

1454 | **W. FLORENCE AVE.**
LOS ANGELES, CA 90047
RETAIL FOR LEASE



RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

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FEATURES & AMENITIES

1454 W FLORENCE AVE, LOS ANGELES, CA 90047

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FEATURES & AMENITIES

- ±1,388 SF ground-floor retail space
- Brand-new construction / first-generation commercial space
- Sole commercial tenancy within a new 31-unit mixed-use residential building LADBS Services
- Direct Florence Avenue storefront frontage
- Extensive wraparound storefront windows and glazing
- Excellent street presence, visibility and natural light
- Delivered in vanilla-shell condition
- New private restroom
- Concrete flooring and white-finished walls
- Rear/interior access to building trash area
- Flexible rectangular layout suitable for a variety of retail and service uses
- LAC2-1-CPIO zoning; tenant to verify permitted use and governmental approvals
- Dense South Los Angeles infill trade area with approximately 47,000 residents within one mile

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	15,065	131,818	331,606
Total Population	51,445	446,735	1,096,117
Average HH Income	\$77,727	\$79,078	\$82,501

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

1454 W FLORENCE AVE, LOS ANGELES, CA 90047

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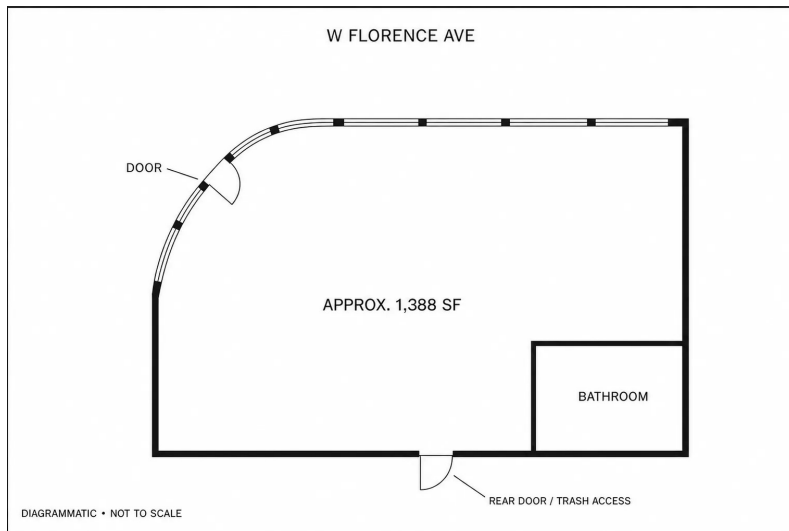


PROPERTY DESCRIPTION

Brand-new ground-floor retail opportunity at 1454 W. Florence Avenue in South Los Angeles. The $\pm 1,388$ SF storefront is the sole commercial space within a newly constructed four-story, 31-unit mixed-use residential building, providing a unique opportunity for a tenant to establish its identity at the base of a new residential project along the Florence Avenue commercial corridor.

The space features prominent storefront exposure directly on Florence Avenue, extensive wraparound glazing, excellent natural light and a highly visible customer-facing presence. The premises will be delivered in clean vanilla-shell condition with a new private restroom, white walls and concrete flooring, giving incoming tenants a fresh and flexible starting point for their buildout. A rear/interior access door provides convenient connection to the building's designated trash area.

Located near Normandie Avenue in the heart of the 90047 trade area, the property benefits from a dense surrounding residential population, strong Florence Avenue visibility and convenient access to Western Avenue, Vermont Avenue and the I-110 freeway. The space is well suited for neighborhood-serving retail, personal services, professional/service businesses, wellness concepts, specialty retail and other commercial uses seeking a new-construction storefront in South Los Angeles.



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LOCATION SUMMARY

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LOCATION DESCRIPTION

1454 W. Florence Avenue is located along one of South Los Angeles' primary east-west commercial corridors, immediately east of Normandie Avenue in the 90047 trade area. The property is surrounded by established residential neighborhoods and neighborhood-serving commercial uses and benefits from a substantial built-in population base, with approximately 47,000 residents within one mile and more than 425,000 residents within three miles.

Florence Avenue provides direct connectivity across South Los Angeles, while nearby Normandie, Western and Vermont avenues provide major north-south access. The property is also conveniently positioned west of the I-110/Florence Avenue interchange, providing connectivity to Downtown Los Angeles, the South Bay and the broader Los Angeles freeway network. Metro identifies the Florence/Normandie area as served by local bus transit, further supporting access for employees and customers.

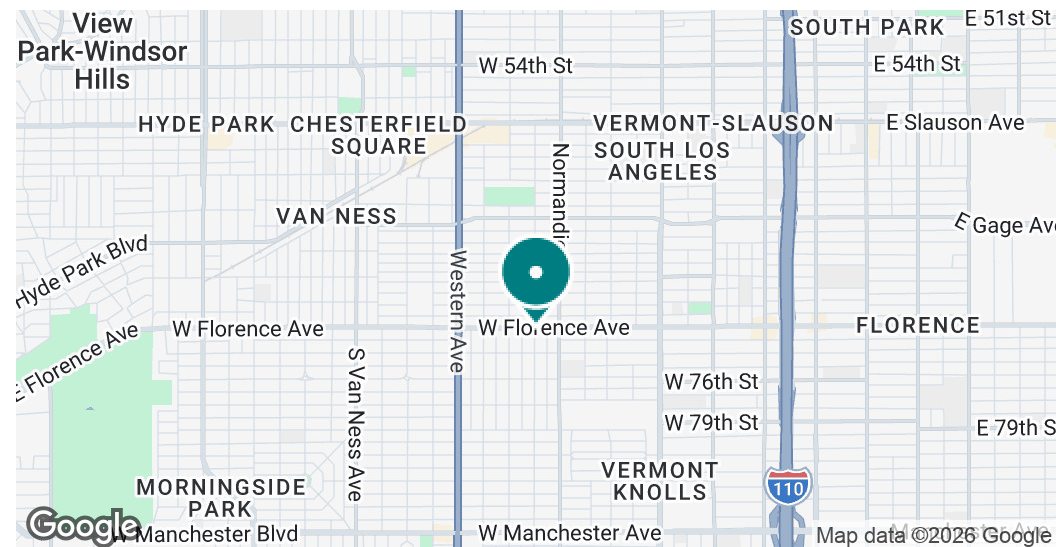
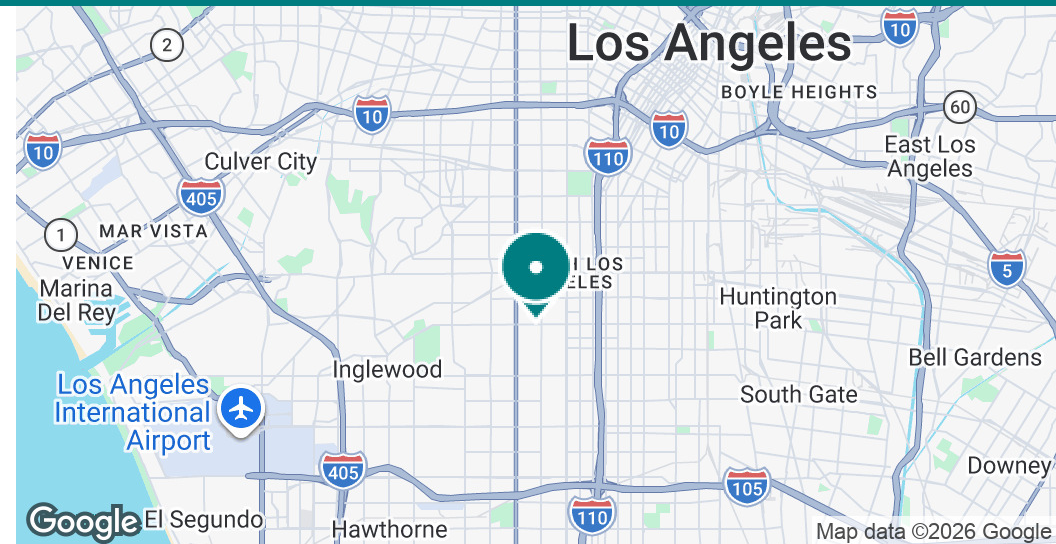
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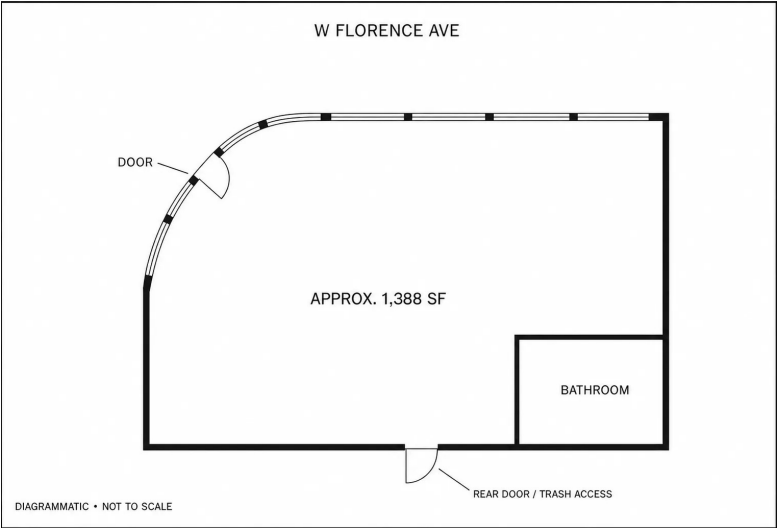
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LEASE SPACE

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AVAILABLE SPACE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 1454 W. Florence Avenue	1,388 SF	Modified Gross	\$3.00 SF/month	±1,388 SF of brand-new, first-generation storefront space fronting Florence Avenue. The premises offer an open and flexible floor plan with extensive wraparound storefront glazing, strong natural light and excellent visibility from the street. The suite will be delivered with a new private restroom, finished white walls and concrete flooring, allowing an incoming tenant to complete its improvements around its specific concept rather than inherit a dated second-generation buildout. A separate rear/interior door provides direct access toward the building's trash area, while the Florence-facing storefront provides the tenant with its primary customer entrance and branding opportunity. The combination of new construction, manageable suite size, prominent glazing and dense surrounding residential population makes the space particularly well suited for neighborhood retail, service, wellness, salon/beauty, insurance, financial services, wireless, specialty retail and similar uses.

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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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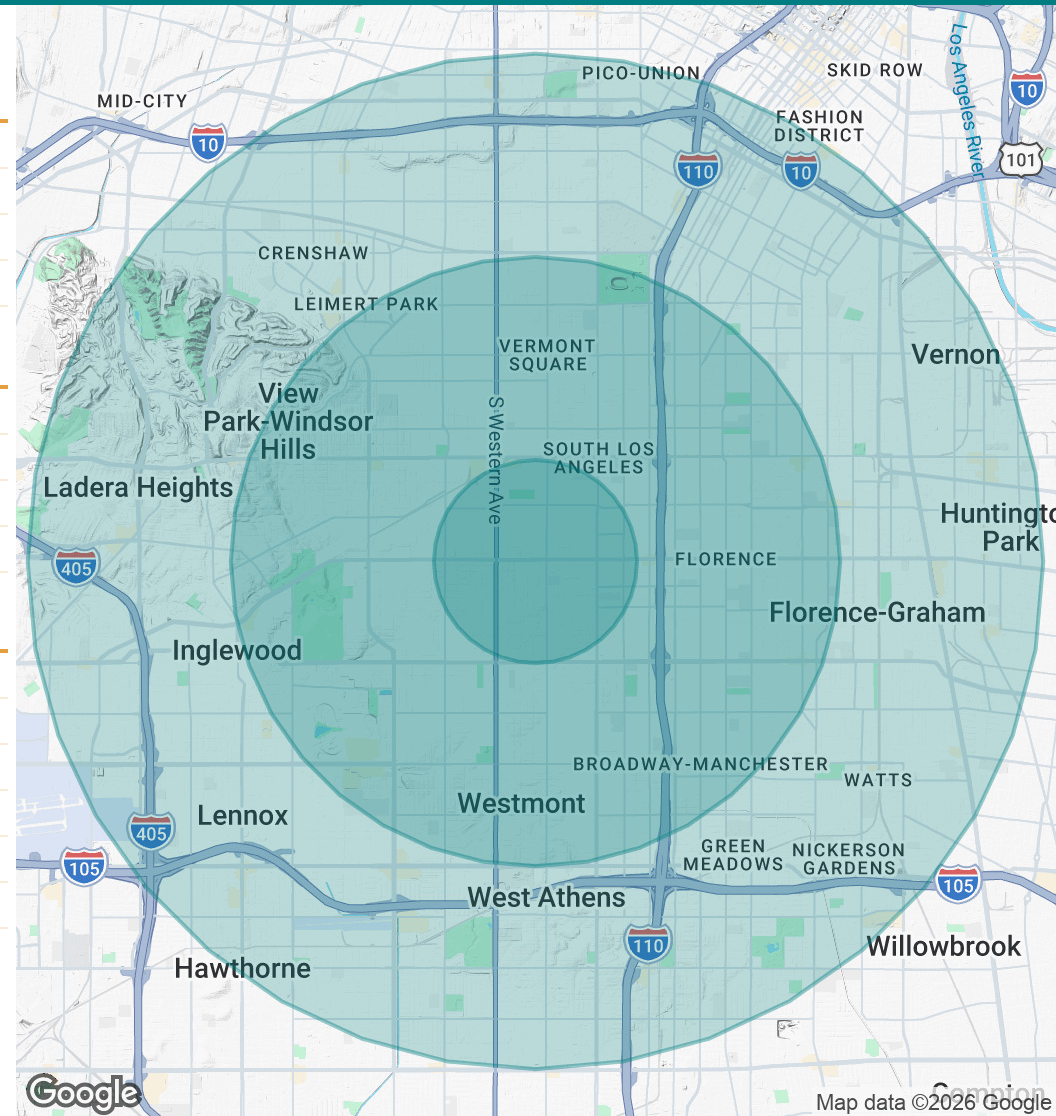
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	51,445	446,735	1,096,117
Average Age	35.1	34.7	34.6
Average Age (Male)	33.7	33.2	33.4
Average Age (Female)	37.6	36.3	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,065	131,818	331,606
# of Persons per HH	3.4	3.4	3.3
Average HH Income	\$77,727	\$79,078	\$82,501
Average House Value	\$617,106	\$681,305	\$726,444

RACE	1 MILE	3 MILES	5 MILES
% White	7.8%	12.4%	16.2%
% Black	38.2%	30.4%	24.3%
% Asian	0.7%	1.1%	3.2%
% Hawaiian	0.0%	0.2%	0.2%
% American Indian	1.0%	1.5%	1.6%
% Other	35.8%	36.0%	34.7%

2023 American Community Survey (ACS)



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MEET THE TEAM

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