

The Edge

1930 W 6TH ST, LOS ANGELES, CA 90057

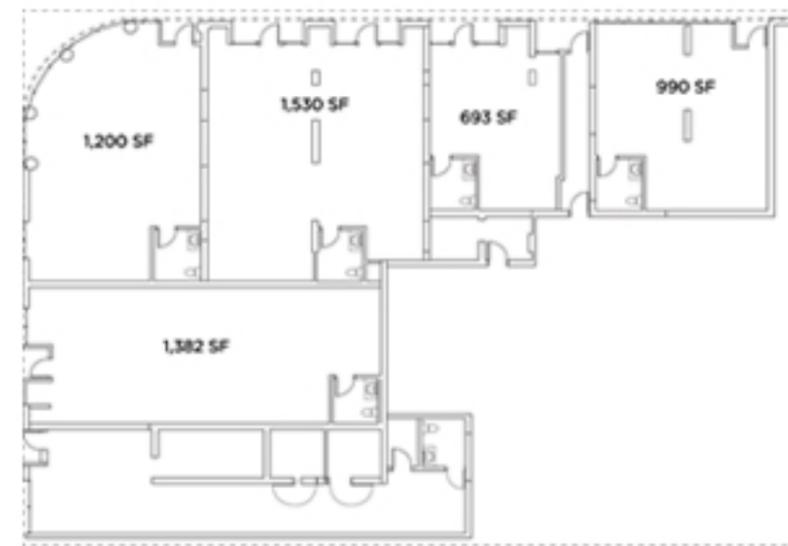
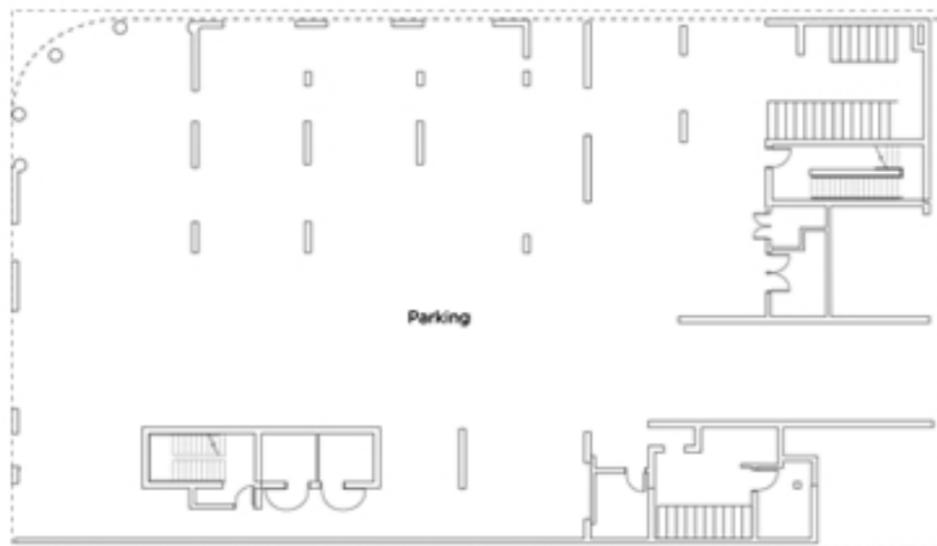
FOR LEASE

\$3.25/SF + NNN



Features

- Anticipated completion: Q1 2026
- 5 street level retail units
- 63 residential units above
- +25,000 VPD-Traffic Count
- Within 1.2-1.4 miles of two Metro stations
- Seeking National Credit & Local tenants
- Retail 1 - 200 amps
- Retail 2 - 200 amps
- Retail 3 - 400 amps
- Retail 4 - 400 amps
- Retail 5 - 200 amps



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CA #01424225



Each office independently owned and operated

www.SperryCGA.com

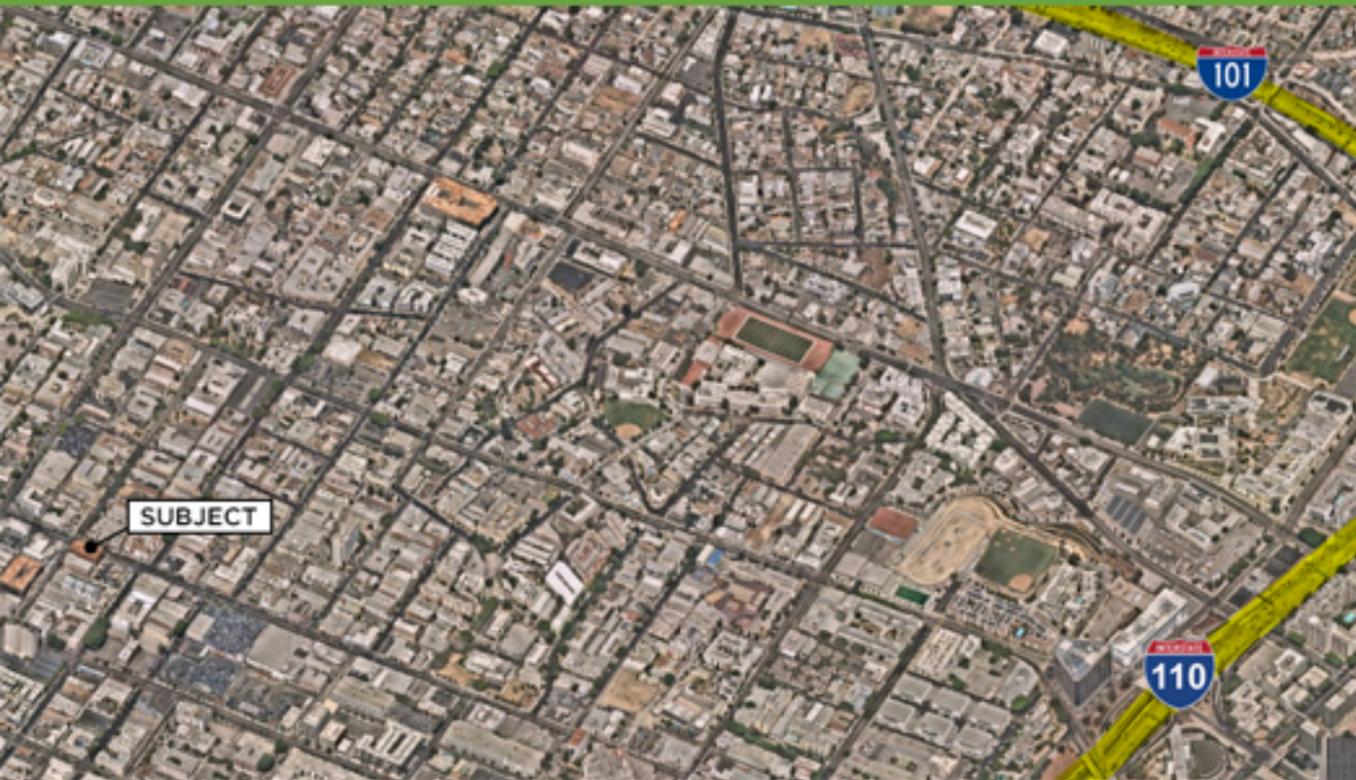
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\$4.50 psf + NNN



Demographic + Income Summary	1 Mile	3 Mile	5 Mile
Population	120,571	578,287	1,217,254
Households	46,242	229,600	458,382
Owner Occupied Hsng Units	2,524	29,504	92,792
Renter Occupied Hsng Units	43,718	200,096	365,590
Median Age	33.3	35.0	34.5
Median HH Income	\$41,897	\$52,718	\$56,981
Average HH Income	\$62,499	\$83,020	\$89,712
Per Capita Income	\$24,156	\$33,321	\$33,998
Traffic Summary			
+ 25,000 Cars Per Day			
Business Summary			
Total Businesses	5,696	42,330	69,594
Total Employees	57,248	347,327	583,457
Retail Demand Outlook			
	2022 Consumer Spending	2027 Forecasted Demand	Projected Spending Growth
Computers & Hardware/Home	\$5,552,938	\$7,244,525	\$1,691,587
Food at Home	\$321,554,040	\$419,455,421	\$97,901,381
Food Away From Home	\$134,258,396	\$175,141,715	\$40,883,319
Non Prescription Drugs	\$4,376,163	\$5,693,659	\$1,317,496
Prescription Drugs	\$7,891,464	\$10,262,125	\$2,370,661
Eyeglasses & Contact Lenses	\$2,728,287	\$3,561,650	\$833,363
Telephones & Accessories	\$4,003,085	\$5,231,437	\$1,228,352



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