

FOR LEASE | ±1,394 SF

SUPERIOR PLAZA SPACE AVAILABLE

NWC of Florence Ave & Compton Ave | Los Angeles, CA



For leasing, please contact:

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PROJECT HIGHLIGHTS

- ±1,394 SF end cap retail shop space available in busy shopping center at the signalized intersection of Florence & Compton Avenue.
- Excellent street visibility
- Approximately 47,000 cars per day
- Monument signage available
- Strong co-tenancy with established national and regional retailers
- Dense infill trade area with strong surrounding population



DEMOGRAPHICS

| | | |
|--|--|---|
|  RESIDENTIAL POPULATION |  DAYTIME POPULATION |  AVG. HOUSEHOLD INCOME |
| 1 MILE 49,006 | 1 MILE 74,029 | 1 MILE \$84,263 |
| 3 Miles 461,104 | 3 Miles 292,149 | 3 Miles \$81,123 |
| 5 Miles 1.09 M | 5 Miles 722,436 | 5 Miles \$86,871 |



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SITE PLAN

SUPERIOR PLAZA

TOTAL GLA: ±15,209



| Tenant | SF |
|------------------|---------------|
| AutoZone | 6,704 |
| Winchell's | 1,575 |
| Pizza Hut | 2,000 |
| Kulture Boys | 960 |
| Subway | 1,060 |
| BanginBuns | 1,515 |
| AVAILABLE | 1,395 |
| TOTAL GLA | 15,209 |

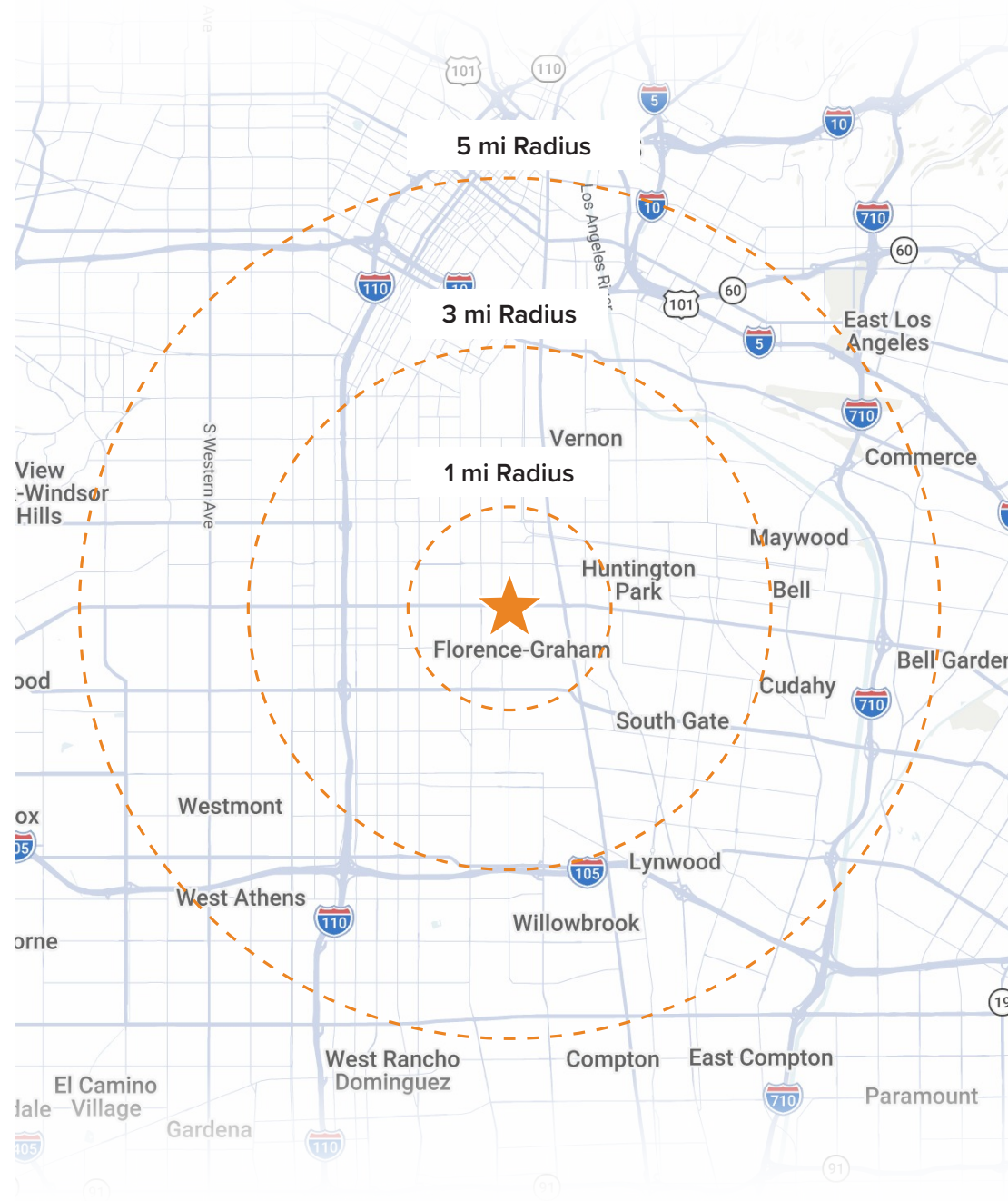


AREA OVERVIEW



DEMOGRAPHIC REPORT

| Population | 1 Mile | 3 Mile | 5 Mile |
|----------------------|-----------|-----------|-----------|
| Total population | 49,006 | 461,104 | 1.09 M |
| Average age | 30.9 | 31.7 | 33.3 |
| Average age (Male) | 30.5 | 31.1 | 32.7 |
| Average age (Female) | 31.4 | 32.4 | 34.1 |
| Households & Income | 1 Mile | 3 Mile | 5 Mile |
| Total households | 12,522 | 122,152 | 319,819 |
| # of persons per HH | 3.9 | 3.7 | 3.3 |
| Average HH income | \$84,263 | \$81,123 | \$86,871 |
| Average house value | \$579,364 | \$623,633 | \$664,938 |
| Race (%) | 1 Mile | 3 Mile | 5 Mile |
| White | 15.7% | 15.8% | 17.2% |
| Hispanic | 88.1% | 81.7% | 76.9% |
| Black | 8.4% | 13.6% | 18.0% |
| Asian | 1.5% | 1.9% | 4.1% |
| Hawaiian | 0% | 0% | 0.1% |
| American Indian | 2.2% | 2.4% | 2.3% |
| Other | 53.0% | 48.2% | 41.8% |



CHECKS CASHED
PAYDAY ADVANCE

CAMBIAMOS
CHEQUES

beta.

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