

# South Park / Fashion District Industrial / Retail / Flex Office

120-128 E. 11th Street, Los Angeles, CA 90015



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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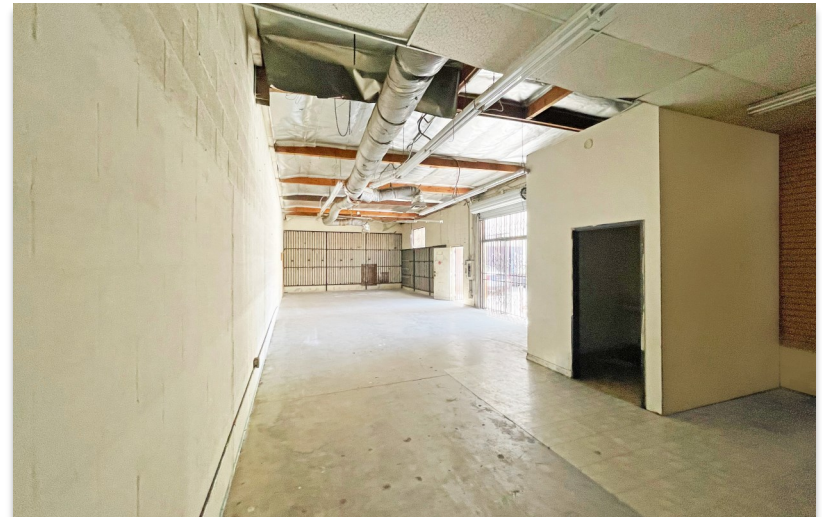
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## PROPERTY FEATURES

- ±1,614 SF units available
- M2 zoned retail property located in an Enterprise Zone
- Property is suited for retail, flex, industrial, or office
- Ground level loading
- On-site (limited) parking is available

## AREA AMENITIES

- Bridging the gap between the Fashion District and South Park, located on the eastern edge of South Park and Western Edge of the Fashion District
- Close to 500 new residential units
- The closest retail to service residential area that is lacking retail services



DEMOS	1 MILE	3 MILE	5 MILE
Population	40,902	531,066	1,288,990
Avg. HH Income	\$50,697	\$43,576	\$50,581
Daytime Pop	12,196	139,922	394,146
Traffic Count	± 21,230 cars per day		



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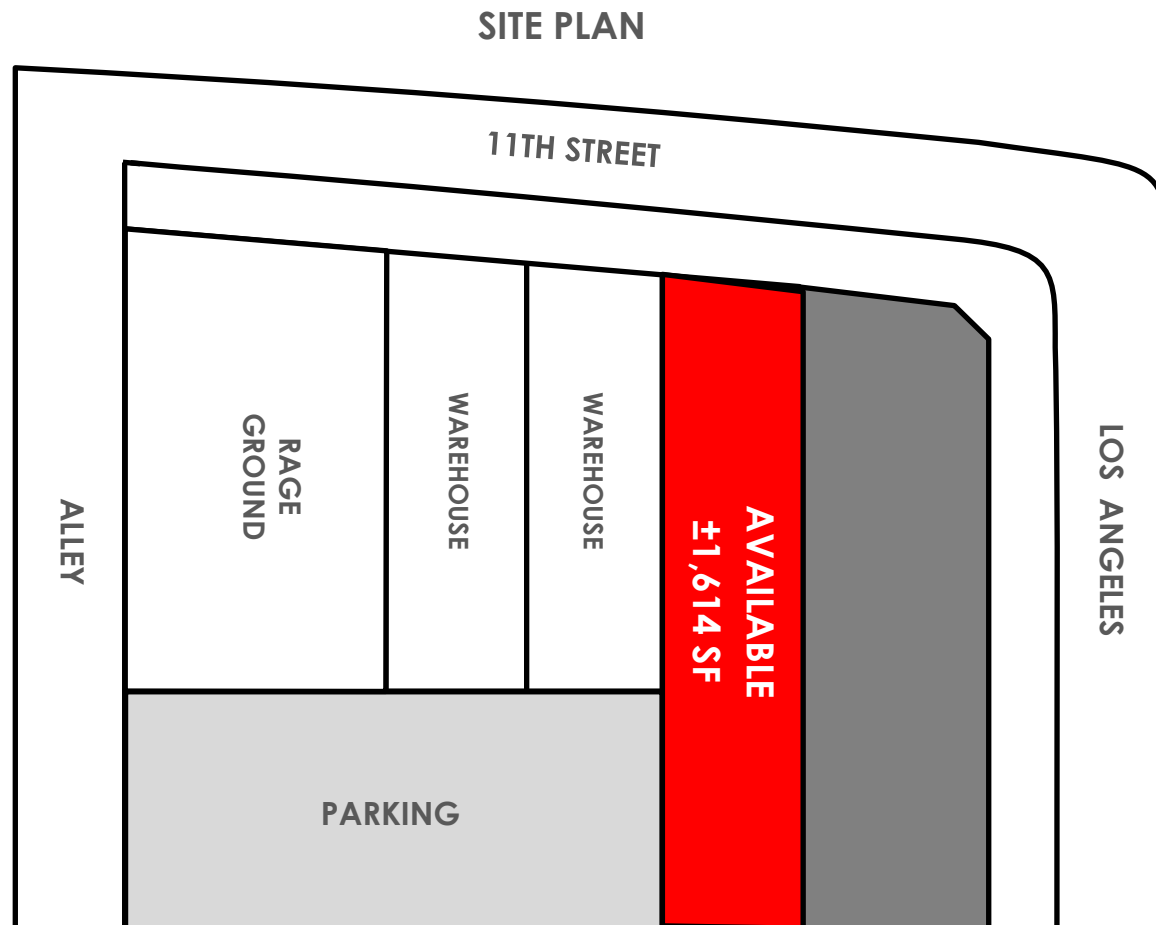
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Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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