

# FOR LEASE

KAFCO PLAZA

4415 EAGLE ROCK BOULEVARD | LOS ANGELES, CA 90041



**BRETT MERO**

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LEASING

BROKERAGE

INVESTMENTS

# PROPERTY SUMMARY

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## PROPERTY HIGHLIGHTS

- +/- 1,400 SF
- GREAT LOCATION
- EYEBROW AND POLE SIGNAGE AVAILABLE
- GREAT AREA DEMOGRAPHICS
- GOOD TENANT MIX

## OFFERING SUMMARY

Available SF:	1,400 SF
Lot Size:	18,219 SF
Building Size:	9,850 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,401	106,314	261,955
Total Population	32,191	278,230	665,730
Average HH Income	\$108,856	\$96,610	\$99,181

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## ADDITIONAL PHOTOS

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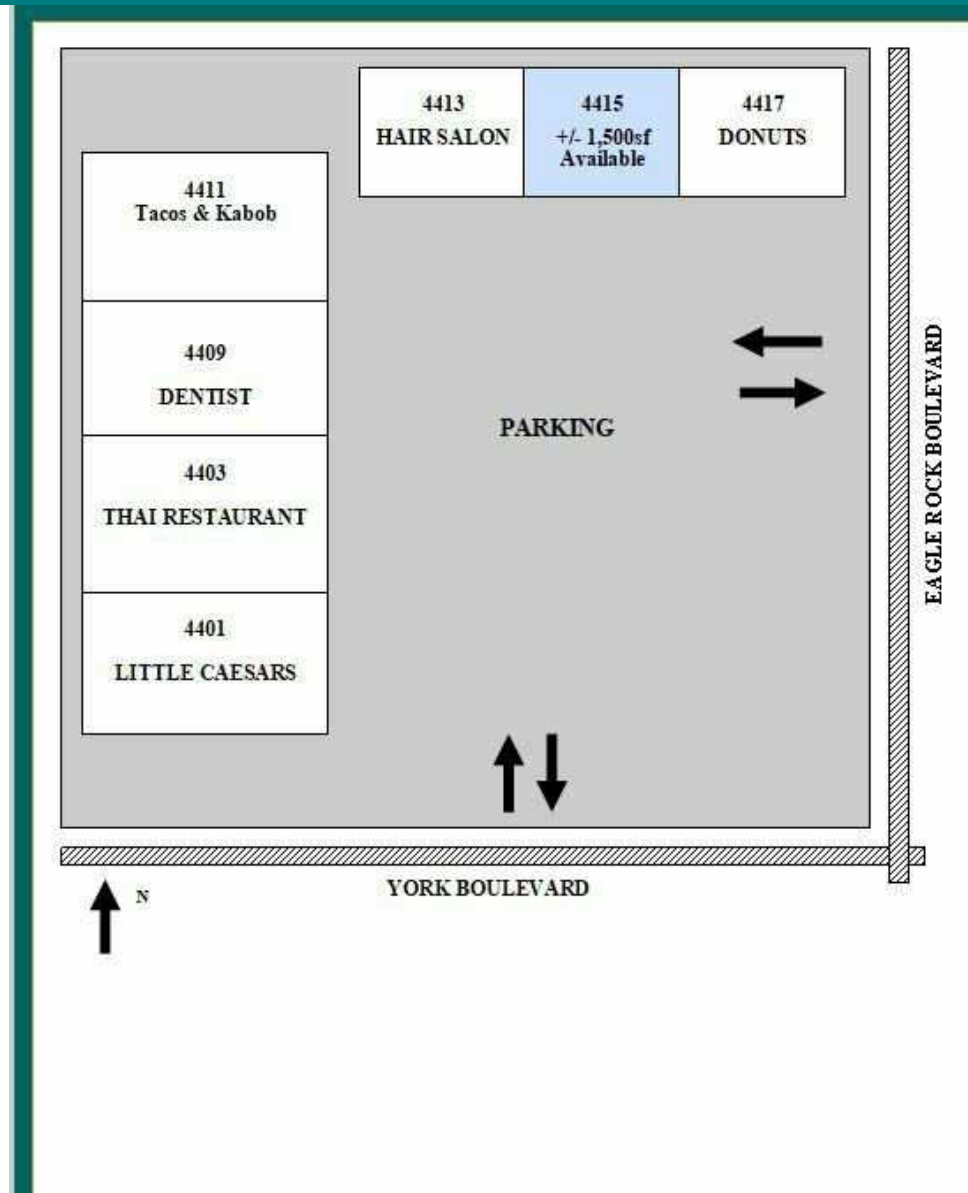


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## SITE PLANS

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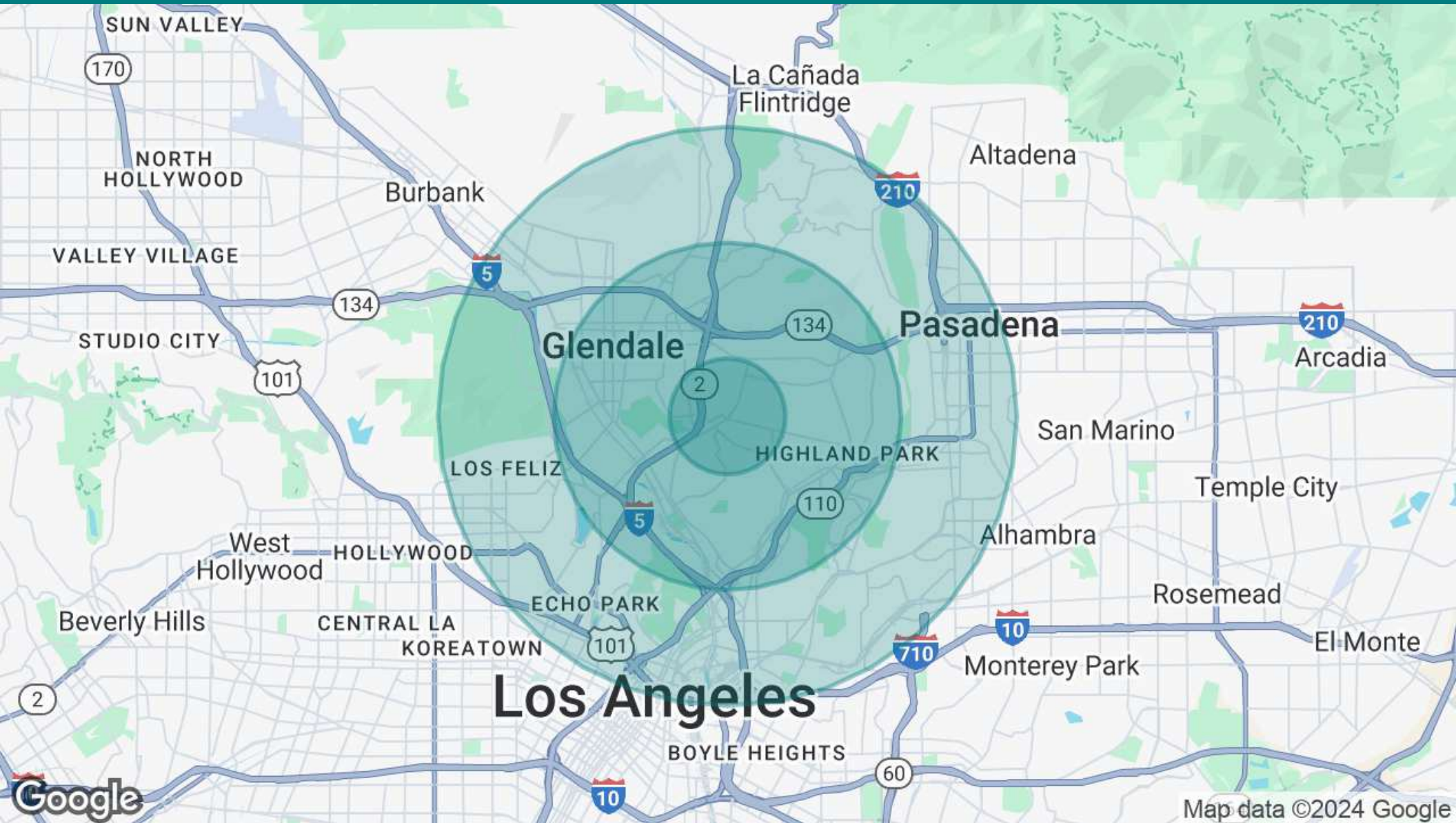
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## DEMOGRAPHICS MAP & REPORT

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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	32,191	278,230	665,730
Average Age	39.1	39.2	38.8
Average Age (Male)	39.1	38.4	37.8
Average Age (Female)	39.5	40.5	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,401	106,314	261,955
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$108,856	\$96,610	\$99,181
Average House Value	\$784,569	\$664,283	\$718,523
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	37.3%	40.2%	40.7%
RACE	1 MILE	3 MILES	5 MILES
% White	44.0%	55.5%	50.6%
% Black	2.1%	2.0%	3.5%
% Asian	25.5%	16.7%	17.7%
% Hawaiian	0.2%	0.2%	0.2%
% American Indian	1.8%	1.5%	1.0%
% Other	15.1%	16.6%	20.0%

\* Demographic data derived from 2020 ACS - US Census

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