

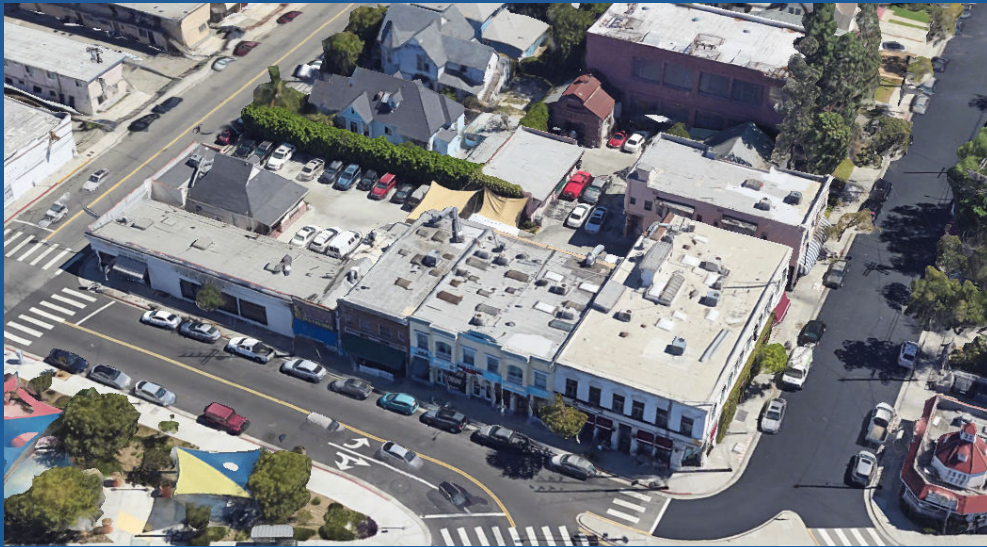
# OFFICE SPACE FOR LEASE

2316 S Union Ave, Los Angeles, California, 90007



Danny Raffle CCIM CA DRE# 01361833  
424 281 3701  
draffle@rpmres.com

525 S Douglas St, Suite 270  
El Segundo, CA 90245  
CA DRE# 01840140

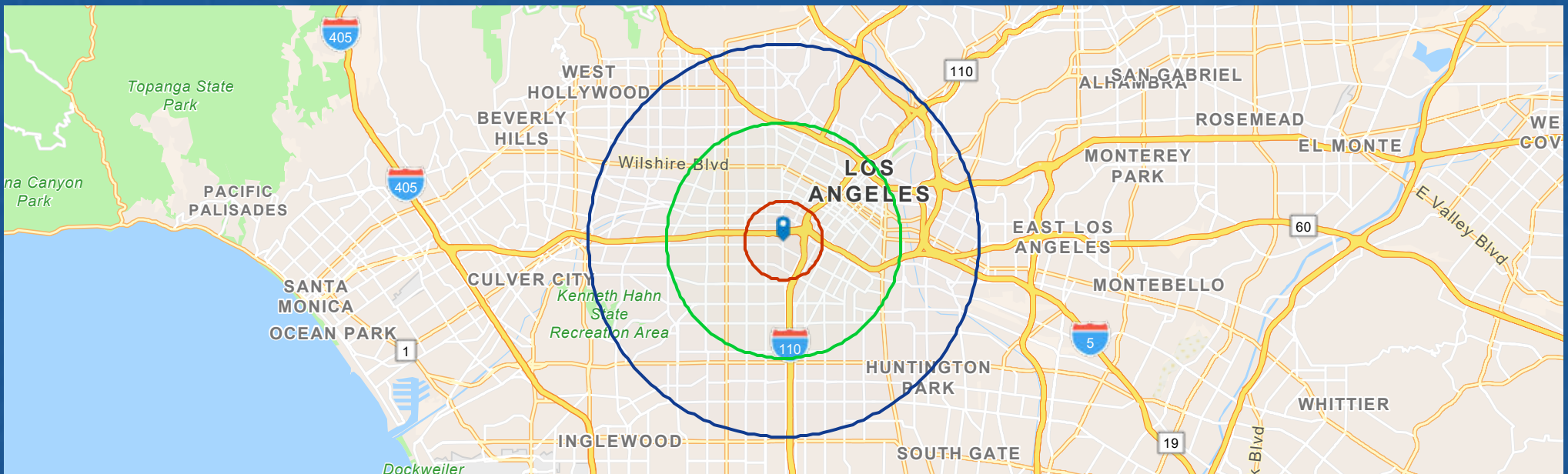


# KEY FACTS

- 1,200 SF
- \$24/SF/YR
- Negotiable Term
- Second floor suite
- Minutes from USC
- Available now

# PROPERTY DESCRIPTION

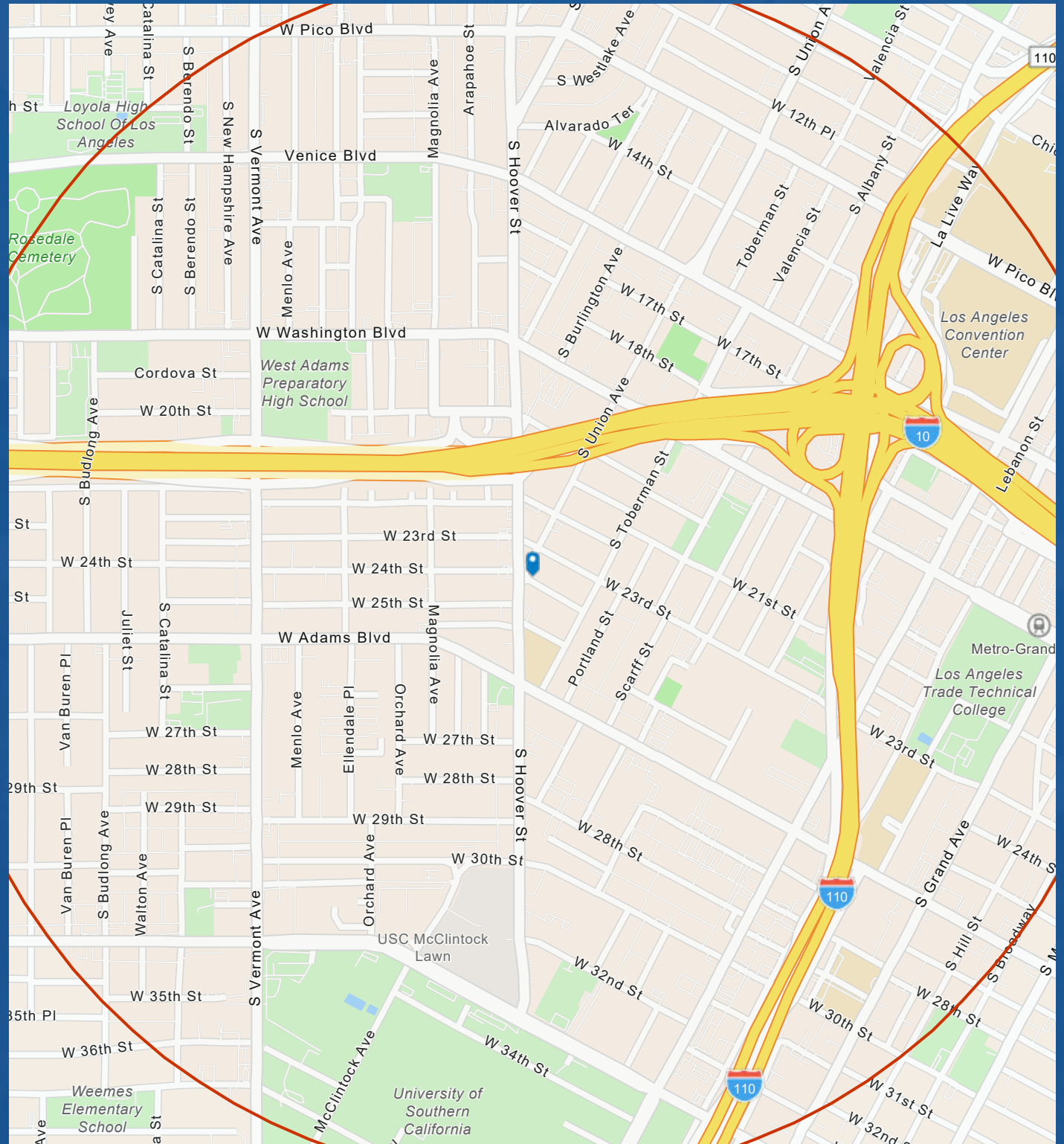
Upstairs office space featuring a welcoming waiting area, kitchenette, private bathroom, open bullpen, conference room, and storage office. Located in a well-maintained, professionally managed building that houses three restaurants and a coffee shop, all centrally located in downtown LA.





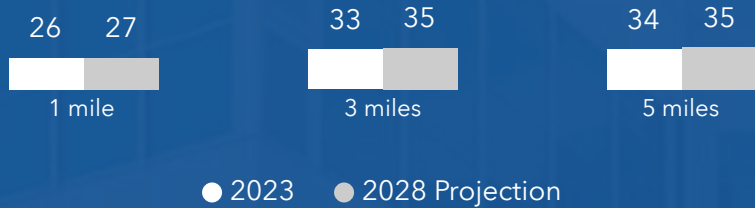
# TRAFFIC

Street Name	Dist. (mi)	Dir.	Traffic Volume
10	0.2	N	350,000
Hoover Street	0.2	N	330,500
I-10	0.2	N	217,000
S Hoover St	0.0	NW	42,976
S Hoover St	0.1	S	31,768
W Adams Blvd	0.2	S	30,640
W Adams Blvd	0.2	S	29,144
S Hoover St	0.1	N	24,723
W Adams Blvd	0.2	SW	22,350
W Adams Blvd	0.2	SW	22,341
Scarff St	0.2	SE	15,101
S Union Ave	0.2	NE	7,840
S Union Ave	0.1	N	7,121
W 23rd St	0.2	E	7,001
S Union Ave	0.2	NE	6,867
S Union Ave	0.1	NE	5,791
W 23rd St	0.1	N	2,691
W 23rd St	0.1	E	1,996
W 22nd St	0.1	NE	831
W 22nd St	0.1	N	669

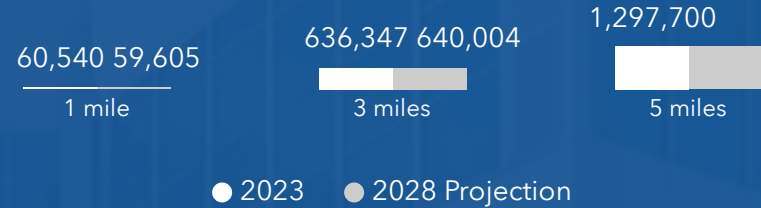


# DEMOGRAPHICS

## Median Age

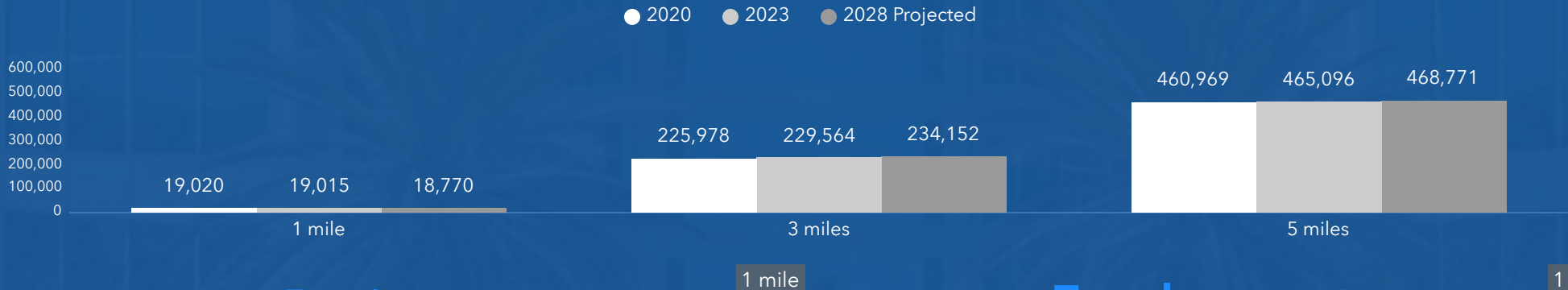


## Population



2023 Income	1 mile	3 miles	5 miles	2028 Income	1 mile	3 miles	5 miles
Per Capita	\$17,096	\$27,333	\$30,251	Per Capita	\$21,332	\$34,683	\$37,780
Median Household	\$32,330	\$49,040	\$53,841	Median Household	\$39,496	\$62,142	\$69,329
Average Household	\$51,844	\$75,022	\$83,839	Average Household	\$65,127	\$94,094	\$103,736

## Total Households



## Business

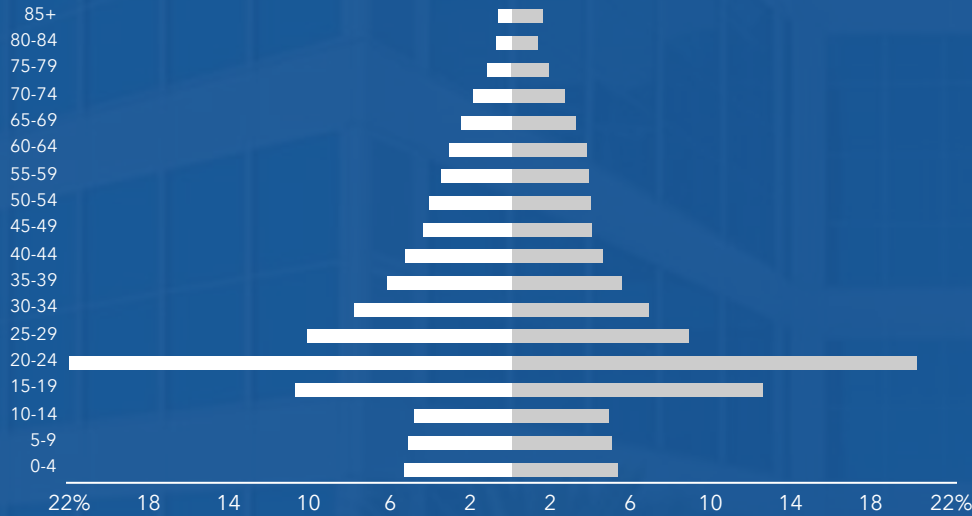


## Employment

1 mile

## Age Pyramid

● Males ● Females



1 mile

## 2022 Race and ethnicity (Esri)

1 mile

The largest group: Hispanic Origin (Any Race) (59.72)

The smallest group: Pacific Islander Alone (0.17)

Indicator ▲	Value	Diff
White Alone	19.41	-12.37
Black Alone	7.96	+0.11
American Indian/Alaska Native Alone	2.49	+0.80
Asian Alone	16.59	+1.22
Pacific Islander Alone	0.17	-0.07
Other Race	41.22	+13.20
Two or More Races	12.18	-2.86
Hispanic Origin (Any Race)	59.72	+11.74

Bars show deviation from Los Angeles County

## 2022 Households by income (Esri)

1 mile

The largest group: <\$15,000 (28.6%)

The smallest group: \$200,000+ (2.0%)

Indicator ▲	Value	Diff
<\$15,000	28.6%	+20.2%
\$15,000 - \$24,999	12.9%	+6.5%
\$25,000 - \$34,999	10.9%	+4.5%
\$35,000 - \$49,999	12.1%	+2.6%
\$50,000 - \$74,999	15.1%	-0.3%
\$75,000 - \$99,999	8.7%	-3.8%
\$100,000 - \$149,999	6.7%	-11.4%
\$150,000 - \$199,999	3.0%	-6.8%
\$200,000+	2.0%	-11.5%

Bars show deviation from Los Angeles County

## Average household size

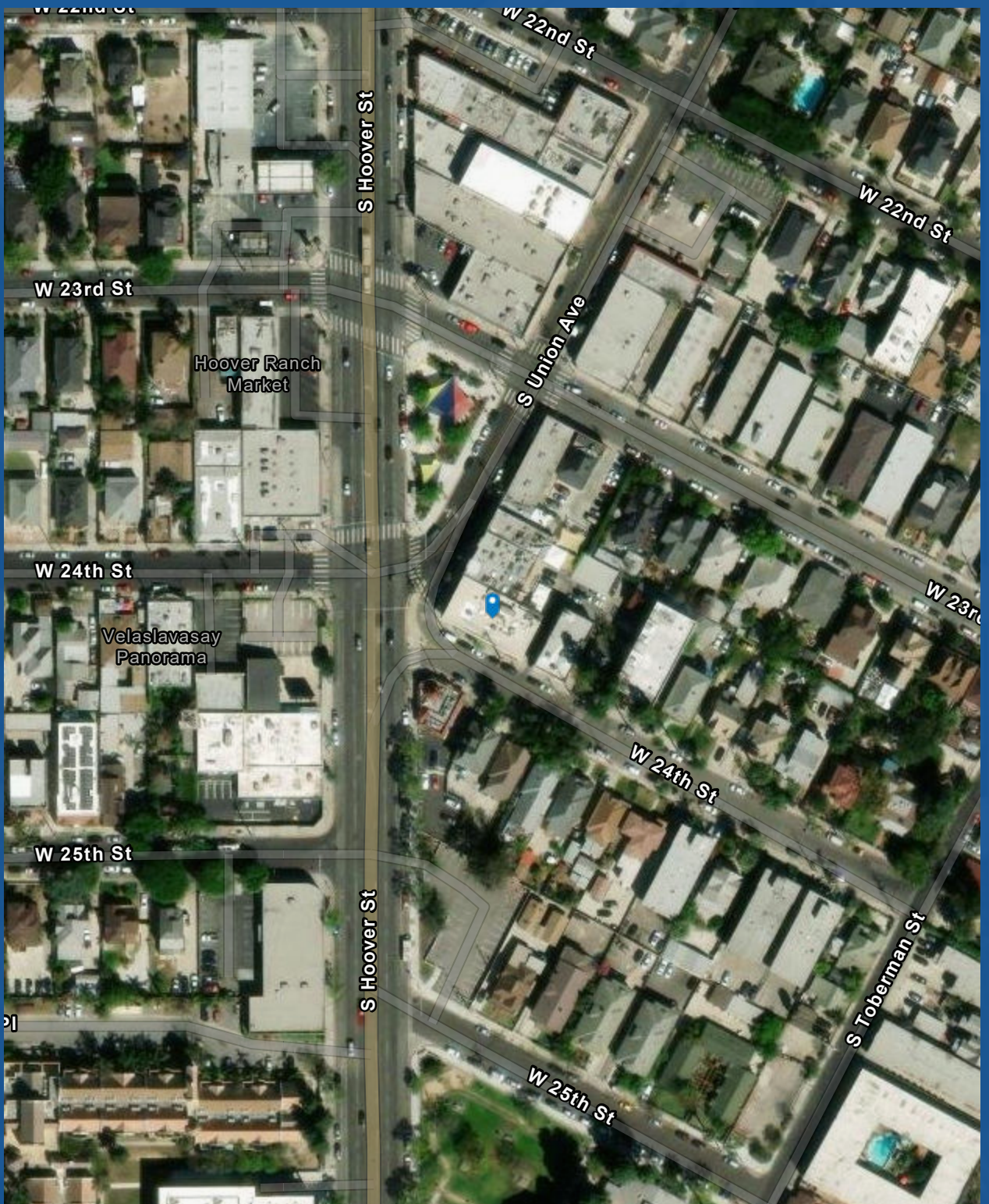
1 mile

for this area

**2.78** which is more than the average for United States

Area	Value ▼
Los Angeles County	2.86
California	2.86
<b>This area</b>	<b>2.78</b>
United States	2.55

Company/Business Name	Dir.	Dist.
MDC Engineers	SW	0.0
Nature's Brew	SW	0.0
City Living Realty	SW	0.0
Radha Yoga	SW	0.0
UPS Access Point Location	SW	0.0
Byrdies Inc	SW	0.0
City Living Realty	SE	0.0
Aka Insurance SVCS Inc	N	0.0
Ebae's	N	0.0
Soluna	N	0.0
Goldentrees Inc	N	0.0
Aniise Natural Skin Care and Cosmetics	E	0.0
Bacaro	N	0.0
Pete's Burgers	SW	0.0
Mi Flor Blanca	NE	0.0
Union 99 Cents	NE	0.0
Michael Farzam	NE	0.0
A Window Between Worlds	E	0.0
Pinero's Food Market	NW	0.0
Linben LLC	W	0.0
605 Garfield LLC	W	0.0
G Wireless	NW	0.1
ATM	NW	0.1
Diego Wireless & Accessories Inc	NW	0.1



Closest 24 locations