

# Franciscan Metro Center

NEC LOS FELIZ BLVD & PERLITA AVE | LOS ANGELES, CA 90039

**THE FESTIVAL COMPANIES**

INTEGRATED SOLUTIONS TO REAL ESTATE AND DEVELOPMENT

## DEMOGRAPHICS



36,615  
CARS PER DAY  
TRAFFIC COUNT

(at center's main intersection)



159,342  
DAYTIME  
POPULATION

(2019 - 3 mile radius around center)



272,085  
LOCAL  
POPULATION

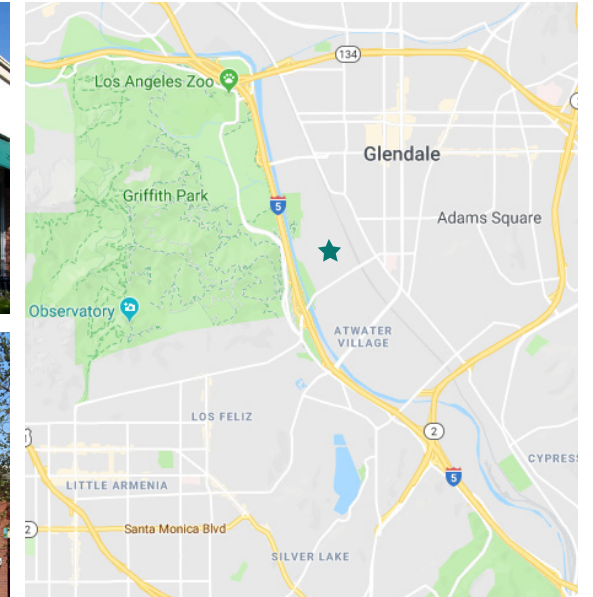
(2019 - 3 mile radius around center)



\$83,854  
AVERAGE  
HOUSEHOLD INCOME

(2019 - 3 mile radius around center)

Source: CoStar 2019



## SITE INFORMATION

GLA	286,984 SF
Parking	5.8 : 1,000 SF

## TRAFFIC COUNTS

Los Feliz Blvd.	38,130 CPD
I-5 @ Los Feliz	253,004 AADT
Combined	291,134 CPD



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2909 LOS FELIZ BLVD. | LOS ANGELES, CA 90039

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## PROJECT HIGHLIGHTS

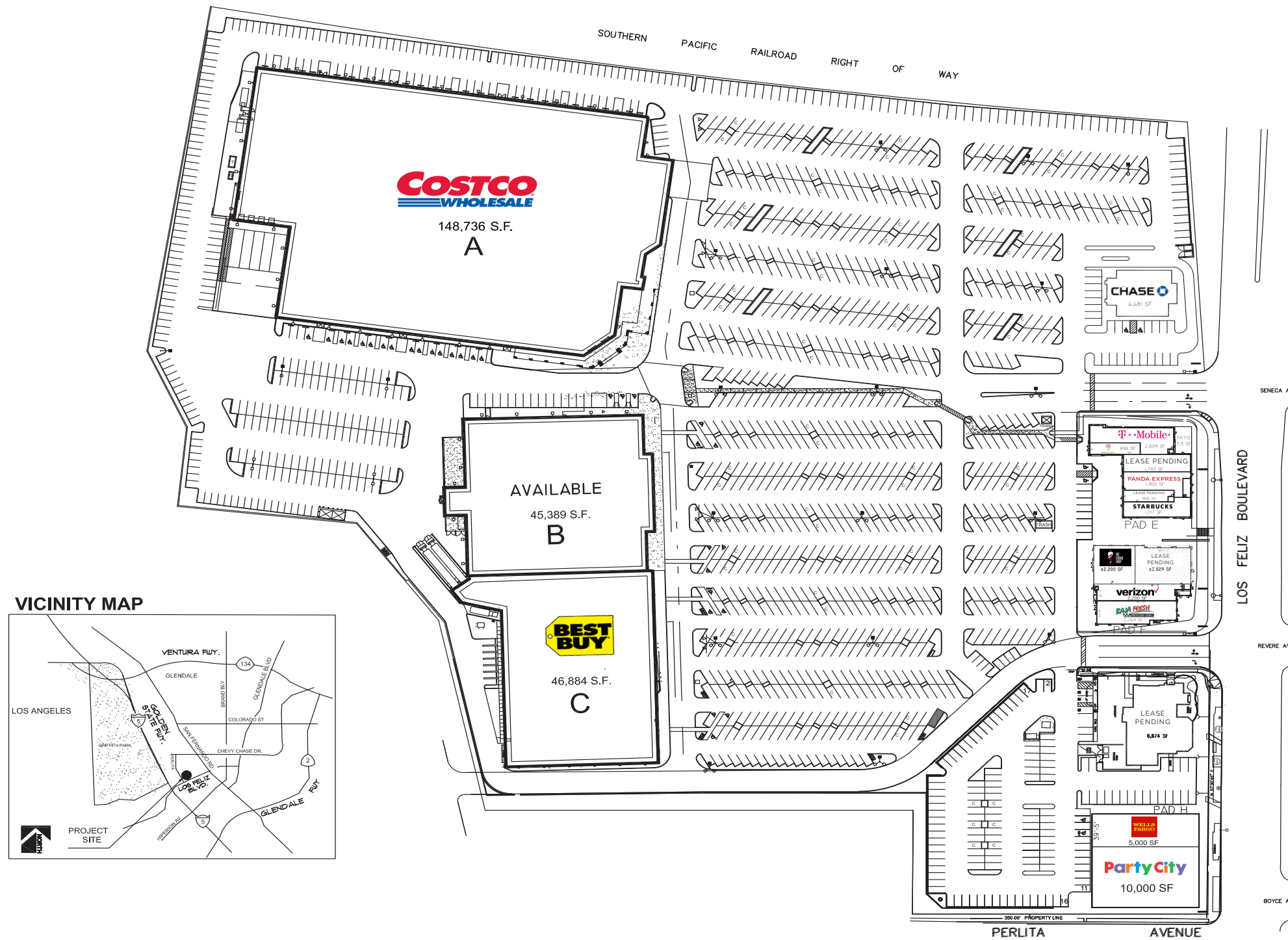
Located less than a mile from the Americana at Brand and just east of the 5 Fwy, with immediate proximity to the communities of Los Feliz, Glendale and La Cañada Flintridge

Franciscan Metro Center provides everyday shopping convenience for both a regional and community-based trade area in one of the most under-retailed areas of Los Angeles

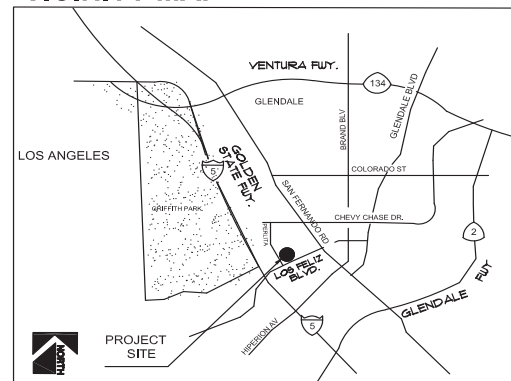
Excellent Visibility:  
Over 1,000 lineal feet of frontage on Los Feliz Blvd.

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## VICINITY MAP



PROJECT SUMMARY	
Land Area:	(25.18 Acres) 1,097,257 SF
Building Area:	286,984
Land/Building Ratio:	26.48%
Parking Required:	1,554 Stalls
Parking Provided:	1,662 Stalls

(5/14/19)

LEASING LEGEND		
Unit	Tenant	GLA
Building A	Costco	148,736
	Total:	148,736
Building B	Available	45,389
	Total:	45,389
Building C	Best Buy	46,884
	Total:	46,884
Pad D	Chase	4,481
	Total:	4,481
Lot Area		23,936 SF (0.55 Acres)
Pad E	T-Mobile	2,609
	Jamba Juice	898
	Available	1,797
	Panda Express	1,905
	Available	905
	Starbucks Coffee	1,717
	Total:	9,831
Lot Area		59,508 SF (1.37 Acres)
Pad F	Available	5,041
	Verizon	2,200
	Baja Fresh	2,748
	Total:	9,989
Lot Area		51,886 SF (1.19 Acres)
Pad G	Mimi's Café	6,674
	Total:	6,674
Pad H	Wells Fargo	5,000
	Party City	10,000
	Total:	15,000
Pad G & Pad H	Lot Area	101,571 SF (2.33 Acres)
(5/14/19) Total:		286,984