	1,000 - 5,000 SF	Lease Rate:	\$3.00 SF/month

AVAILABLE SPACES

SUITE	STATUS	SIZE	NNN	BASE RATE	DESCRIPTION
3517	Available	1,000 SF	Est. \$1.00 NNN	\$3.00 SF/month	<p>This ±1,000 SF end cap retail suite is highly visible and well-suited for a variety of tenant types, including cellular service providers, insurance agencies, nail salons, quick-serve restaurants, or professional offices. Formerly occupied by Ace Check Cashing, the space benefits from strong daily foot traffic generated by the 7-Eleven anchor and surrounding dense residential neighborhoods.</p> <p>Positioned on the hard corner of 1st Street and Alma Avenue, the unit offers prominent storefront exposure, monument signage, and easy ingress/egress from both cross streets. With strong Hispanic demographics and proximity to Boyle Heights, City Terrace, and Wellington Heights, this location provides excellent brand visibility to a loyal and active customer base.</p> <p>Ideal Uses: Wireless/cellular, financial services, fast casual dining, insurance, beauty services, or local retailers.</p>
3517	Available	5,000 SF	Est. \$1.00 NNN	\$3.00 SF/month	<p>This ±5,000 SF freestanding former CareMore Health medical office is fully built out for immediate occupancy. The floor plan includes a patient waiting room with a public restroom, reception with admin office, five private exam rooms, a treatment room, medication dispensary, two private restrooms, and a physician's office. Perfect for healthcare providers, urgent care, or specialty clinics looking for a plug-and-play medical office in Los Angeles, the space offers substantial cost savings compared to ground-up medical buildouts.</p> <p>The location is anchored by 7-Eleven and surrounded by established neighborhood retailers, ensuring steady daily traffic. Excellent signage opportunities on both the monument and building façade enhance visibility along 1st Street. Ample onsite and street parking make this a convenient and accessible choice for patients and staff.</p> <p>Ideal Uses: Primary care, urgent care, specialty practice, dental office, dialysis, outpatient clinic.</p>

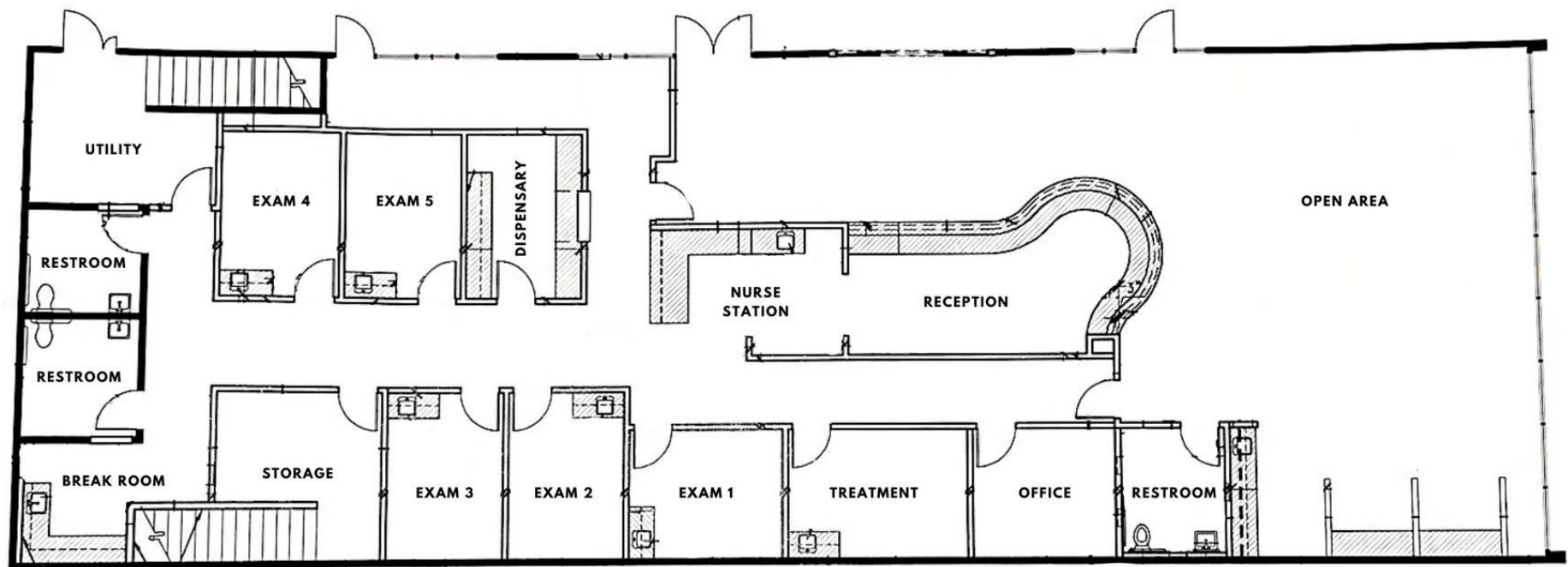
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MEDICAL SPACE FLOOR PLAN

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PARKING

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AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	56,315	255,217	848,490
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	37	39	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,185	73,123	274,093
Persons per HH	3.7	3.5	3.1
Average HH Income	\$74,473	\$82,227	\$85,532
Average House Value	\$742,842	\$770,403	\$825,499
Per Capita Income	\$20,127	\$23,493	\$27,590

RACE (%)	1 MILE	3 MILES	5 MILES
Population White (%)	15.30%	16.10%	17.40%
Population Black (%)	0.90%	2.40%	4.40%
Population American Indian (%)	3.20%	2.70%	2.70%
Population Asian (%)	1.30%	7.90%	13.80%
Population Pacific Islander (%)	0.10%	0.10%	0.10%
Population Other (%)	60.20%	52.40%	45.10%

Map and demographics data derived from AlphaMap

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