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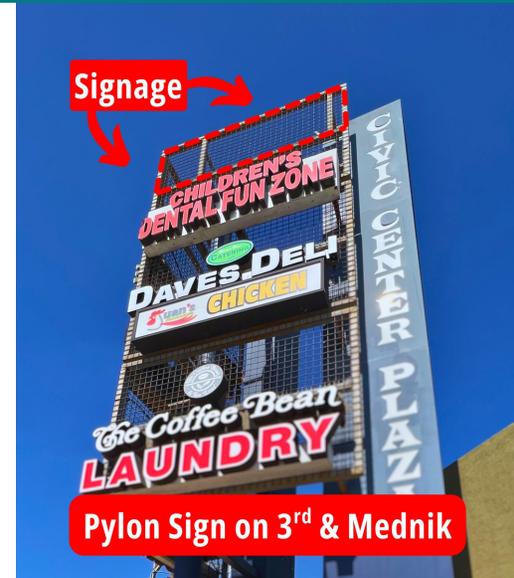
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LEASING  
BROKERAGE  
INVESTMENTS

## PROPERTY SUMMARY

CIVIC CENTER PLAZA | 131-251 S MEDNIK AVE, LOS ANGELES, CA 90022

BROCHURE | PAGE 2



### PROPERTY DESCRIPTION

Civic Center Plaza is a recently renovated neighborhood retail center positioned at the heart of East Los Angeles' civic core. The property offers exceptional exposure at two signalized intersections and benefits from consistent daily traffic generated by surrounding government offices, public services, and transit users. Anchored by a high-performing Coffee Bean & Tea Leaf, the center captures steady morning, lunch, and afternoon traffic from county employees, visitors to the Civic Center, and commuters utilizing the nearby Metro station. Tenants enjoy modernized storefronts, strong co-tenancy, ample on-site parking, and high-visibility pylon signage fronting both major street frontages. Civic Center Plaza presents a compelling opportunity for food, service, and retail users seeking durable foot traffic, long-term demand drivers, and a location embedded in the daily routine of the surrounding community.

### LOCATION DESCRIPTION

Civic Center Plaza is strategically located at the signalized intersections of East 3rd Street and Mednik Avenue in East Los Angeles, directly across from the East Los Angeles Civic Center. The Civic Center campus includes the East Los Angeles Courthouse, Sheriff's Station, Edward R. Roybal Comprehensive Health Center, and the East Los Angeles Library—drawing a constant flow of employees, residents, and visitors throughout the day. The property is also adjacent to the East LA Civic Center Metro Station, providing direct access to public transportation and further enhancing customer reach and employee accessibility. The surrounding area is densely populated and underserved by quality neighborhood retail, supporting strong long-term fundamentals for both food and service-oriented tenants.

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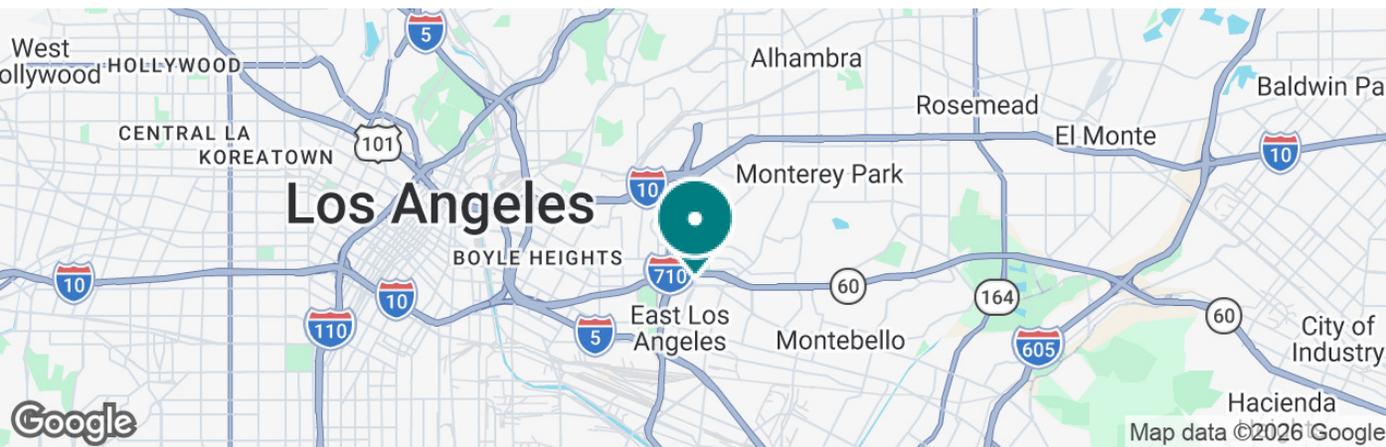
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## FEATURES & AMENITIES

CIVIC CENTER PLAZA | 131-251 S MEDNIK AVE, LOS ANGELES, CA 90022



### FEATURES & AMENITIES

- Prominent location at two signalized intersections in East Los Angeles
- Directly across from the East Los Angeles Civic Center
- Anchored by a high-grossing Coffee Bean & Tea Leaf
- Consistent daytime traffic from government offices and public services
- Adjacent to East LA Civic Center Metro Station
- High-visibility pylon signage available on both street frontages
- Recently renovated center with modern storefronts
- Ample on-site parking for customers and employees
- Strong neighborhood demographics and dense surrounding population
- Ideal for restaurant, retail, and service users seeking daily traffic drivers

#### NEIGHBORING RETAILERS



#### DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 8,917    | 74,334   | 200,250  |
| Total Population  | 31,058   | 256,230  | 664,362  |
| Average HH Income | \$63,783 | \$69,126 | \$69,367 |

#### EXCLUSIVELY REPRESENTED BY

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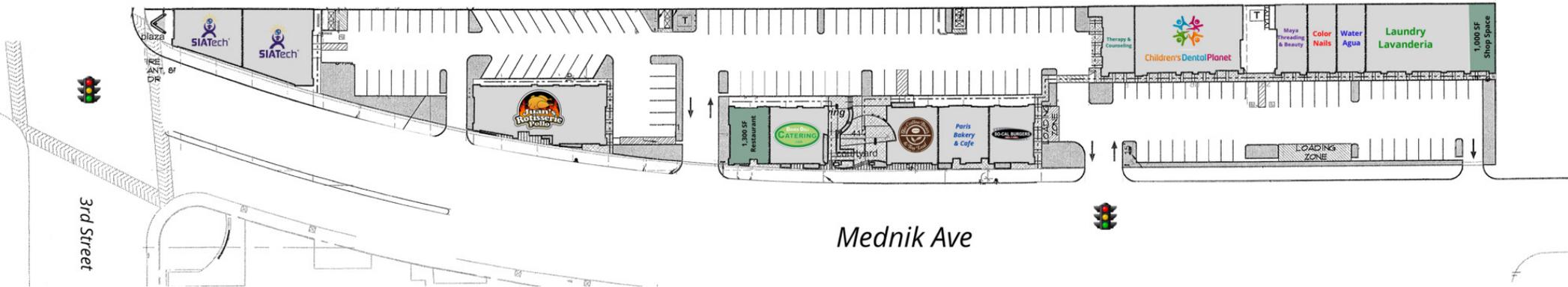
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## LEASE SPACES

CIVIC CENTER PLAZA | 131-251 S MEDNIK AVE, LOS ANGELES, CA 90022

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(Not to Scale)



### LEASE INFORMATION

|              |                  |             |                          |
|--------------|------------------|-------------|--------------------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable               |
| Total Space: | 1,000 - 1,300 SF | Lease Rate: | \$2.50 - \$4.00 SF/month |

### AVAILABLE SPACES

| SUITE            | SIZE     | LEASE TYPE | RATE            | DESCRIPTION  |
|------------------|----------|------------|-----------------|--|
| 131 S Mednik Ave | 1,000 SF | NNN        | \$2.50 SF/month | This 1,000 SF retail shop space is well suited for neighborhood-serving retail, personal services, medical-adjacent uses, or boutique concepts seeking visibility and steady daytime traffic. The space offers excellent storefront exposure within a renovated center and benefits from strong walk-by traffic generated by nearby government offices and public transit users. Flexible layout allows for a wide range of retail or service configurations.  |
| 215 S Mednik Ave | 1,300 SF | NNN        | \$4.00 SF/month | Rare opportunity to lease a 1,300 SF second-generation restaurant space within a high-traffic civic corridor. The space benefits from existing restaurant infrastructure, allowing for reduced build-out costs and faster time to opening for qualified food users. Positioned within a center anchored by Coffee Bean & Tea Leaf, this space captures strong breakfast, lunch, and afternoon traffic from Civic Center employees, visitors, and transit riders. Excellent signage visibility and proximity to the Metro station make this an ideal location for fast-casual, café, dessert, or specialty food concepts. |

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## ADDITIONAL PHOTOS

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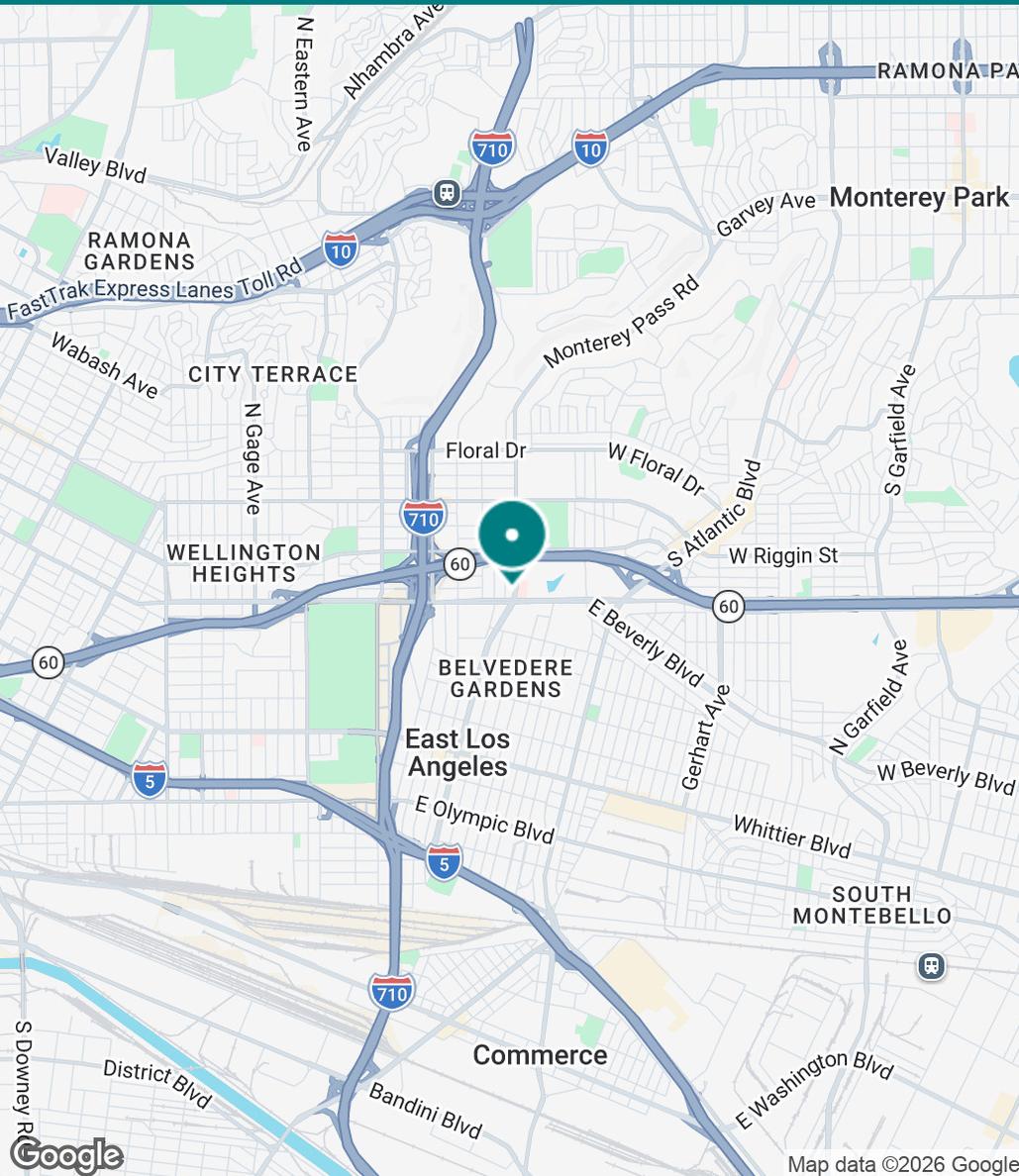


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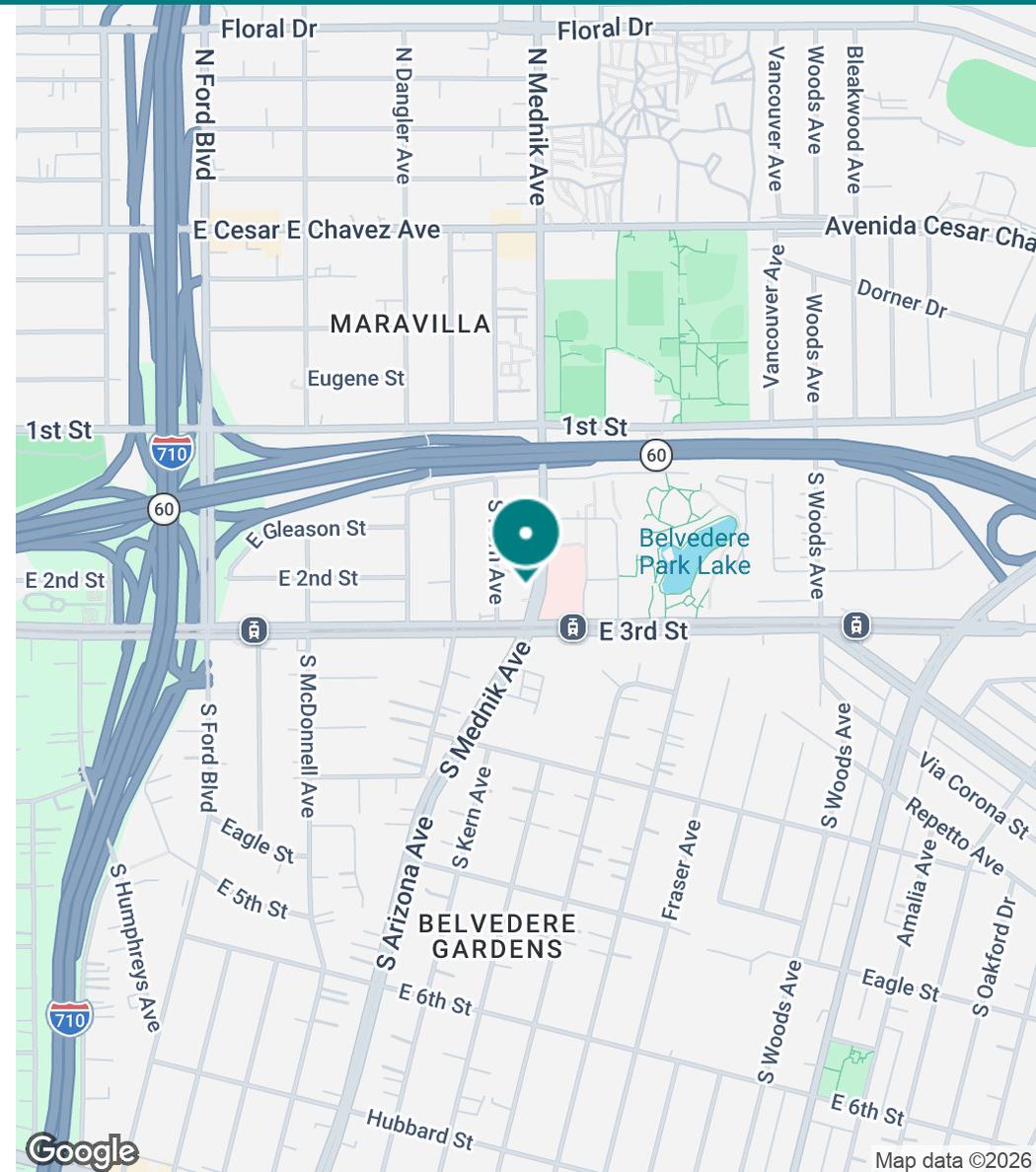
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## LOCATION MAP

CIVIC CENTER PLAZA | 131-251 S MEDNIK AVE, LOS ANGELES, CA 90022



Map data ©2026 Google



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## DEMOGRAPHICS MAP & REPORT

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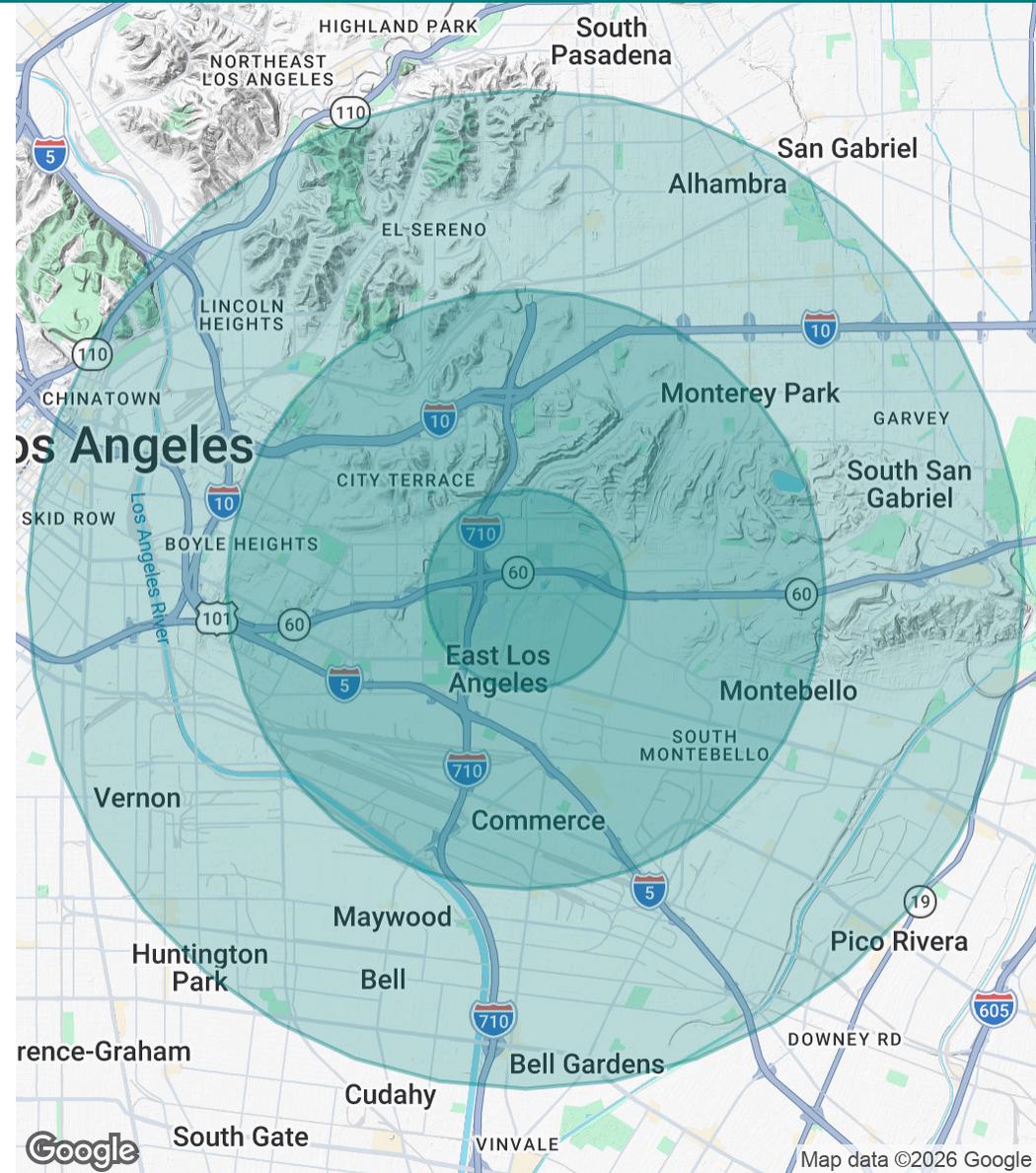
| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 31,058 | 256,230 | 664,362 |
| Average Age          | 32.4   | 34.9    | 36.2    |
| Average Age (Male)   | 30.8   | 33.3    | 34.7    |
| Average Age (Female) | 33.6   | 36.5    | 37.7    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 8,917     | 74,334    | 200,250   |
| # of Persons per HH | 3.5       | 3.4       | 3.3       |
| Average HH Income   | \$63,783  | \$69,126  | \$69,367  |
| Average House Value | \$547,914 | \$539,164 | \$562,163 |

| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
|---------------|--------|---------|---------|
| Hispanic      | 88.4%  | 83.3%   | 71.3%   |

| RACE              | 1 MILE | 3 MILES | 5 MILES |
|-------------------|--------|---------|---------|
| % White           | 37.3%  | 39.5%   | 37.5%   |
| % Black           | 0.7%   | 0.9%    | 2.3%    |
| % Asian           | 8.1%   | 11.9%   | 20.6%   |
| % Hawaiian        | 0.1%   | 0.1%    | 0.1%    |
| % American Indian | 1.4%   | 1.0%    | 1.0%    |
| % Other           | 43.9%  | 41.0%   | 32.6%   |

\* Demographic data derived from 2020 ACS - US Census



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## MEET THE TEAM

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