

Keck Hospital of USC



State St.



Cesar E. Chavez Ave.

Adventist Health  
White Memorial  
Hospital

# Cesar E. Chavez & State

1907 E. Cesar E. Chavez | Boyle Heights, CA 90033

## Rare Los Angeles Development Opportunity



**Downtown Los Angeles**

**Adventist Health  
White Memorial  
Hospital**



**State St.**

**Cesar E. Chavez Ave.**





Cesar E Chavez & State presents a rare opportunity for development in a highly desirable location. This undeveloped land covers approximately 27,000 square feet and is situated at a signalized intersection with freeway visibility. Potential uses include medical, retail, and housing.



±26,834 square foot corner lot at the signalized intersection



Freeway adjacent and Freeway visible ( 5 Fwy / 10 Fwy)



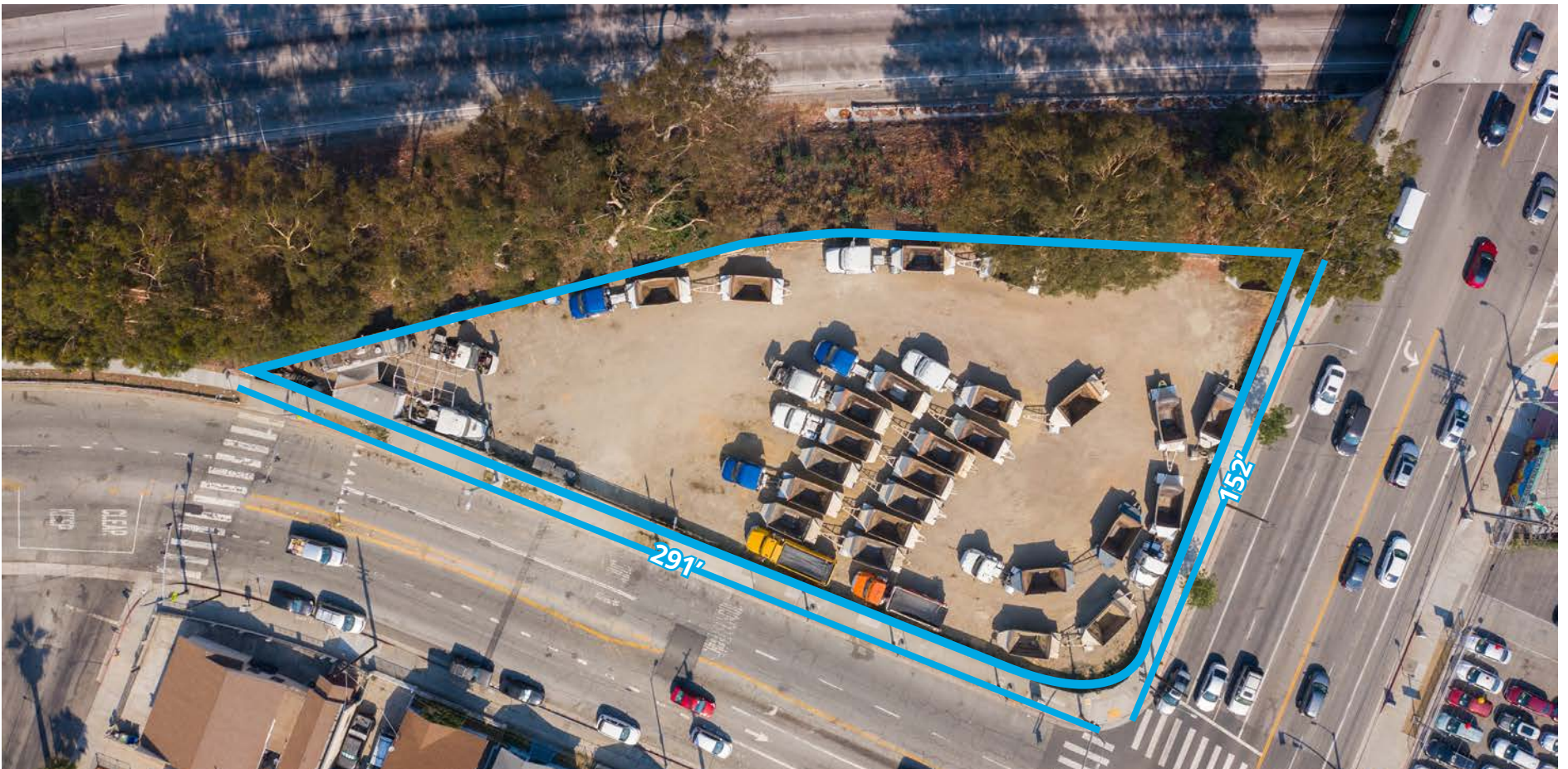
Across from White Memorial Hospital and less than 1-Mile from Keck Hospital of USC



Traffic Counts | ±230,000 Cars/Day Freeway  
±50,012 Cars/Day (Cesar E Chavez & State St)

# The Development Opportunity

Colliers is pleased to present a prime development site in the heart of Boyle Heights. The site is located at the Northeast corner of Cesar E Chavez & State, commonly known as 1907 E Cesar E. Chavez Avenue. Retained by the property owner as exclusive advisors, Colliers is offering a rare opportunity to enter the Boyle Heights trade area with the proposed development of a vacant land parcel totaling approximately  $\pm 27,000$  square feet.





# Neighboring Medical Facilities

Situated adjacent to Adventist Health White Memorial Hospital, **Cesar E Chavez and State** is a rare opportunity to provide complimentary goods and services to the patients, staff, and local residents.

**Adventist Health White Memorial Hospital** is staffed by over 400 physicians, 1,800 employees, and 400 volunteers, catering to more than 165,000 patients annually. Adventist Health White Memorial is a 353-bed, nonprofit, faith-based teaching hospital.

**Keck Hospital of USC** is a 401-bed acute care hospital, part of the Keck Medicine of USC, the medical enterprise of the University of Southern California. It is ranked among the top three hospitals in the Los Angeles metro area and top 10 in California.

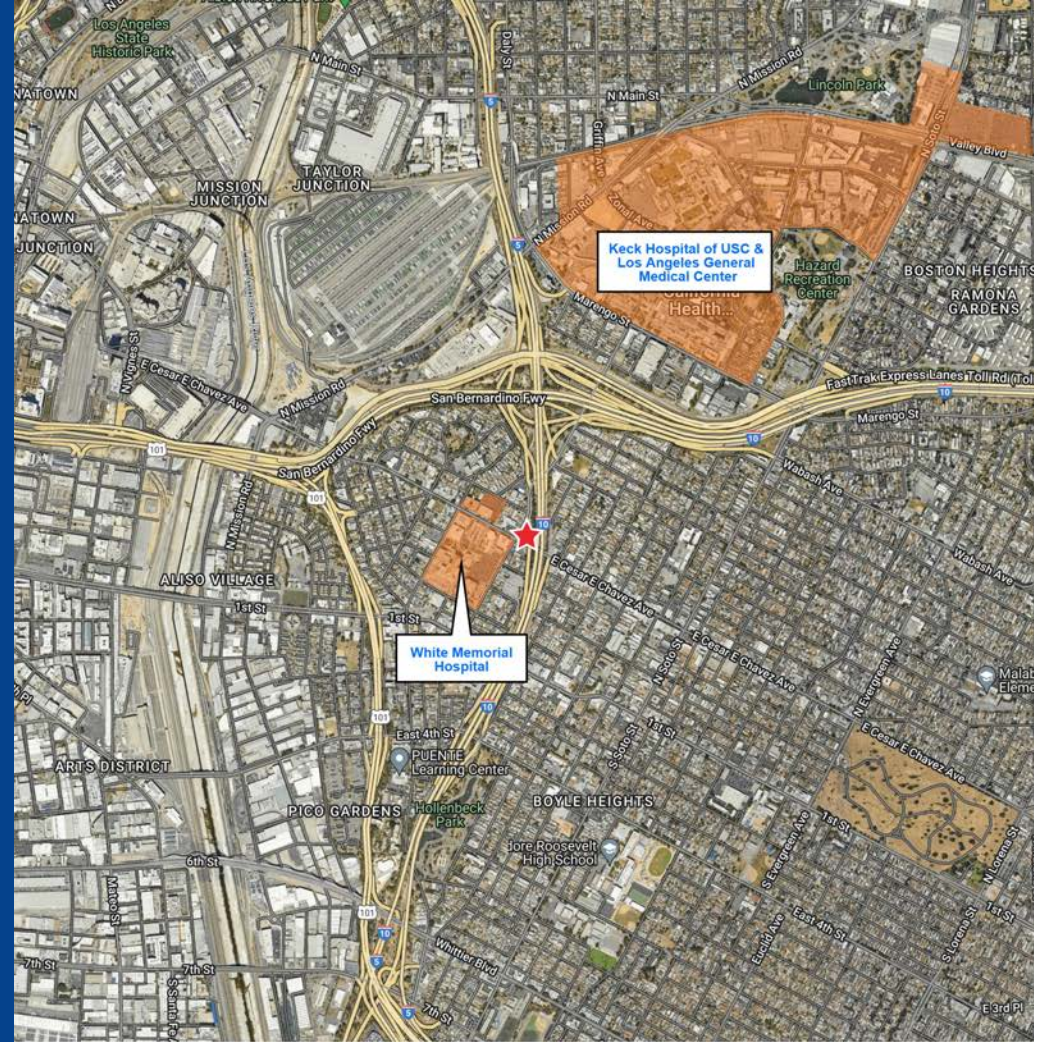




# Commercial Activity

Boyle Heights is experiencing a dynamic phase in its commercial development. The neighborhood has seen a notable increase in new businesses, particularly in the retail and food service sectors. This influx of commercial ventures is contributing to a vibrant local economy and creating a diverse array of options for residents and visitors alike.

The population of Boyle Heights has been steadily growing, driven by a combination of natural growth and an influx of new residents attracted to the area's affordability and cultural richness. This population increase is fueling demand for a variety of goods and services, providing a robust customer base for local businesses.



## Demographics (1 Mile)

**42,271**

Total Population

**\$75,147**

Average Household Income

**33.6**

Median Age

**23,778**

Working Population

## Demographics (3 Mile)

**319,683**

Total Population

**\$94,727**

Average Household Income

**35.7**

Median Age

**318,145**

Working Population



# Retail Highlights

**Unique Food Offerings:** Boyle Heights is home to several unique food establishments that cater to a wide range of tastes, from traditional Mexican cuisine to innovative fusion dishes. These businesses are thriving, thanks to the area's diverse demographic and the high demand for varied dining experiences.

**Retail Centers:** The development of new retail centers and the revitalization of existing ones have enhanced the shopping experience in Boyle Heights. These centers feature a mix of local and national retailers, providing residents with convenient access to a broad spectrum of products.

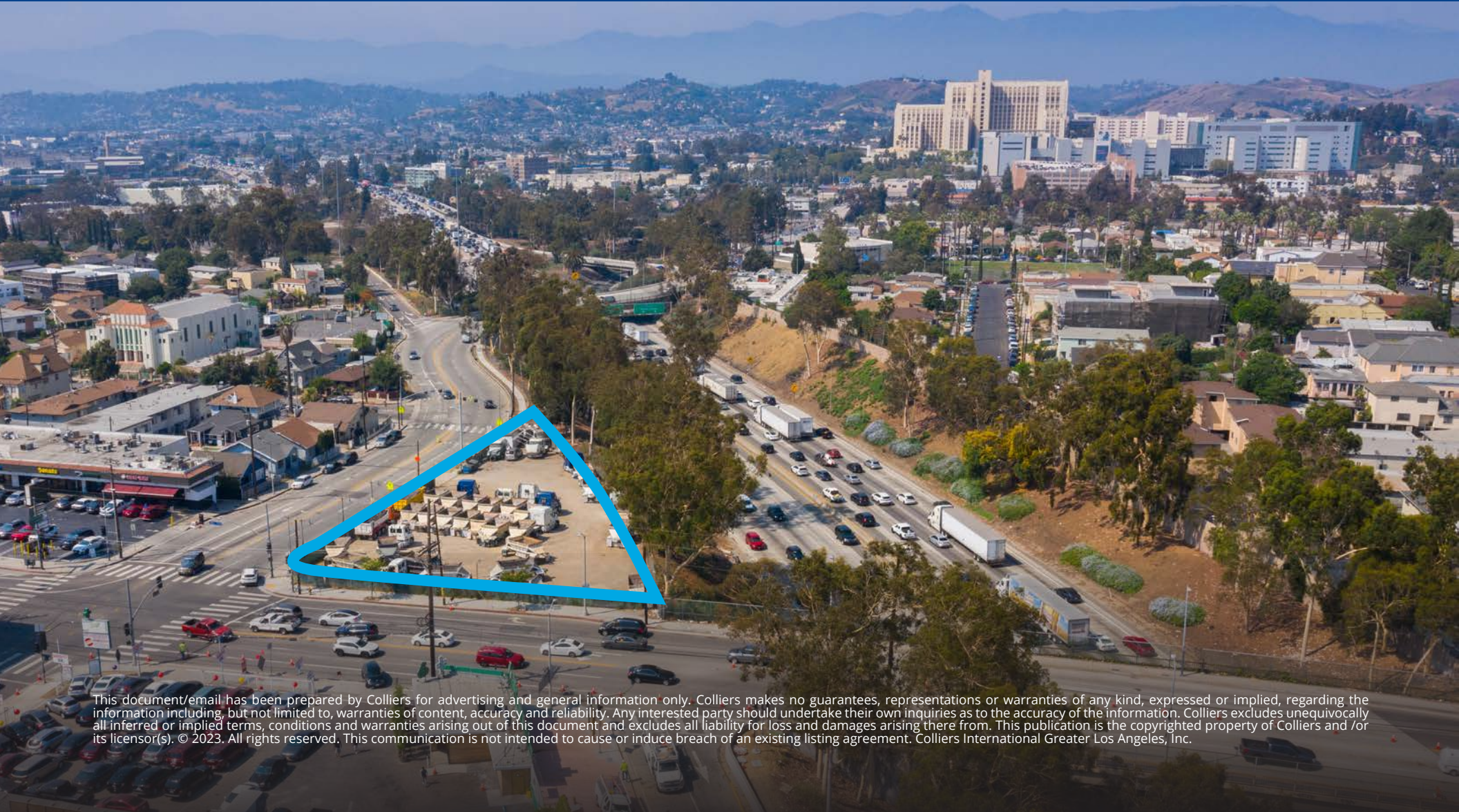






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