

FOR SALE



920 South Atlantic Boulevard

East Los Angeles, CA 90022



Gay-Lynn Chavez

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Erica Dominguez

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Property Summary

FOR SALE



PROPERTY DESCRIPTION

This stand-alone commercial building offers strong street presence and high visibility directly along Atlantic Blvd. Currently owner-operated, the property will be delivered fully vacant, giving buyers the flexibility to occupy or reposition the space immediately. The building features a practical and adaptable layout suitable for a wide range of uses, including retail, office, medical, or specialty commercial operations. With prominent frontage, consistent traffic exposure, and a versatile floorplan, the property is well-positioned for owner-users or investors seeking a quality asset in a supply-constrained submarket. Its strategic placement and usability make 920 S Atlantic Blvd an attractive opportunity in a high-demand East Los Angeles marketplace.

OFFERING SUMMARY

Sale Price:	Inquire
Building Size:	7,904 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	774	3,075	11,846
Total Population	2,938	11,426	43,890
Average HH Income	\$81,057	\$77,515	\$78,972

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Property Description

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LOCATION DESCRIPTION

920 S Atlantic Blvd is located in the heart of East Los Angeles along one of the area's primary commercial corridors. Atlantic Blvd serves as a major north-south arterial connecting the community to the 60 Freeway, 710 Freeway, and surrounding employment hubs, providing excellent regional access. The immediate area is characterized by dense residential neighborhoods, steady pedestrian activity, and a diverse mix of retail, service, and restaurant uses that support strong year-round consumer traffic. Nearby schools, public transit routes, and established local businesses further contribute to the stability and vibrancy of this corridor. This central East LA location offers long-term demand, visibility, and convenience for both customers and operators.

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Additional Photos

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Additional Photos

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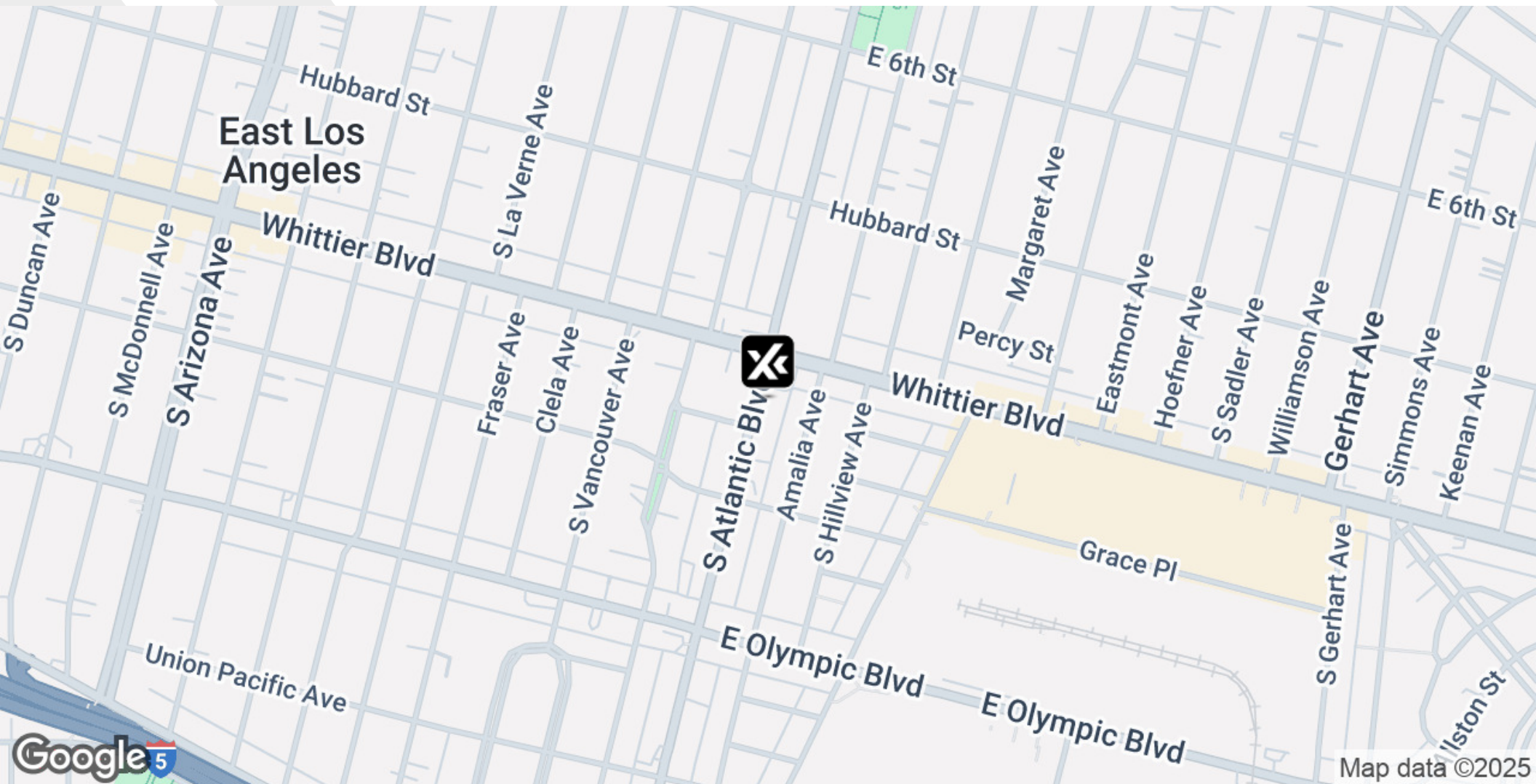
Section 1

Location Information



Location Map

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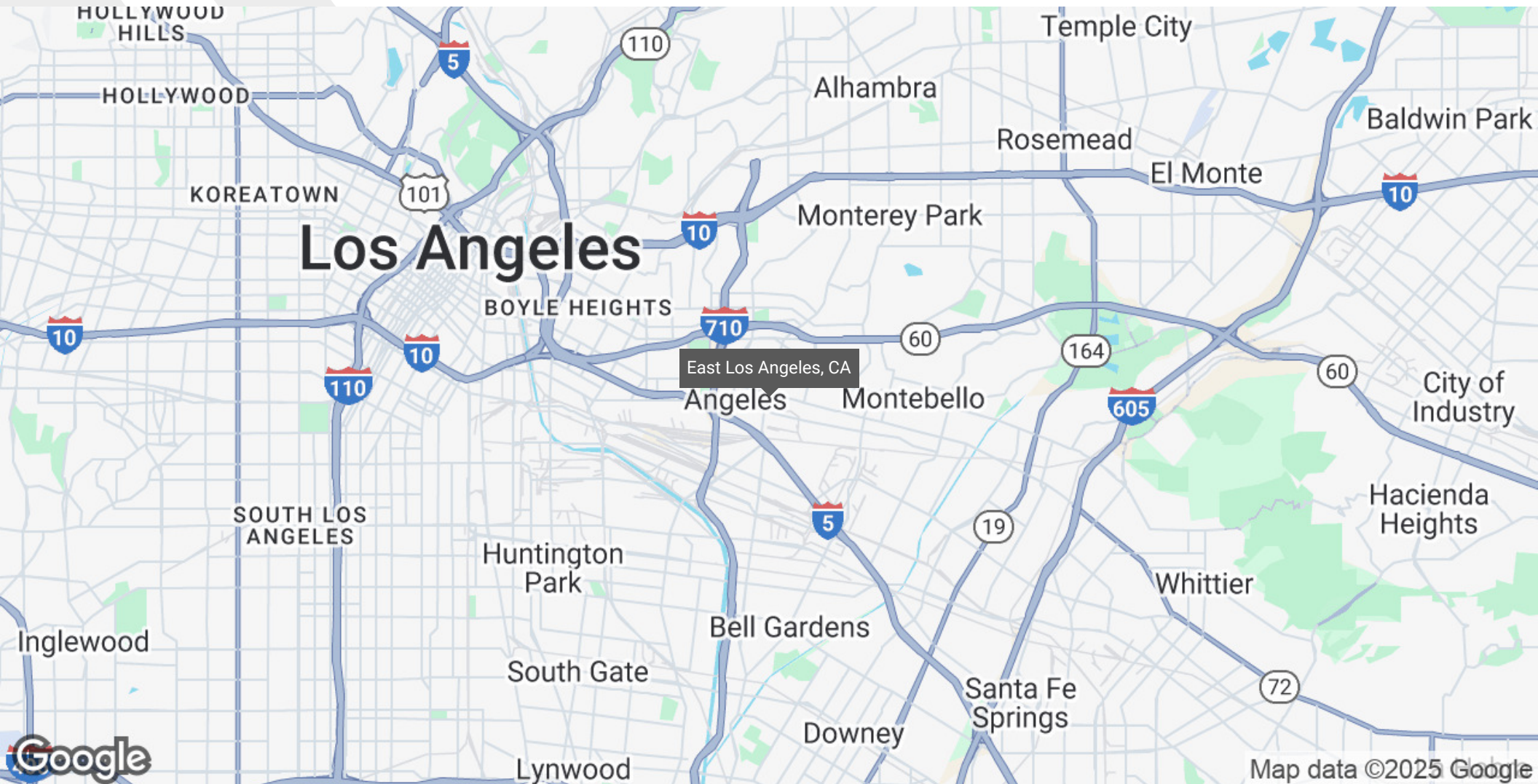
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Regional Map

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Retailer Map

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Section 2

Demographics



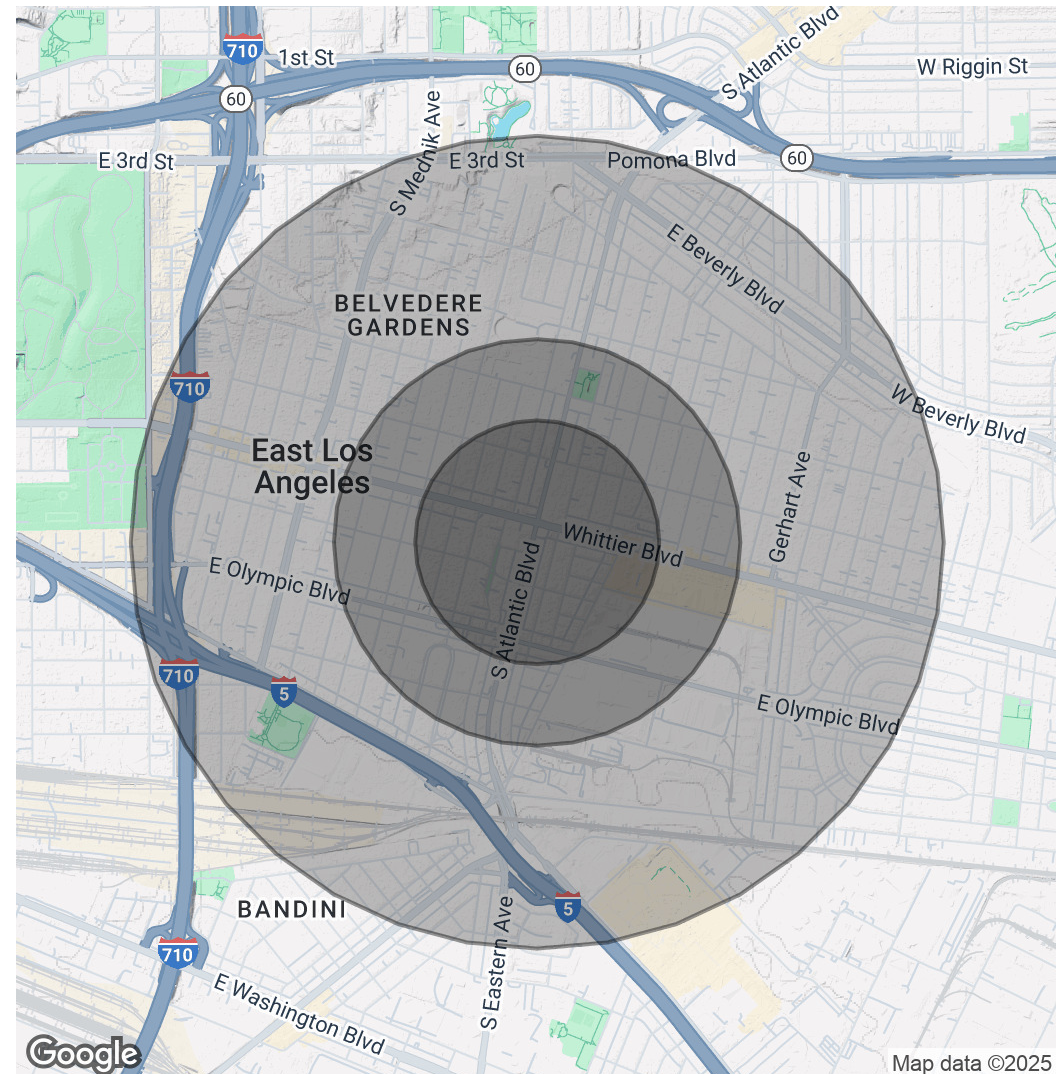
Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,938	11,426	43,890
Average Age	37	37	37
Average Age (Male)	37	36	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	774	3,075	11,846
# of Persons per HH	3.8	3.7	3.7
Average HH Income	\$81,057	\$77,515	\$78,972
Average House Value	\$657,367	\$673,087	\$673,074

Demographics data derived from AlphaMap



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