

Prime Highland Park Retail Endcap on Figueroa

6512 - 6516 N. Figueroa Street, Los Angeles, CA 90042



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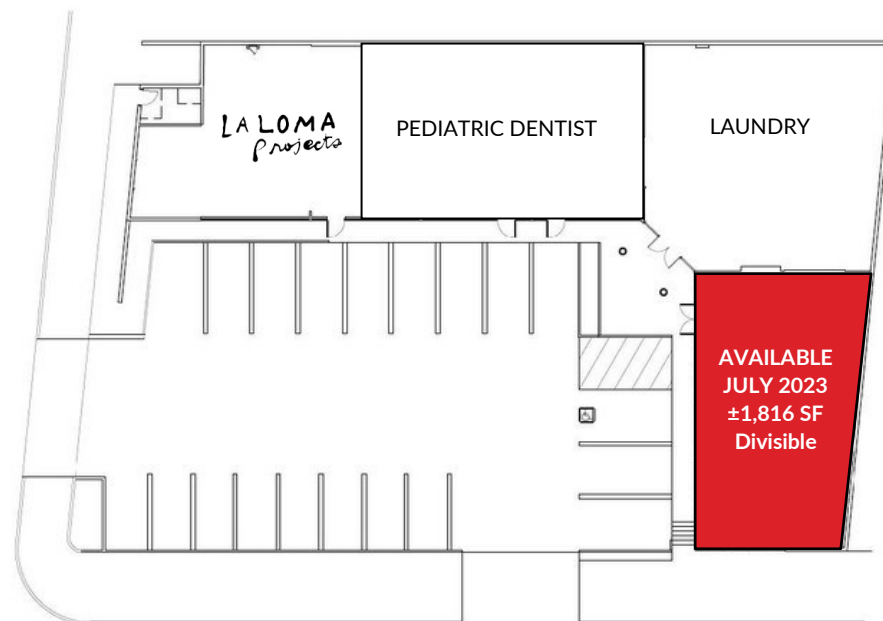
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PROPERTY FEATURES

- Approx. 1,816 SF available
- Recently remodeled shopping center in Highland Park
- Endcap has excellent exposure to the busy Figueroa Street corridor
- Excellent signage
- On-site shared parking
- Per recent Zoning Determination from City of Los Angeles – The occupants or uses of the shopping center shall be limited to those uses permitted in the C1 Zone
- Located in an enterprise zone

PRIME CENTER WITH PEDIATRIC AND FAMILY FOCUSED BUSINESSES

- New pediatric dentist coming soon
- The area is surrounded by restaurants, entertainment venues, and boutiques
- Local favorites include Triple Beam Pizza, Go Get Em Tiger, The Blind Barber, and the oldest bowling alley in Los Angeles



| DEMOS | 1 mile | 3 mile | 5 mile |
|----------------|------------------------------|-----------|----------|
| Population | 35,051 | 225,934 | 665,601 |
| Avg. HH Income | \$95,582 | \$106,534 | \$95,891 |
| Daytime Pop. | 28,231 | 184,598 | 545,247 |
| Traffic Count | ± 28,961 CPD on intersection | | |



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