

Kenneth Hahn Plaza

SEC WILMINGTON AVENUE & 105 FREEWAY | LOS ANGELES, CA



















Property Highlights

- + Anchored by Food-4-Less, Rite Aid, DD's Discounts, and Planet Fitness
- + Adjacent to New \$109MM Willowbrook Rosa Parks Station – Metro Line (4th busiest Metro Rail Station)
- + Prime Community Center located in a highly dense area of Los Angeles (44,199 people within 1 mile radius; 411,719 people within 3 mile radius)
- +Located along a major thoroughfare Wilmington Ave. (29,622 CBD) and the 105 Freeway (243,000 CBD)
- + Additional co-tenants include: Denny's, Subway, Taco Bell, McDonald's, Pizza Hut, KFC, China Gate
- + Adjacent to \$300 Million dollar remodeled MLK JR.

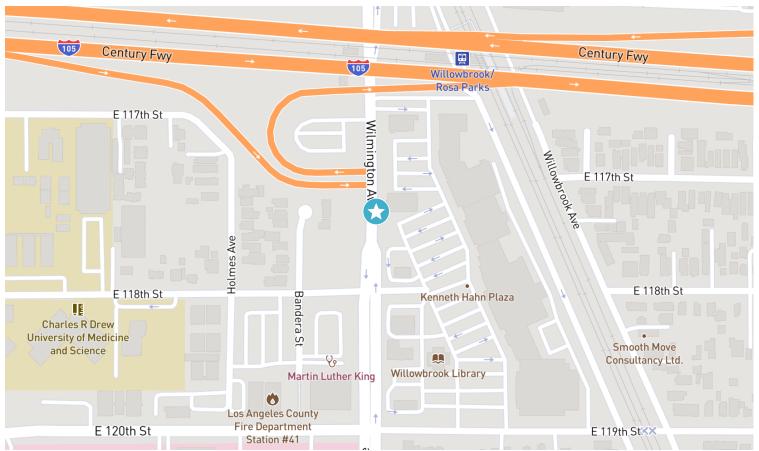
Outpatient Center

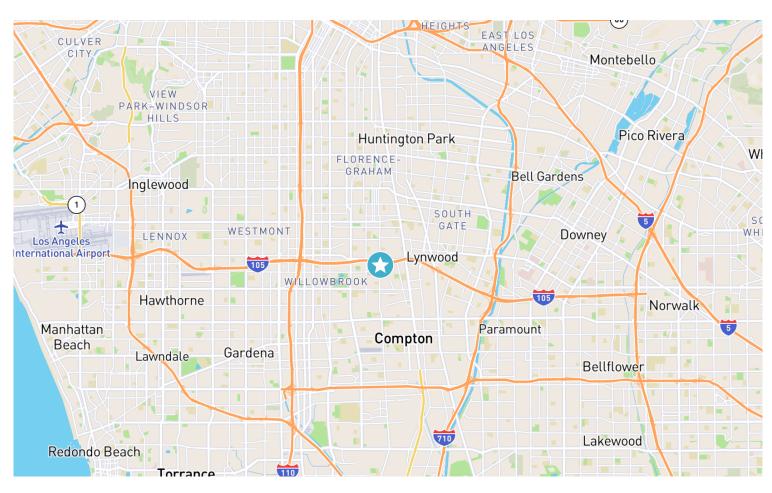
| 2021 Demographics | 1 mile | 3 mile | 5 mile |
|-----------------------|----------|----------|----------|
| Population | 44,199 | 411,719 | 990,136 |
| Avg. Household Income | \$52,545 | \$61,973 | \$64,417 |
| Daytime Population | 35,511 | 340,781 | 873,466 |

Source: Esri

| Traffic Count | |
|-----------------------------|--------------|
| Wilmington Avenue & 105 Fwy | ±21,953 CPD |
| 105 Freeway | ±243,000 CPD |
| Source: Esri | |

For Lease





Site Plan

| | TEMANIT | 0 5 |
|----|--------------------------------|------------|
| # | TENANT | SF |
| 1 | Planet Fitness | 18,000 |
| 2 | Available | 18,160 |
| 3 | Luxie Nail Bar | 2,310 |
| 4 | Available | 2,640 |
| 5 | Heavenly Dental | 2,970 |
| 6 | Ralph's/Food 4 Less | 38,950 |
| 7 | Beyond Envy | 3,080 |
| 8 | Mili's Bargain | 4,742 |
| 9 | dd's Discounts | 22,041 |
| 10 | DaVita | 6,745 |
| 11 | MetroPCS | 1,188 |
| 12 | Lala Beauty Supply | 2,063 |
| 13 | Martin Luther King Jr. | 2,200 |
| 14 | Available | 216 |
| 15 | Eyebrow Threading | 351 |
| 16 | KFC | 2,800 |
| 17 | Ocean Snack | 700 |
| 18 | China Gate | 675 |
| 19 | Subway | 777 |
| 20 | Krab Kingz | 2,000 |
| 21 | McDonald's | 4,500 |
| 22 | Taco Bell Express | 2,600 |
| 23 | Pizza Hut | 1,245 |
| 24 | Continental Currency | 1,786 |
| 25 | Community 1st Tax Solutions | 900 |
| 26 | Available | 900 |
| 27 | AIO Wireless | 1,245 |
| 28 | Denny's | 4,698 |
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For Lease

Property Photos







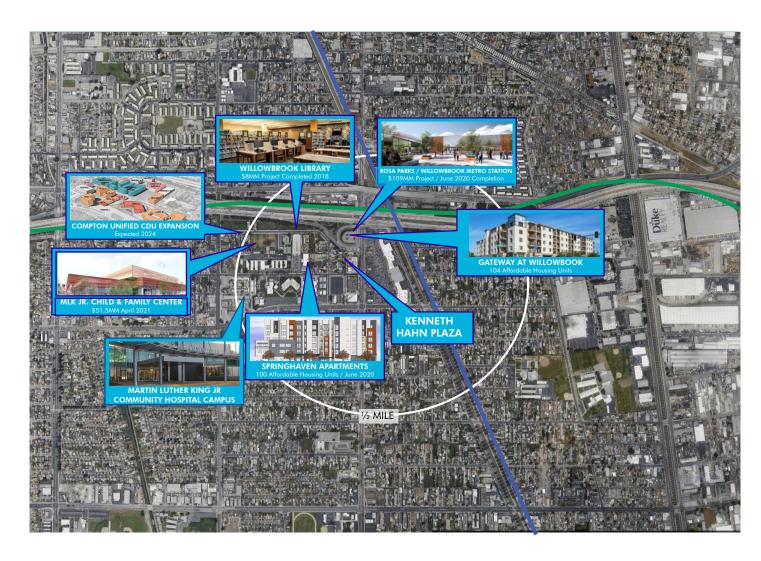


Availabilities



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Area Amenity Map





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