



AVAILABLE 



COMMERCIAL
REAL ESTATE
the sign of a profitable property

SOTO ST

EAST 4TH ST

EAST 4TH ST

SOTO ST



HARD CORNER RETAIL WITH PYLON SIGNAGE

320 S Soto St, Los Angeles, CA 90033



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RETAIL SPACE
LOS ANGELES, CA

EXCLUSIVELY LISTED BY

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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 foot-age 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.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

320 S Soto St, Los Angeles, CA 90033



APPROX. 1,100-1,240 SF

RETAIL SPACE AVAILABLE

- ✓ Owner is in the process of permitting and building a 1,240 SF retail structure on approximately 7,000 SF of land
- ✓ Build to suit available

AREA AMENITIES

- ✓ Metro bus hub at Soto and 4th
- ✓ Soto E-Line Metro station at 1st and Soto
- ✓ High density residential nearby
- ✓ Close access to 10, 5, 101 fwys

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	48,854	286,392	927,046
 Avg. HH Income	\$65,463	\$79,315	\$77,733
 Daytime Pop	41,396	262,728	880,363
 Traffic Count	± 22,330 CPD ON S SOTO ST & EASTH 4TH ST		

RETAIL SPACE
LOS ANGELES, CA

EXTERIOR PHOTOS

320 S Soto St, Los Angeles, CA 90033



RETAIL SPACE
LOS ANGELES, CA

MAIN ELEVATION

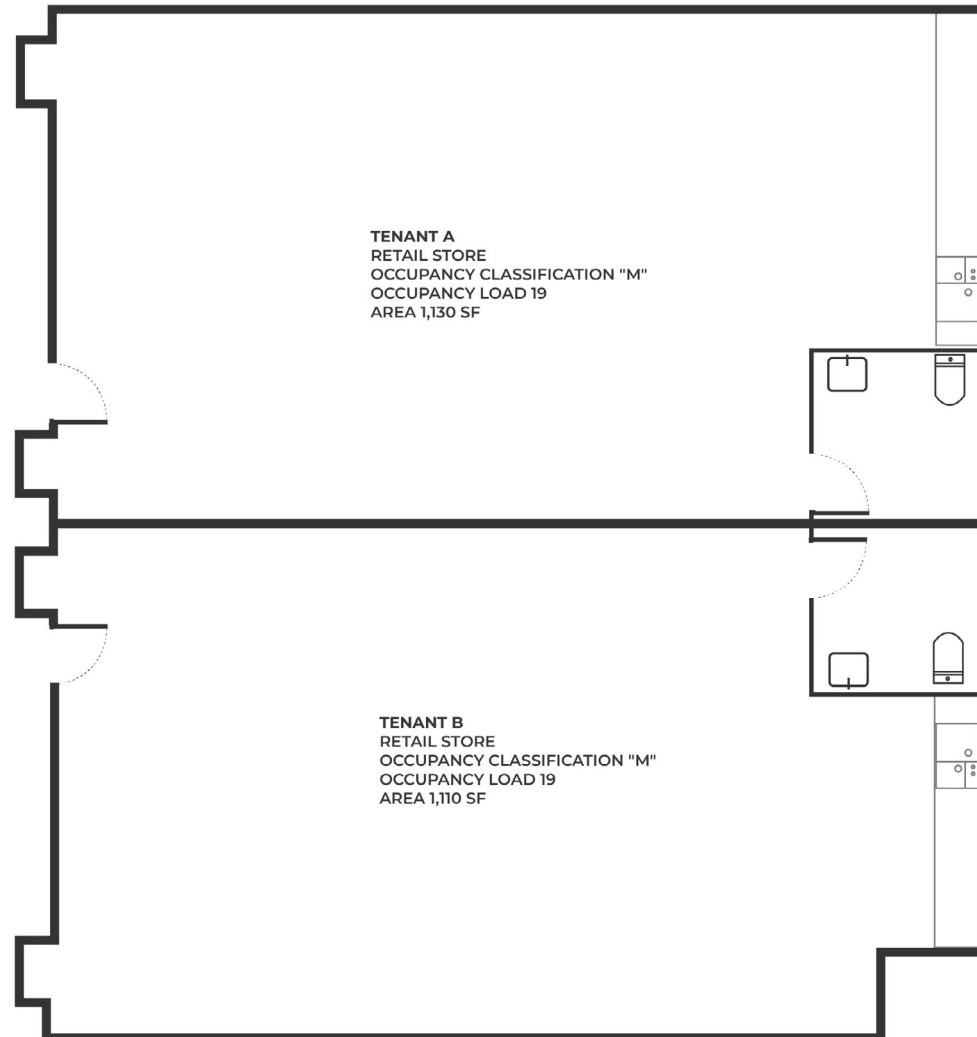
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RETAIL SPACE
LOS ANGELES, CA

FLOOR PLAN

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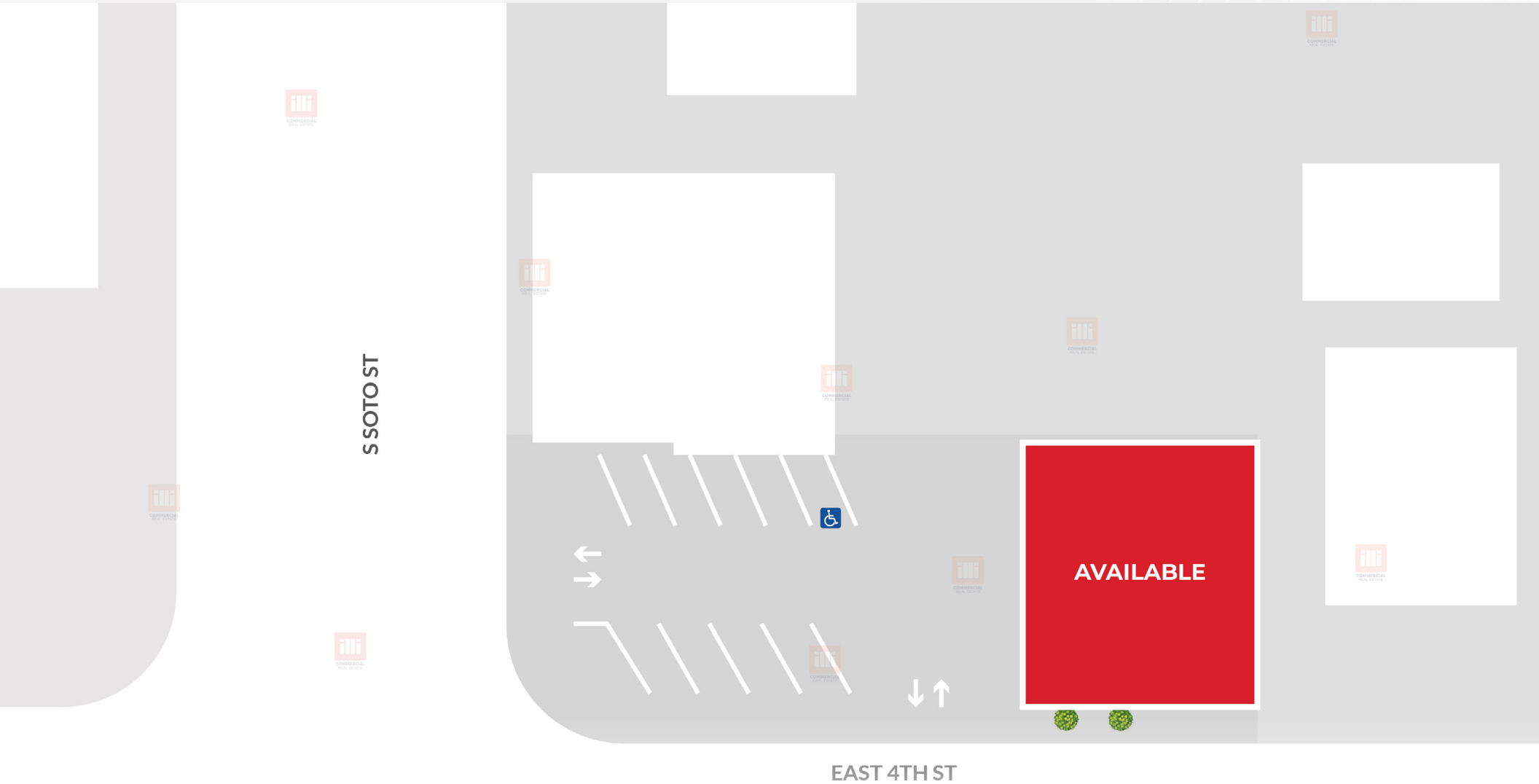


Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due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

RETAIL SPACE
LOS ANGELES, CA

PROPOSED SITE PLAN

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DOWNTOWN LOS ANGELES



AERIAL MAP

LLumar.
WINDOW FILM
WINDOW TINT
CAR STEREOS
ALARMS • LED'S



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