

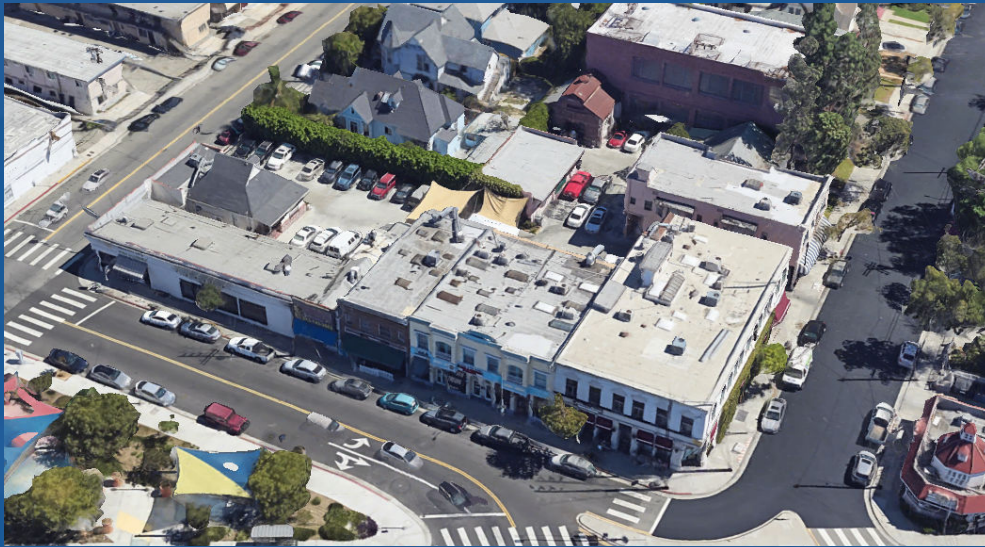
RETAIL SPACE FOR LEASE

2304 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

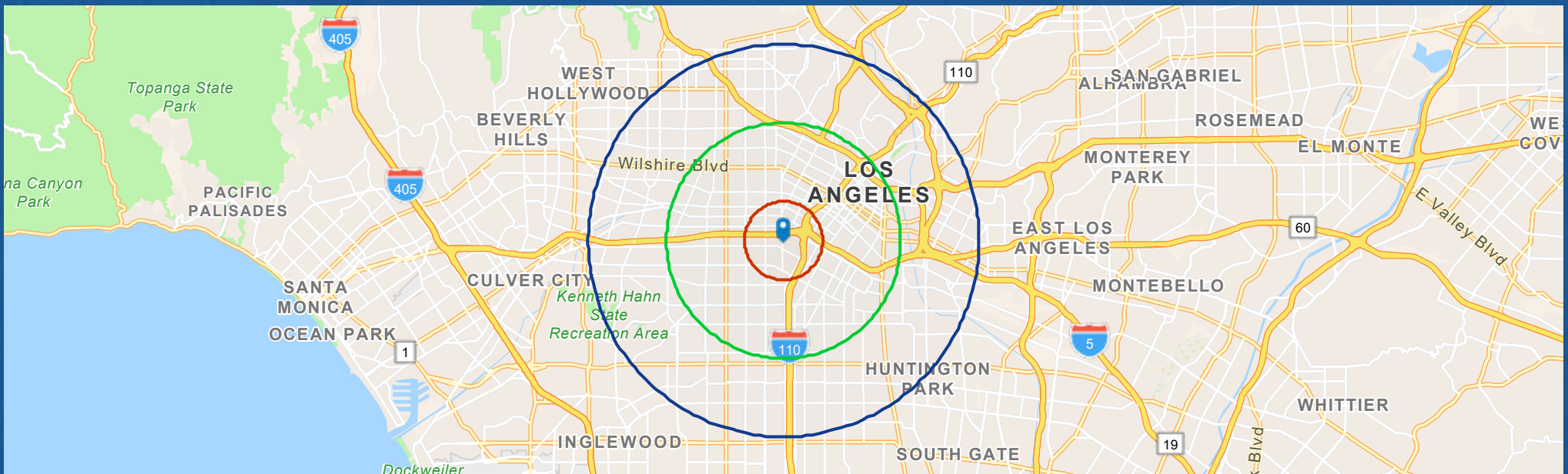


KEY FACTS

- 1,700 SF
- 5 year term
- \$36/SF/YR modified gross
- Rated 92 walk score, 89 bike score, 73 transit score

PROPERTY DESCRIPTION

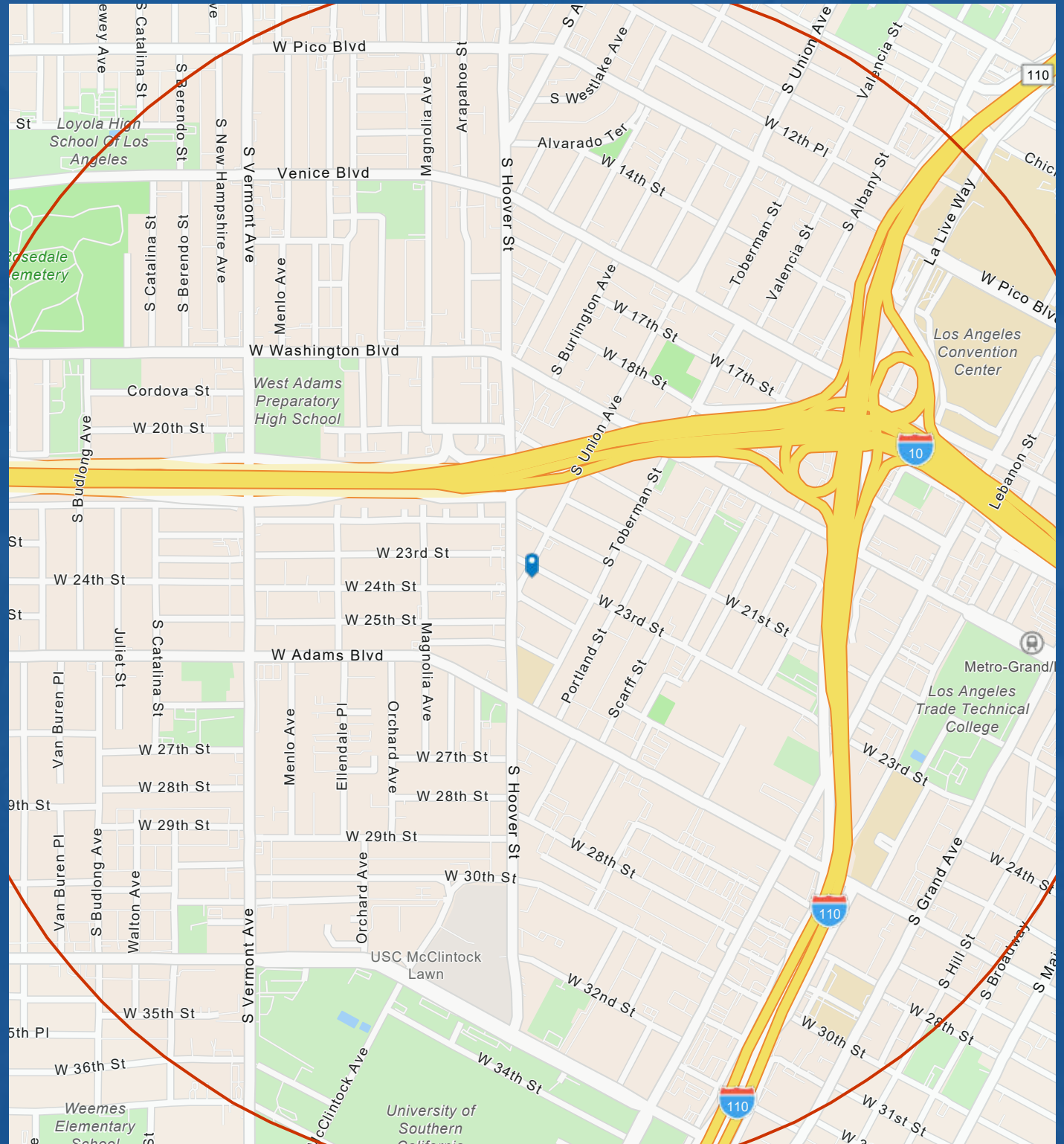
Completely renovated first floor retail storefront available now. In-line with other retail and ideally located in a high traffic, easily accessible area just minutes from USC campus in downtown Los Angeles by the 10 and 110 freeways.





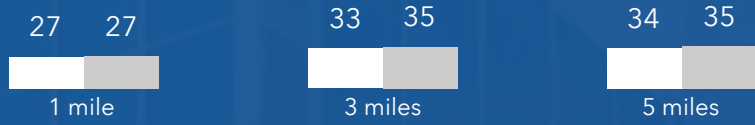
TRAFFIC

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	W	42,976
S Hoover St	0.2	S	31,768
W Adams Blvd	0.2	S	30,640
W Adams Blvd	0.2	S	29,144
S Hoover St	0.1	NW	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	0.0	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	0.0	NW	2,691
W 23rd St	0.0	E	1,996
W 22nd St	0.1	NE	831
W 22nd St	0.1	N	669



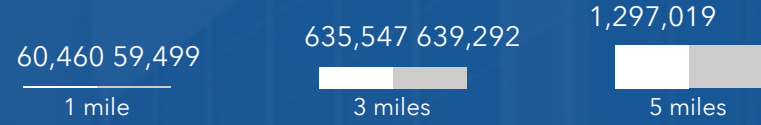
DEMOGRAPHICS

Median Age



● 2023 ● 2028 Projection

Population

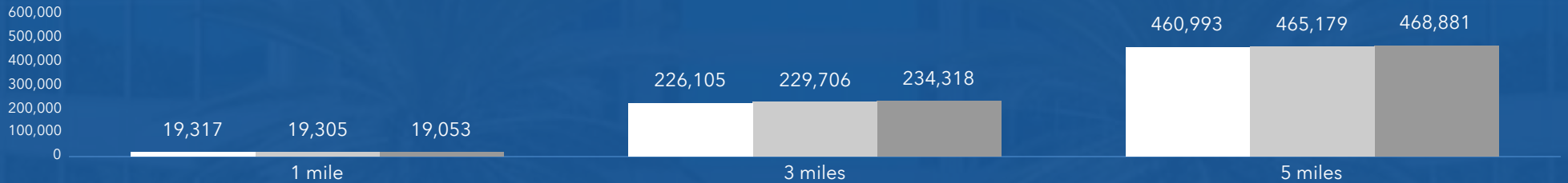


● 2023 ● 2028 Projection

2023 Income	1 mile	3 miles	5 miles	2028 Income	1 mile	3 miles	5 miles
Per Capita	\$17,363	\$27,459	\$30,304	Per Capita	\$21,681	\$34,841	\$37,844
Median Household	\$32,483	\$49,140	\$53,878	Median Household	\$39,501	\$62,236	\$69,402
Average Household	\$52,111	\$75,241	\$83,908	Average Household	\$65,421	\$94,369	\$103,815

Total Households

● 2020 ● 2023 ● 2028 Projected



Business

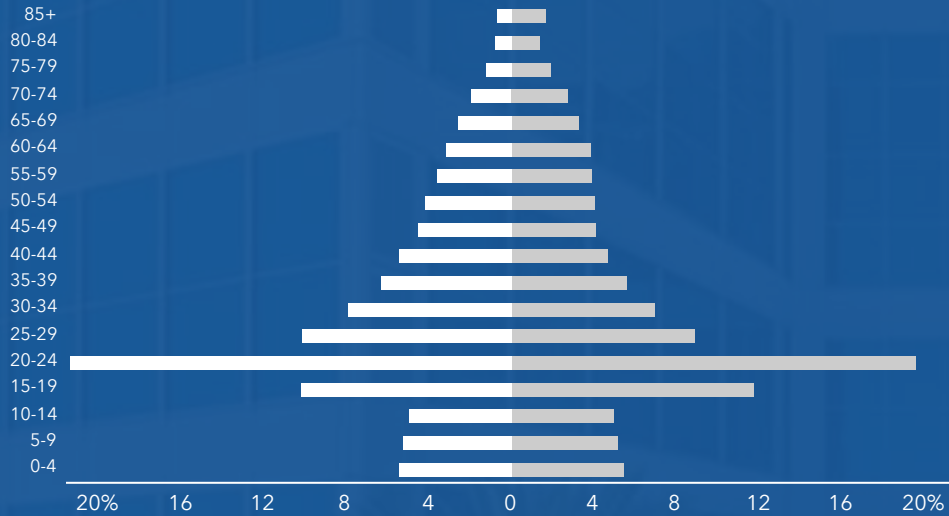


Employment

1 mile

Age Pyramid

● Males ● Females



1 mile

2022 Race and ethnicity (Esri)

1 mile

The largest group: Hispanic Origin (Any Race) (60.79)

The smallest group: Pacific Islander Alone (0.17)

Indicator ▲	Value	Diff
White Alone	19.01	-12.77
Black Alone	7.76	-0.09
American Indian/Alaska Native Alone	2.55	+0.86
Asian Alone	16.18	+0.81
Pacific Islander Alone	0.17	-0.07
Other Race	42.01	+13.99
Two or More Races	12.33	-2.71
Hispanic Origin (Any Race)	60.79	+12.81

Bars show deviation from Los Angeles County

2022 Households by income (Esri)

1 mile

The largest group: <\$15,000 (28.2%)

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

Indicator ▲	Value	Diff
<\$15,000	28.2%	+19.8%
\$15,000 - \$24,999	13.0%	+6.6%
\$25,000 - \$34,999	11.0%	+4.6%
\$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	6.8%	-11.3%
\$150,000 - \$199,999	3.0%	-6.8%
\$200,000+	2.0%	-11.5%

Bars show deviation from Los Angeles County

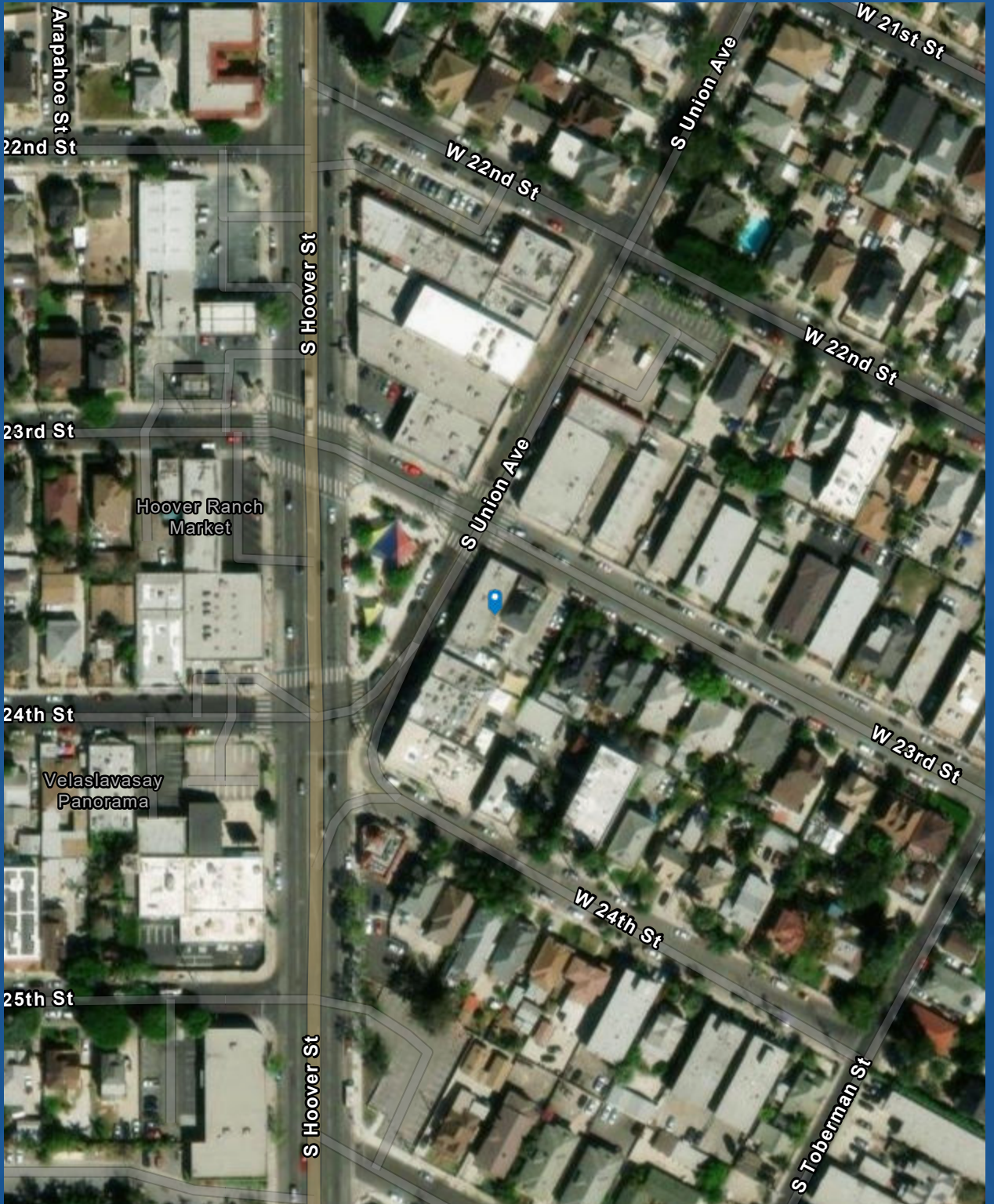
Average household size for this area

1 mile

2.77 which is more than the average for United States

Area	Value ▼
Los Angeles County	2.86
California	2.86
This area	2.77
United States	2.55

Company/Business Name	Dir.	Dist.
Mi Flor Blanca	S	0.0
Union 99 Cents	S	0.0
Michael Farzam	S	0.0
Bacaro	SW	0.0
Aka Insurance SVCS Inc	SW	0.0
Ebae's	SW	0.0
Soluna	SW	0.0
Goldentrees Inc	SW	0.0
Santa Ana Auto Registration	N	0.0
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	S	0.0
Aniise Natural Skin Care and Cosmetics	S	0.0
Pinero's Food Market	W	0.0
R L Welding	E	0.0
United University Church	NE	0.0
The Chiropractic Center	N	0.0
Aries Hair Design	N	0.0
Schoessler	N	0.0
Everytable	N	0.0



Closest 24 locations