

# For Lease

3330 S Central Ave

Los Angeles, CA 90011

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## Property Description

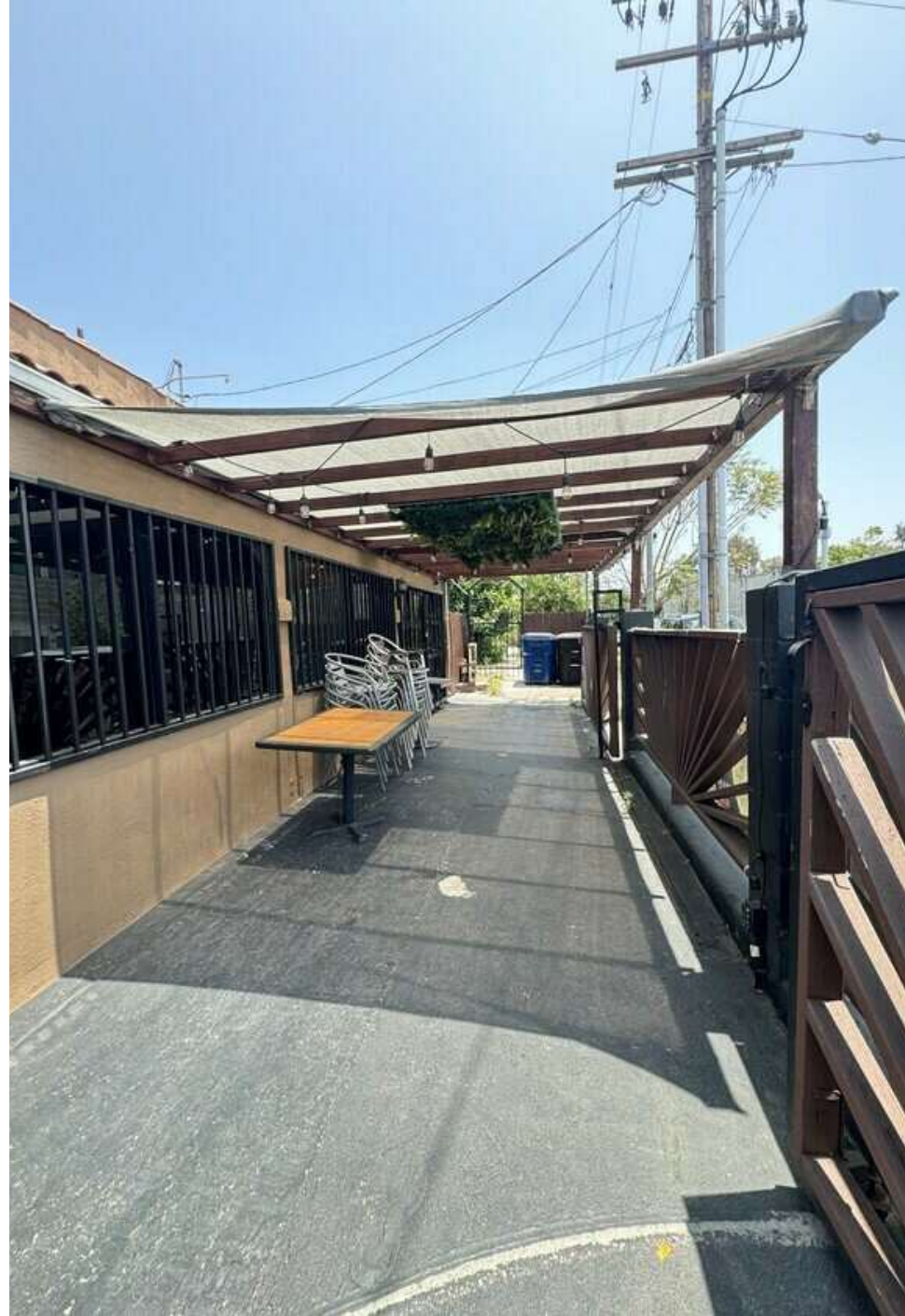
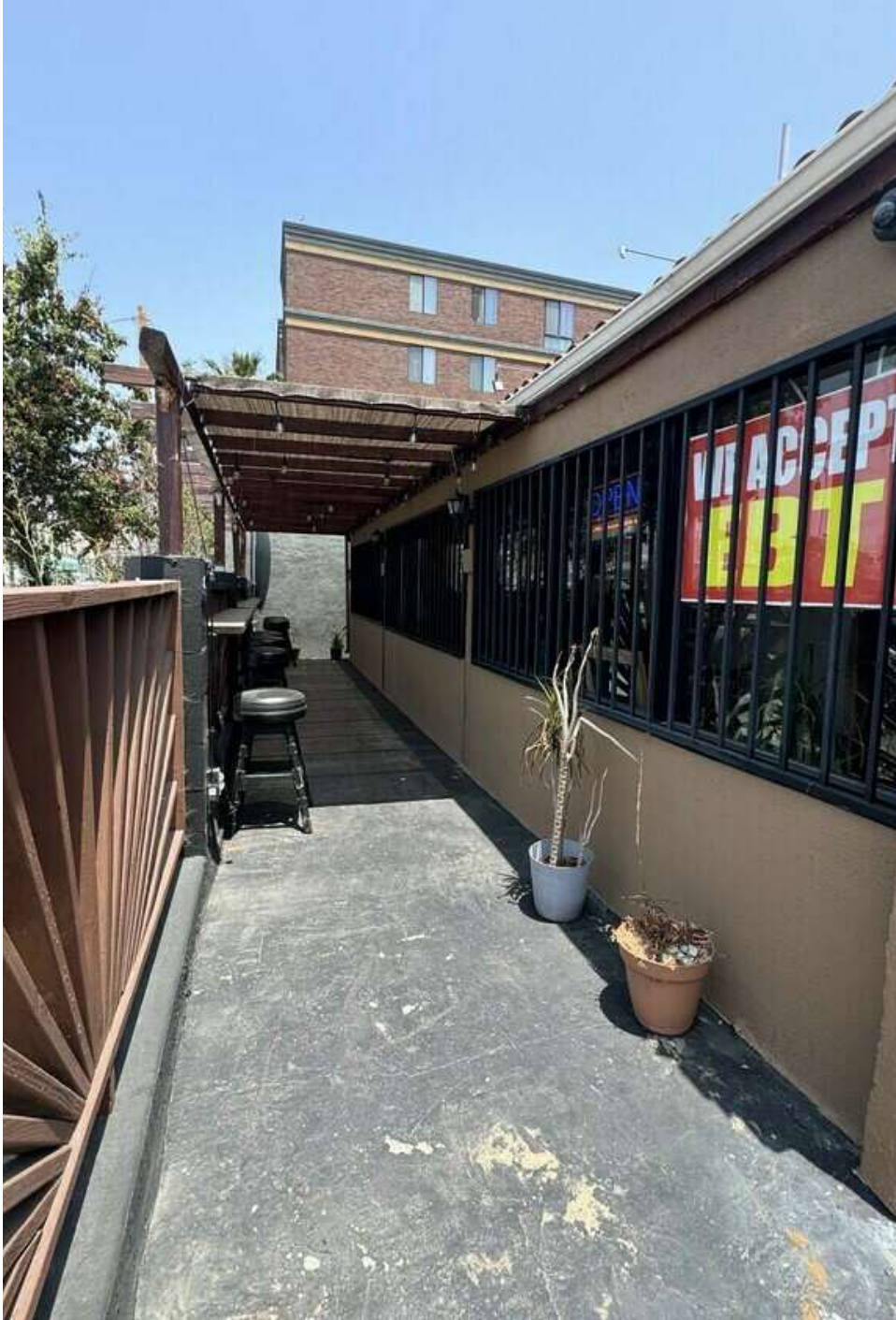
Discover a prime corner restaurant spot with high visibility. Perfect for curb-side, walk-up, and pick-up services. Located across from police and fire departments, this high-traffic location is centrally placed off Central/Jefferson Blvd. Just 2.5 miles south of Downtown Los Angeles and 5 minutes from USC, this property offers easy access to major freeways like the I-10 and I-110. Positioned in a busy area with a mix of local businesses and neighborhoods, it ensures a steady flow of customers. Key attractions like LAX (13 miles), Griffith Park (10 miles), and Santa Monica Pier (15 miles) are nearby, making it ideal for both locals and visitors. With ongoing area development and close to cultural landmarks like LACMA (7 miles) and Hollywood (8 miles), this corner lot is perfect for a thriving restaurant. Ready for occupancy! Contact us for a tour!

## Offering Summary

|                  |                    |
|------------------|--------------------|
| Lease Rate:      | \$3.38 SF/yr (NNN) |
| Number of Units: | 1                  |
| Available SF:    | 1,100 SF           |

| Demographics      | 0.3 Miles | 0.5 Miles | 1 Mile   |
|-------------------|-----------|-----------|----------|
| Total Households  | 1,549     | 3,868     | 15,681   |
| Total Population  | 6,201     | 15,978    | 66,889   |
| Average HH Income | \$72,220  | \$72,034  | \$72,348 |



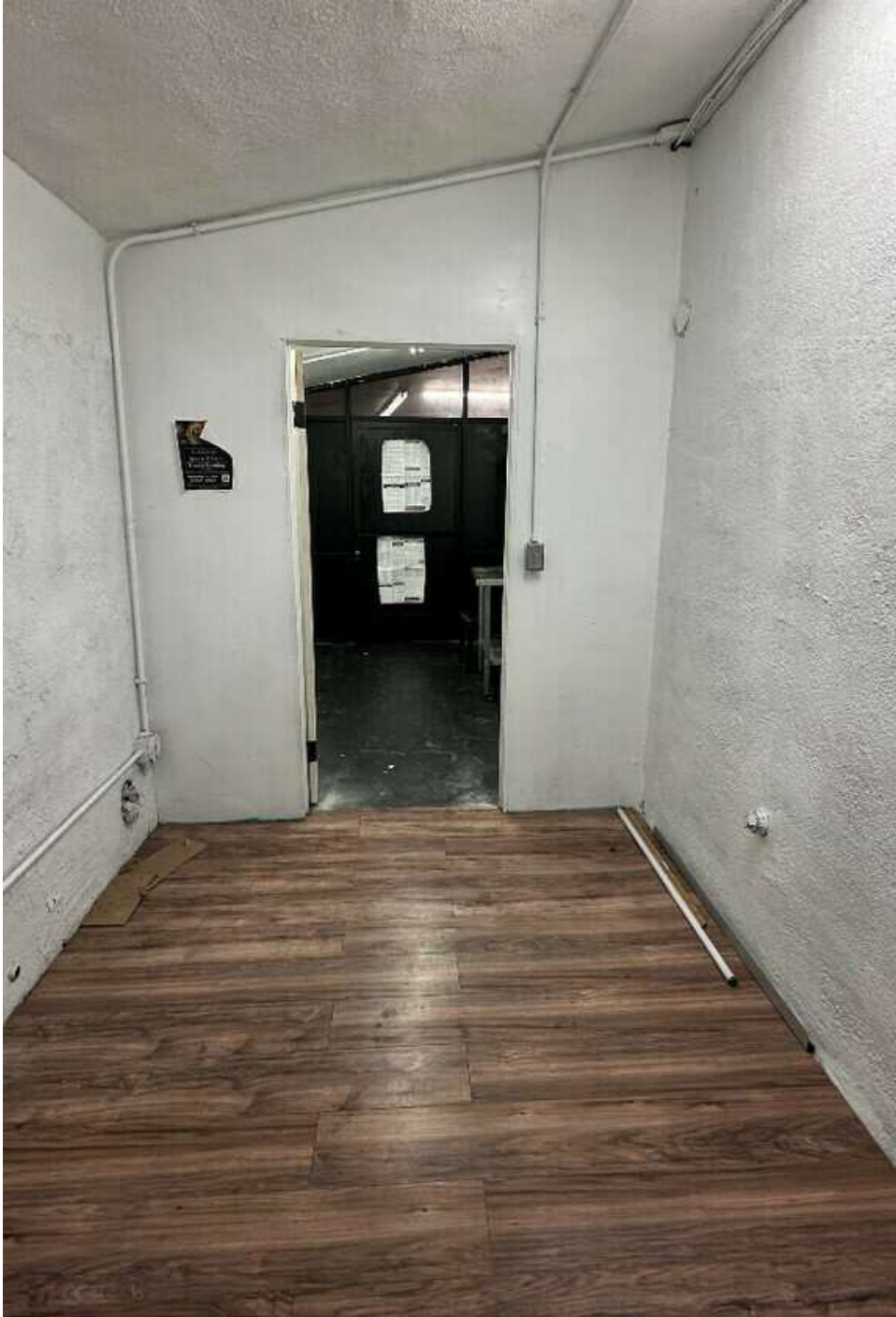


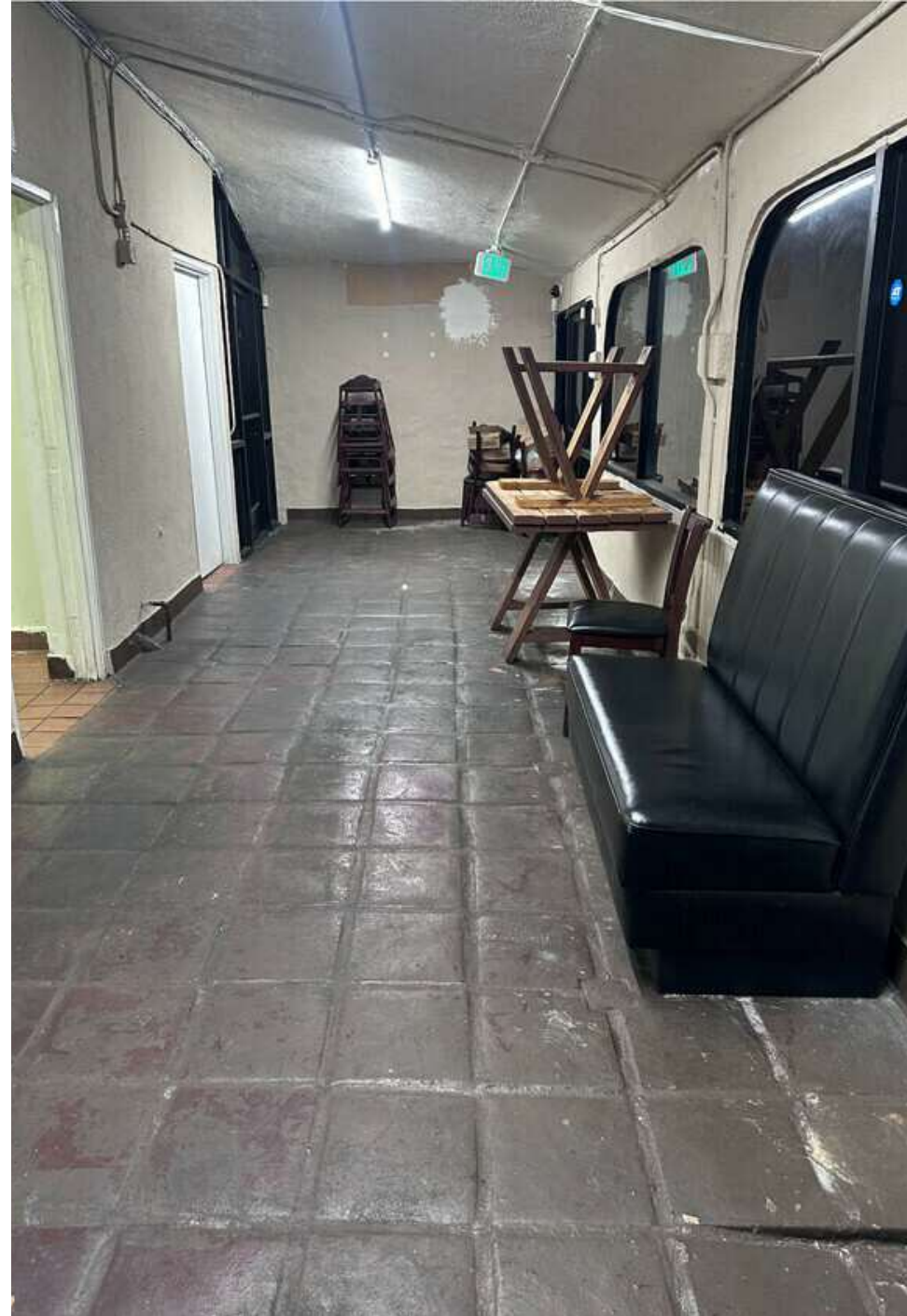






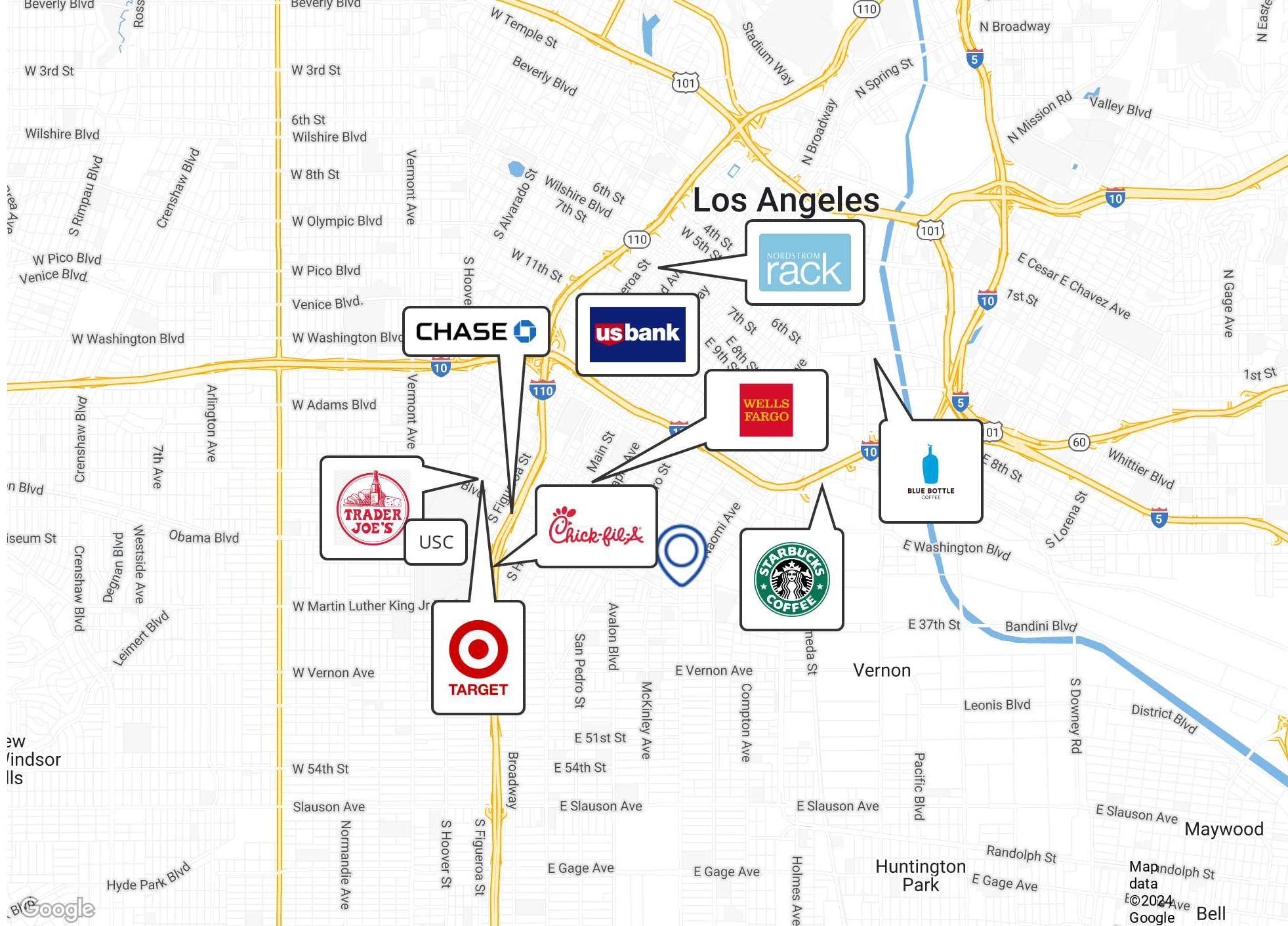




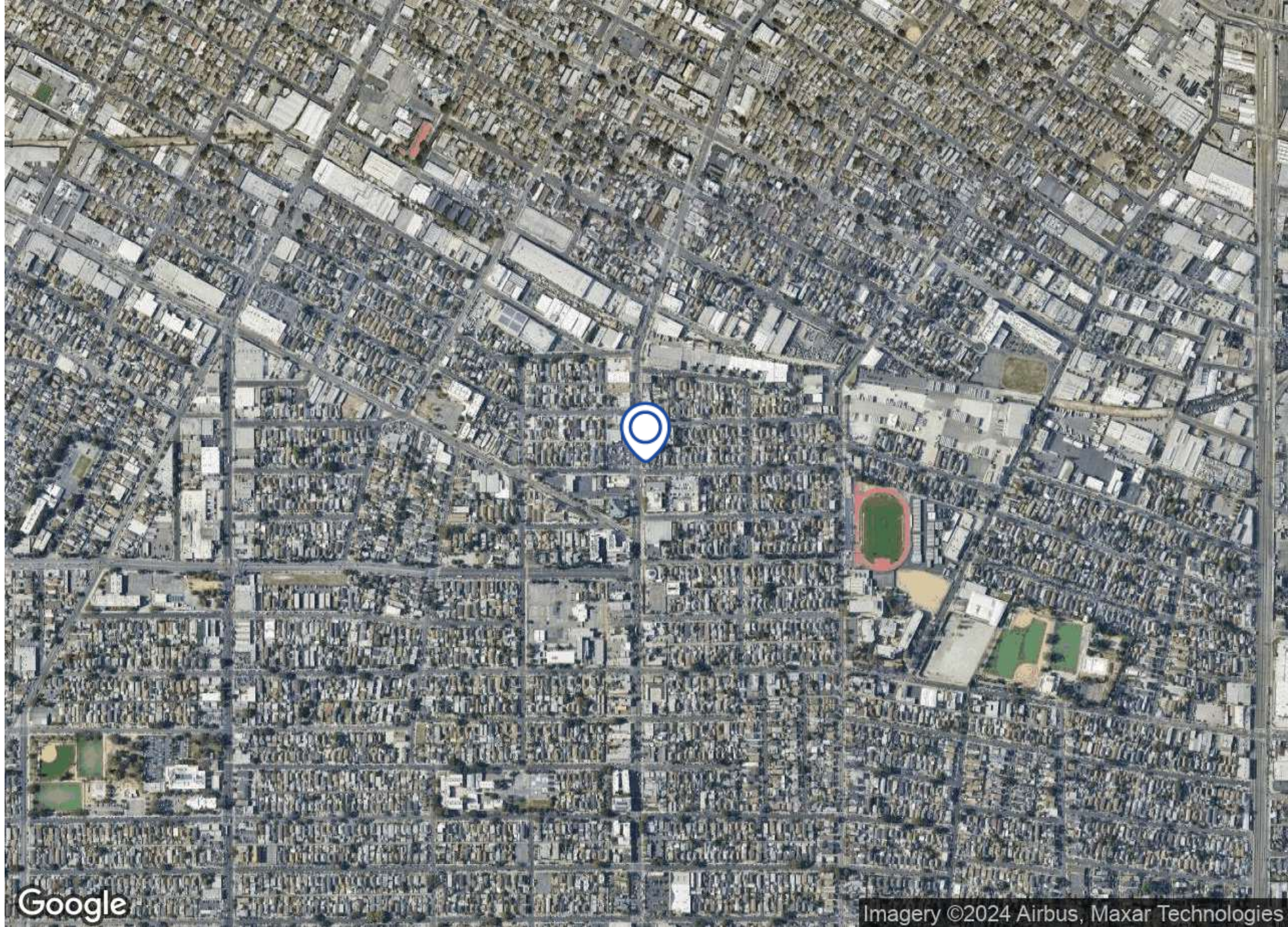




# Location Map









# Demographics Map & Report

| Population           | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population     | 6,201     | 15,978    | 66,889 |
| Average Age          | 35        | 34        | 34     |
| Average Age (Male)   | 34        | 34        | 34     |
| Average Age (Female) | 35        | 35        | 35     |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,549     | 3,868     | 15,681    |
| # of Persons per HH | 4         | 4.1       | 4.3       |
| Average HH Income   | \$72,220  | \$72,034  | \$72,348  |
| Average House Value | \$742,584 | \$698,778 | \$697,242 |

Demographics data derived from AlphaMap

