

# Busy Atlantic Blvd. Vacancy Off the 60 Freeway Available for Lease

212 S. Atlantic Boulevard, Los Angeles, CA 90022



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## PROPERTY FEATURES

- ±1,358 SF space available
- Well-maintained property features high street visibility, monument signage opportunity
- Unit has its own private restroom and A/C control
- Tenant pays own electricity
- 2nd floor tenancy
- Ample parking in both surface + underground parking lots

## AREA AMENITIES

- Dense population demographics
- Close to numerous successful national & regional tenants
- Immediately off the 60 Freeway
- Situated on Atlantic Boulevard



DEMOS	1 MILE	3 MILE	5 MILE
Population	38,519	262,004	713,407
Avg. HH Income	\$75,339	\$78,766	\$77,881
Daytime Pop	29,943	207,750	584,164
Traffic Count	± 35,316 cars per day (at intersection) ± 257,072 cars per day (60 FWY)		



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