

# FOR LEASE

C PLAZA

3271-3283 PICO BLVD. | LOS ANGELES, CA 90019



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**CBM1.COM**

**CBM1**  
LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES &amp; AMENITIES

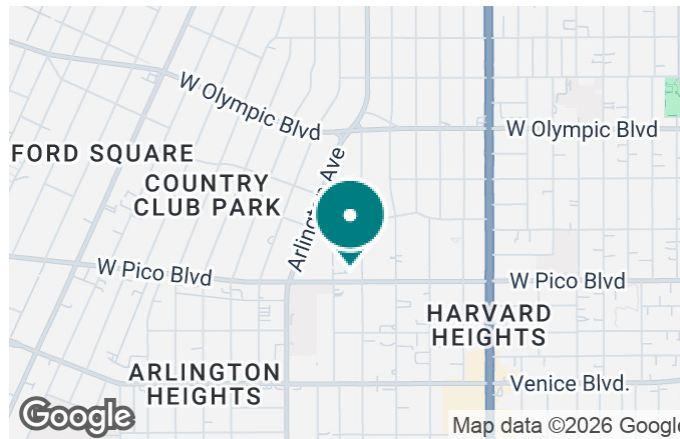
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## FEATURES &amp; AMENITIES

- Approx. 1100 SF Available
- Roll down security gates
- Great visibility
- Onsite Parking
- Pole Sign Space Available
- Close Proximity to the 10 and 101 Freeways



EXCLUSIVELY REPRESENTED BY

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## NEIGHBORING RETAILERS



| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES   |
|-------------------|----------|----------|-----------|
| Total Households  | 24,879   | 225,071  | 515,093   |
| Total Population  | 64,528   | 571,597  | 1,264,230 |
| Average HH Income | \$84,832 | \$89,969 | \$105,080 |

## ADDITIONAL PHOTOS

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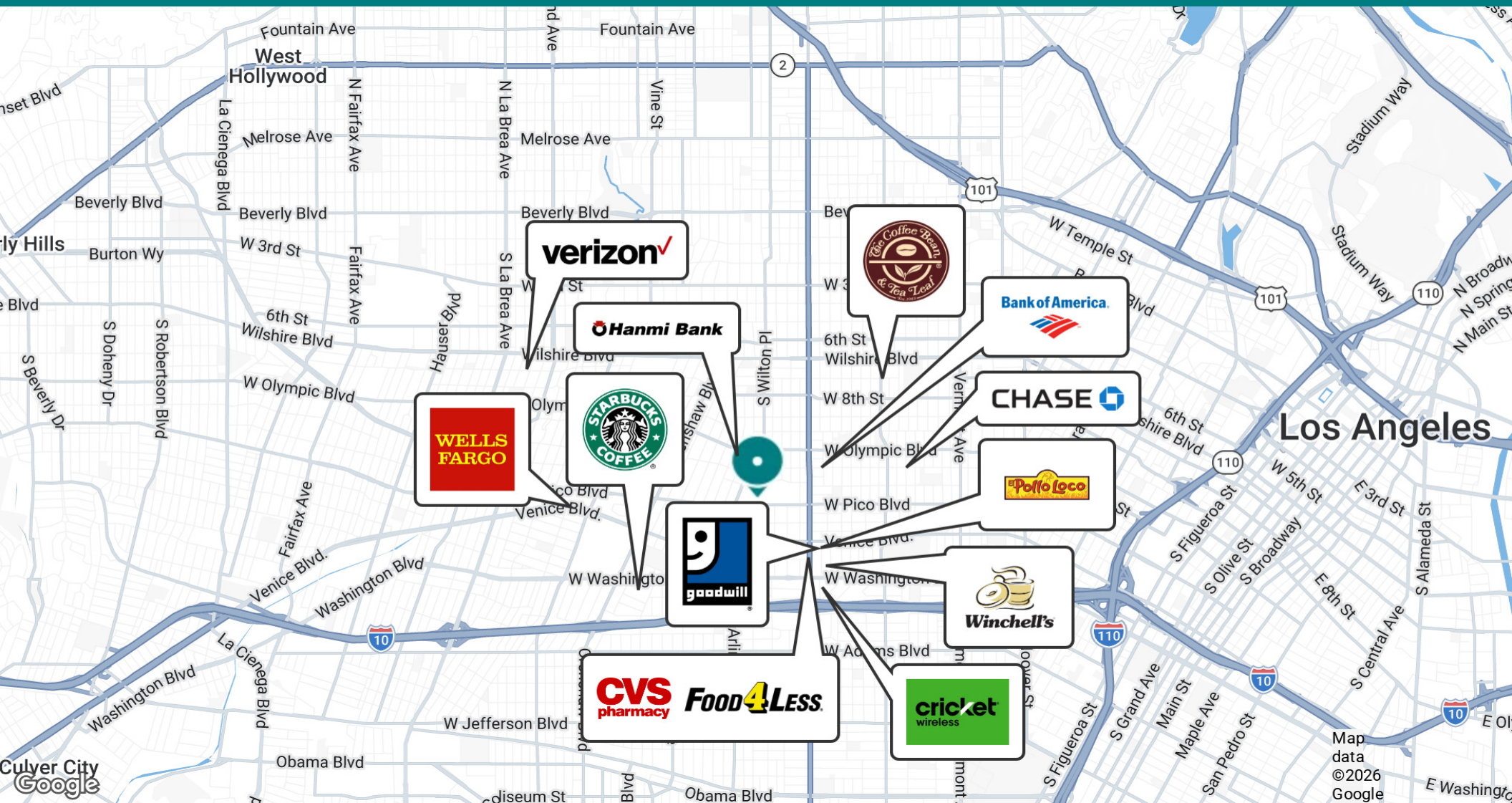
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## LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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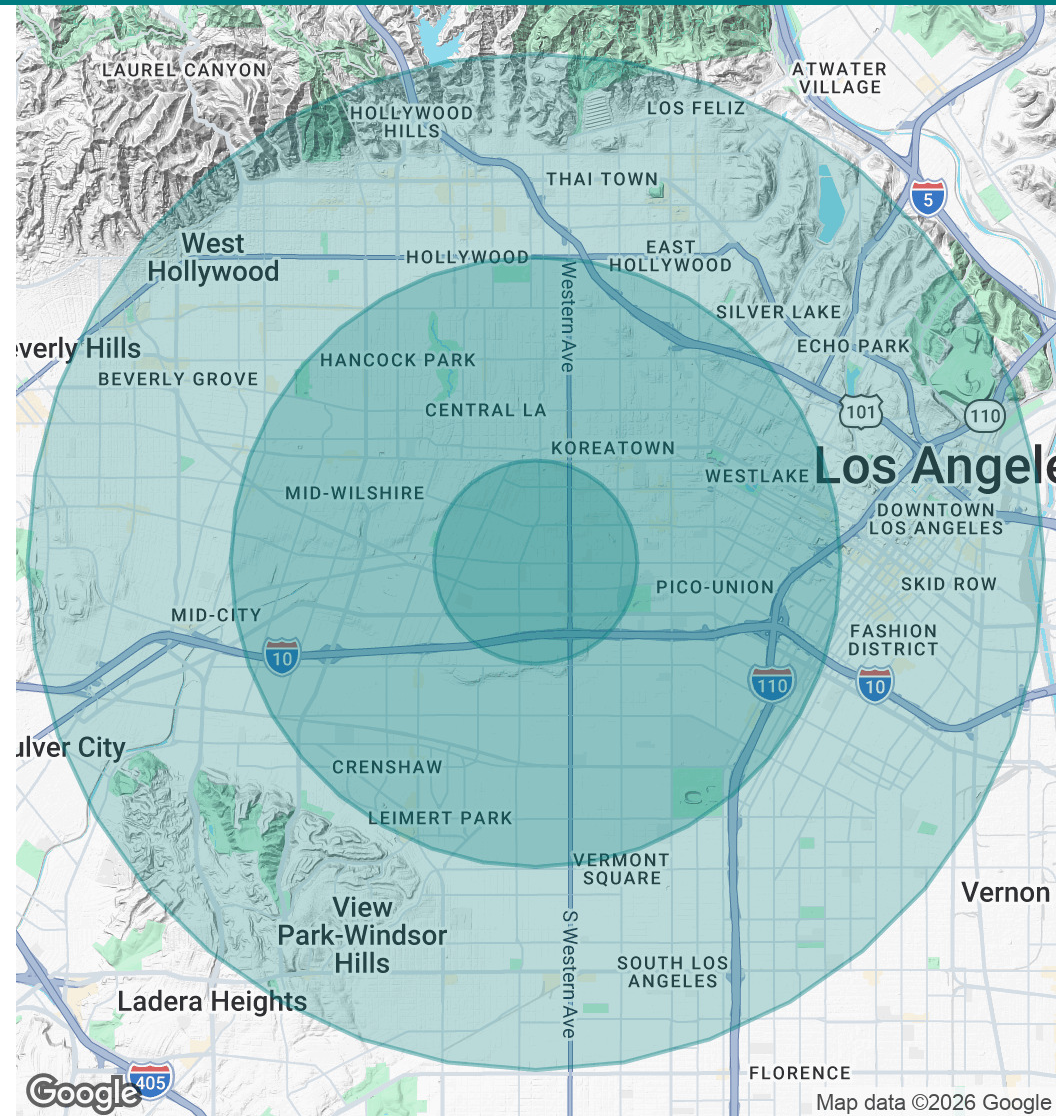
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES   |
|----------------------|--------|---------|-----------|
| Total Population     | 64,528 | 571,597 | 1,264,230 |
| Average Age          | 39.6   | 36.7    | 37.0      |
| Average Age (Male)   | 38.1   | 35.6    | 36.4      |
| Average Age (Female) | 40.9   | 37.9    | 37.8      |

| HOUSEHOLDS & INCOME | 1 MILE      | 3 MILES     | 5 MILES     |
|---------------------|-------------|-------------|-------------|
| Total Households    | 24,879      | 225,071     | 515,093     |
| # of Persons per HH | 2.6         | 2.5         | 2.5         |
| Average HH Income   | \$84,832    | \$89,969    | \$105,080   |
| Average House Value | \$1,114,336 | \$1,152,286 | \$1,170,691 |

\* Demographic data derived from 2020 ACS - US Census



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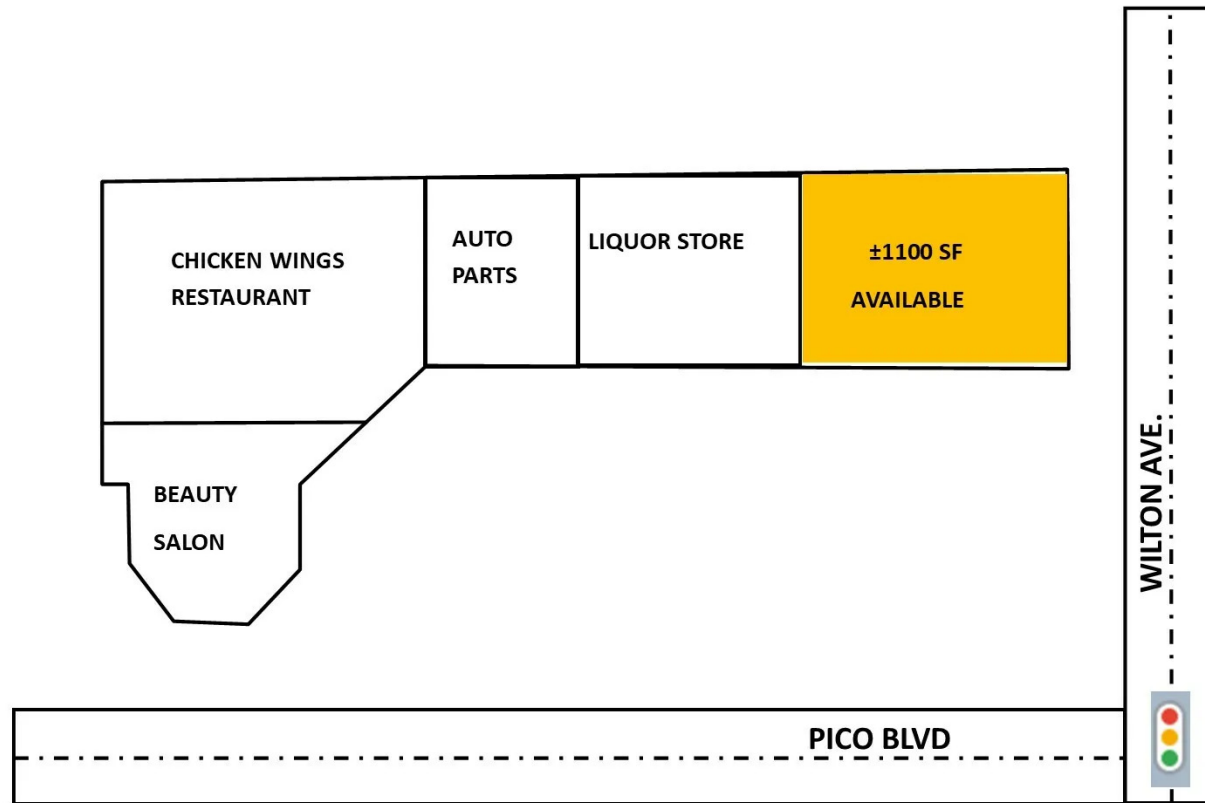
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## SITE PLANS

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