

FOR LEASE

RETAIL SHOP AVAILABLE ON BUSY FLORENCE AVENUE



NEIGHBORING RETAILERS

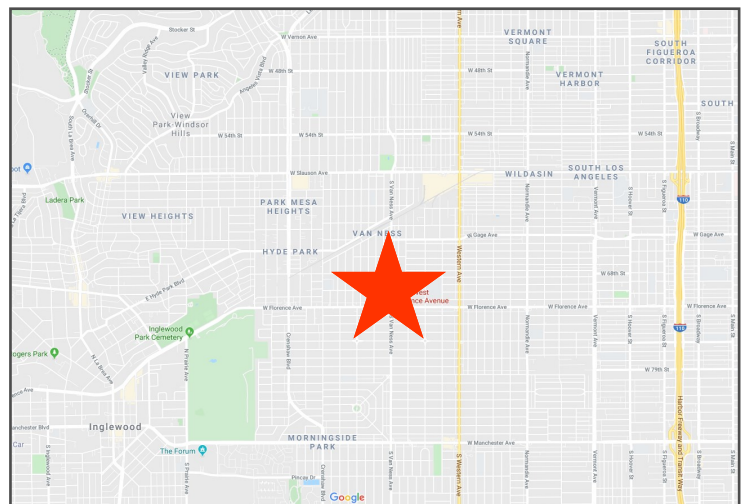


2218 W. FLORENCE AVENUE | LOS ANGELES, CA 90043

FLORENCE + VAN NESS

FEATURES + AMENITIES

- APPROX. 850 SQFT RETAIL SHOP SPACE AVAILABLE ON SIGNALIZED INTERSECTION OF FLORENCE AVENUE AND VAN NESS
- HIGH FOOT AND TRAFFIC COUNTS
- SITE SEES APPROX. 60,000 CARS PER DAY
- GREAT SIGNAGE OPPORTUNITY
- PRIVATE PARKING LOT IN BACK -- APPROX. 10 PARKING SPACES
- DENSE POPULATION DEMOGRAPHICS



EXCLUSIVELY REPRESENTED BY

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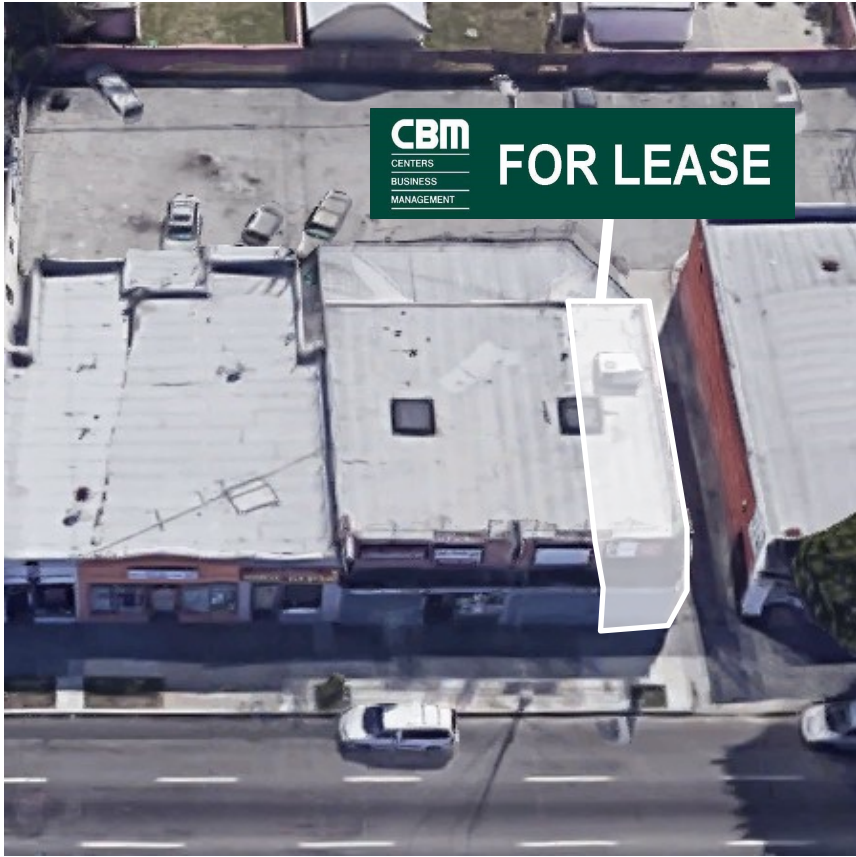
1517 S. SEPULVEDA SLVD.
LOS ANGELES, CA 90035

| DEMOGRAPHICS SNAPSHOT | 1-MILE | 3-MILE | 5-MILE |
|-----------------------|----------|----------|-----------|
| POPULATION | 40,073 | 419,764 | 1,096,688 |
| AVG HH INCOME | \$58,091 | \$58,590 | \$59,655 |

CBM makes no warranties or guarantees as to the accuracy of the information provided herein, it has been obtained from sources considered credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and/or estimates provided are for the purposes of example and may not represent actual performance of this property. CBM is performing acts that require a real estate license. CA Real Estate Brokers Lic # 00982859

ADDITIONAL PHOTOS

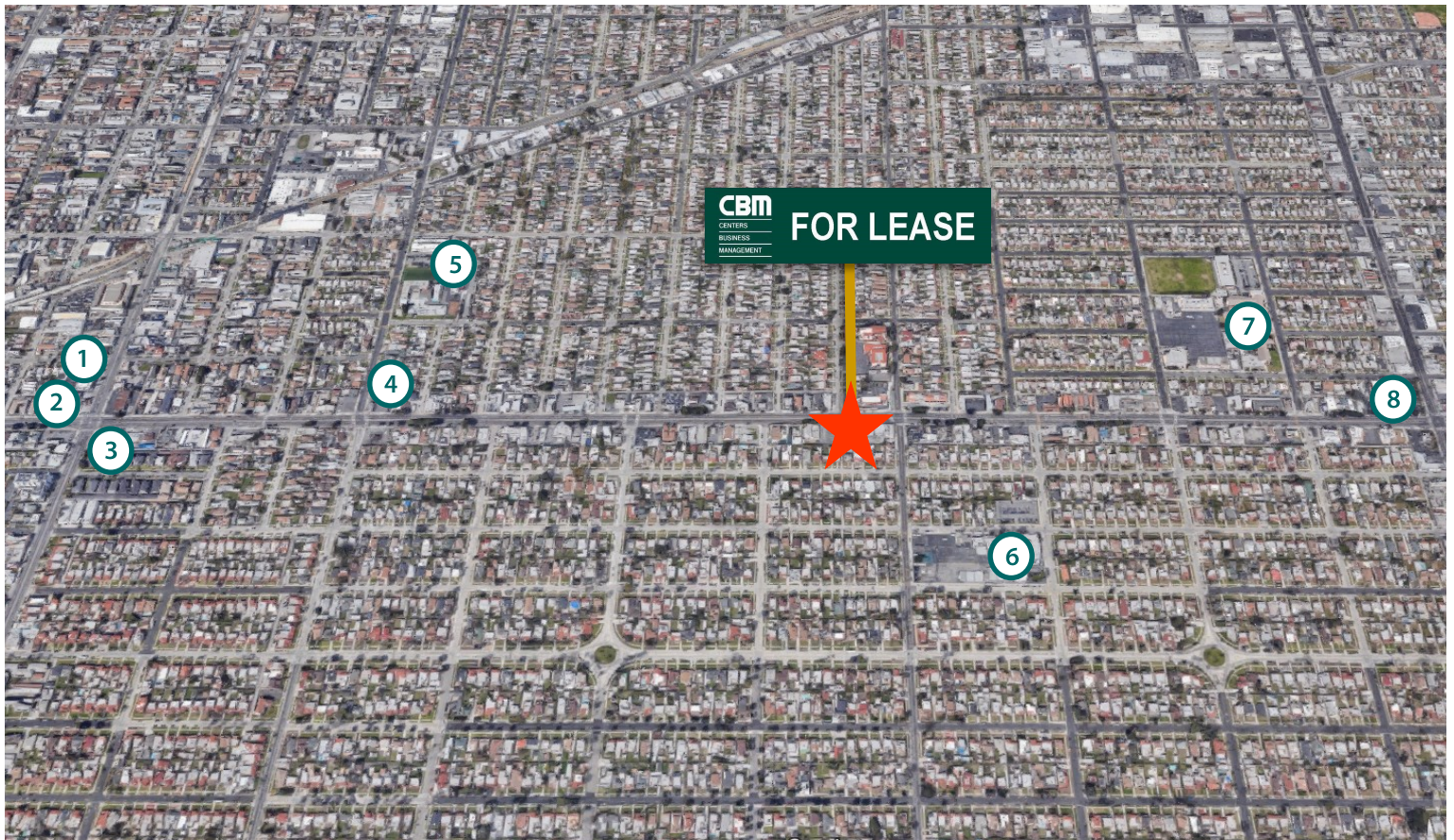
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NEIGHBORING TENANT LEGEND

- | | | | |
|---|---|---|--|
| 1 |  | 5 | Alliance Renee & Meyer Luskin College-Ready Academy |
| 2 |  | 6 | Mann UCLA Community school |
| 3 |  | 7 | 74th Street Elementary School |
| 4 |  | 8 |  |

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| | 1 mile(s) | 3 mile(s) | 5 mile(s) |
|---|-----------|-----------|-----------|
| Population: 2018A | | | |
| Total Population | 40,073 | 419,764 | 1,096,688 |
| Female Population | 55.09% | 52.66% | 51.61% |
| Male Population | 44.91% | 47.34% | 48.39% |
| Population Density | 12,754 | 14,844 | 13,962 |
| Population Median Age | 37.2 | 33.2 | 31.6 |
| Employed Civilian Population 16+ | 16,918 | 173,649 | 458,061 |
| % White Collar | 48.7% | 44.3% | 43.5% |
| % Blue Collar | 51.3% | 55.7% | 56.5% |
| Total Q1 2019 Employees | 5,925 | 66,151 | 279,656 |
| Total Q1 2019 Establishments* | 889 | 8,341 | 25,607 |
| Population Growth 2000-2010 | 2.97% | 3.67% | 3.20% |
| Population Growth 2018A-2023 | -0.78% | -0.80% | -0.63% |
| Income: 2018A | | | |
| Average Household Income | \$58,091 | \$58,590 | \$59,655 |
| Median Household Income | \$41,519 | \$40,914 | \$40,483 |
| Per Capita Income | \$20,199 | \$18,373 | \$17,916 |
| Avg Income Growth 2000-2010 | 26.85% | 30.66% | 31.33% |
| Avg Income Growth 2018A-2023 | 16.32% | 16.03% | 16.18% |
| Households: 2018A | | | |
| Households | 13,873 | 130,541 | 324,119 |
| Average Household Size | 2.85 | 3.16 | 3.29 |
| Hhld Growth 2000-2010 | 3.41% | 2.33% | 1.64% |
| Hhld Growth 2018A-2023 | 1.34% | 1.12% | 1.27% |
| Housing Units: 2018A | | | |
| Occupied Units | 13,873 | 130,541 | 324,119 |
| % Occupied Units | 96.49% | 95.90% | 96.30% |
| % Vacant Housing Units | 3.51% | 4.10% | 3.70% |
| Owner Occ Housing Growth 2000-2010 | -3.09% | -1.40% | -0.76% |
| Owner Occ Housing Growth 2000-2023 | -1.17% | -0.93% | -0.03% |
| Owner Occ Housing Growth 2018A-2023 | 0.44% | 0.56% | 0.81% |
| Occ Housing Growth 2000-2010 | 3.41% | 2.33% | 1.64% |
| Occ Housing Growth 2010-2023 | 4.98% | 5.12% | 5.61% |
| Occ Housing Growth 2018A-2023 | 1.34% | 1.12% | 1.27% |
| Race and Ethnicity: 2018A | | | |
| % American Indian or Alaska Native Population | 0.48% | 0.69% | 0.77% |
| % Asian Population | 0.46% | 0.89% | 3.15% |
| % Black Population | 61.17% | 41.83% | 29.68% |
| % Hawaiian or Pacific Islander Population | 0.11% | 0.14% | 0.21% |
| % Multirace Population | 3.91% | 4.26% | 4.55% |
| % Other Race Population | 20.86% | 31.19% | 34.36% |
| % White Population | 13.00% | 21.01% | 27.28% |
| % Hispanic Population | 35.68% | 54.58% | 61.68% |
| % Non Hispanic Population | 64.32% | 45.42% | 38.32% |