

# FOR LEASE - ANCHOR

FIGUEROA ST & YORK BLVD

6312-6320 N FIGUEROA ST | HIGHLAND PARK, CA 90042



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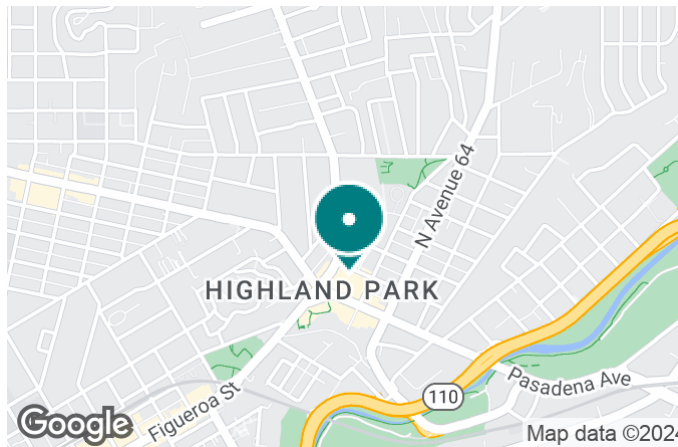
LEASING  
BROKERAGE  
INVESTMENTS



## FEATURES & AMENITIES

FIGUEROA ST & YORK BLVD | 6312-6320 N FIGUEROA ST, HIGHLAND PARK, CA 90042

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### FEATURES & AMENITIES

- +/-20,920 SF Anchor Space Available – Former 99 Cents Only Location
- Offered Subject to Landlord’s Ability to Deliver, 99 Cents Only is Still in Possession and Control of the Premises
- Heavily Trafficked, Signalized at Figueroa St + York Blvd Intersection
- High Street Visibility From All Four Surrounding Streets
- Steadily Gentrifying, Trendy Highland Park Location
- A+ Co-Tenants Include WSS, Big 5, WaBa Grill, Auto Zone + More
- Strong Area Demographics With 646,000+ Residents Earning an Average Annual Household Income in Excess of \$120,000 Within a 5-Mile Radius
- Freeway Close, Located 5 Blocks Northwest of the 110 Freeway

#### NEIGHBORING RETAILERS



Shoes. Style. Selection



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,185	84,080	240,238
Total Population	35,365	222,824	646,334
Average HH Income	\$132,841	\$139,255	\$120,912

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

+/- 20,920 SF anchor space available in the bustling Highland Park community shopping center at the highly desirable intersection of Figueroa Street + York Boulevard. Formerly occupied by 99 Cents Only discount store, additional notable co-tenants include Warehouse Shoe Sale (WSS), Big 5 Sporting Goods, WaBa Grill, Auto Zone, and more! The property features high street visibility on busy area thoroughfares, convenient access from all four surrounding streets, and ample parking in a sprawling onsite lot. Offered for Lease subject to 99 Cents Only's return of possession to Landlord and Landlord's ability to deliver.

### LOCATION DESCRIPTION

Well-located retail shopping center situated at the heavily trafficked intersection of Figueroa Street & York Boulevard in prime Highland Park. A steadily gentrifying community, Highland Park is an increasingly popular destination for LA's hippest residents. Drawn by a plethora of eclectic shops, trendy restaurants, and artisanal cafes, including the Highland Park Bowl, a local "hot spot" known for dining, live music, and bowling. Other notable sites include the historic Highland Park Farmers Market and the picturesque grounds of Occidental College's inviting campus.

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### OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN (\$7.20 psf/yr))
Available SF:	20,924 SF
Building Size:	60,071 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,185	84,080	240,238
Total Population	35,365	222,824	646,334
Average HH Income	\$132,841	\$139,255	\$120,912



## ADDITIONAL PHOTOS

FIGUEROA ST & YORK BLVD | 6312-6320 N FIGUEROA ST, HIGHLAND PARK, CA 90042

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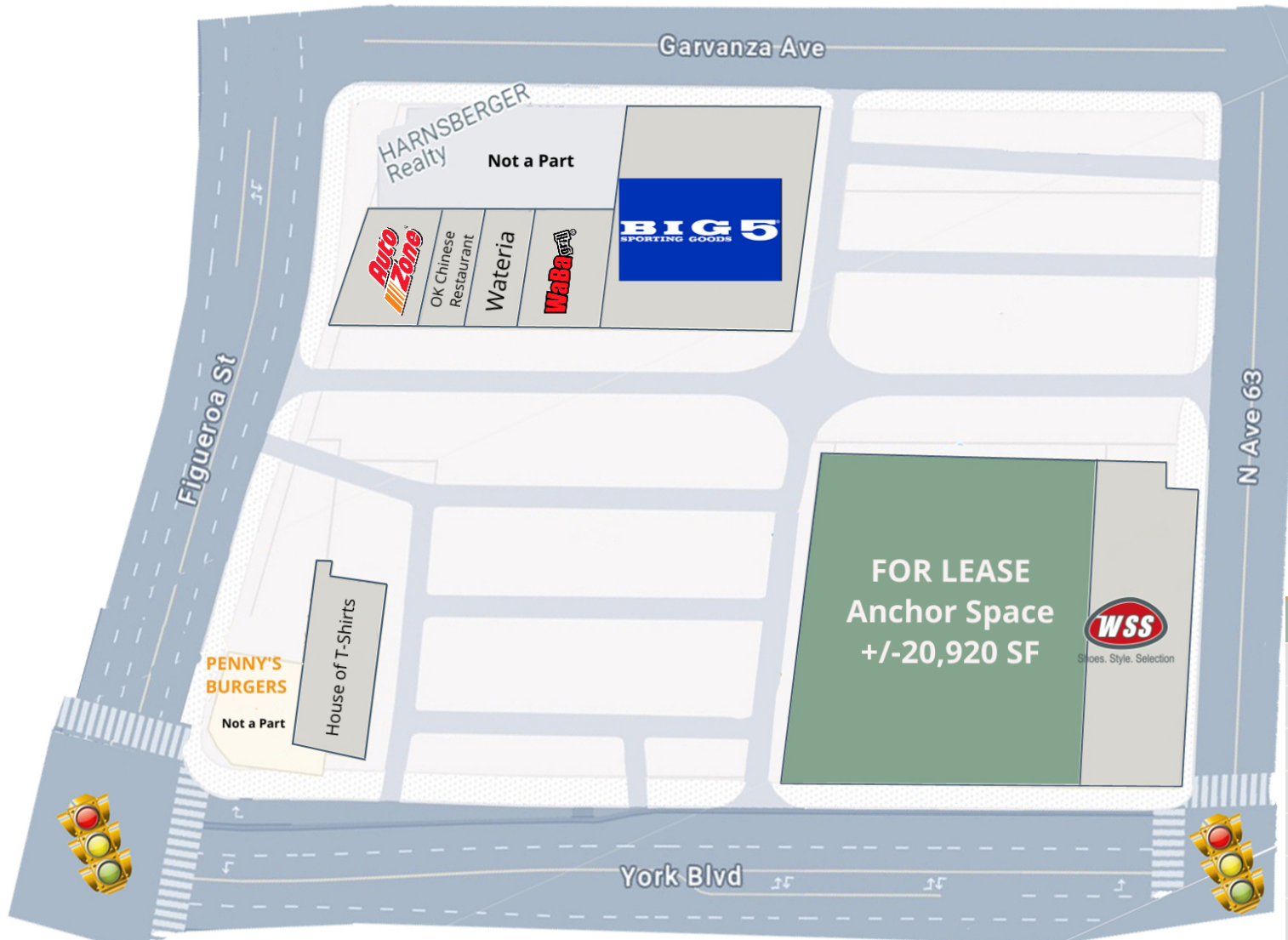


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## SITE PLAN + TENANT ROSTER

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SUITE	TENANT	SIZE
6235	Available	20,924 SF
6251	Warehouse Shoe Sale (WSS)	7,500 SF
6314	Big 5	10,071 SF
6326	AutoZone	3,570 SF
6320	OK Chinese Restaurant	760 SF
6318	Wateria	820 SF
6316	Waba Grill	1,650 SF
6207	House of T-Shirts	3,600 SF

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## RETAILER MAP

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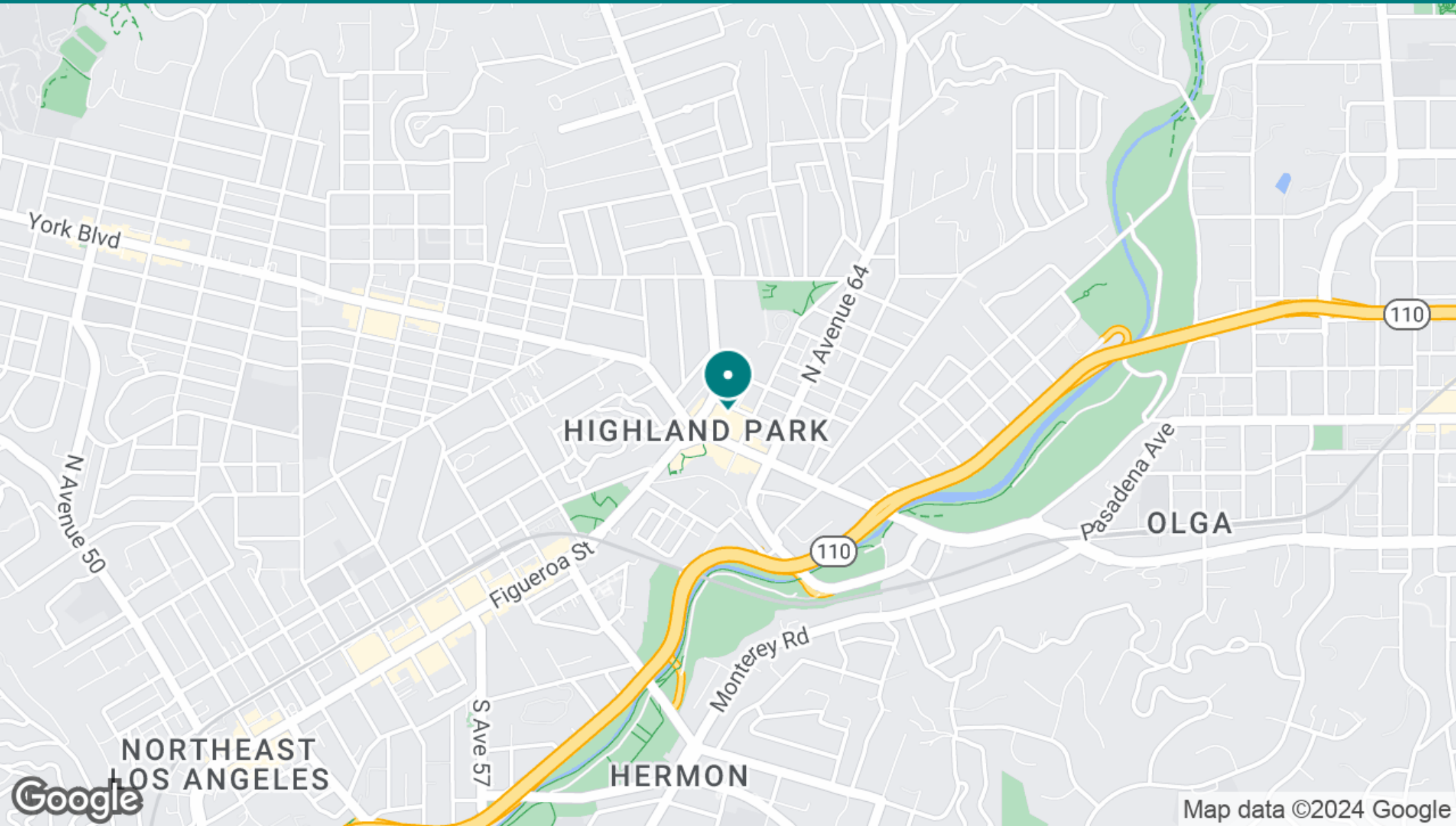
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## LOCATION MAP

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Map data ©2024 Google

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## DEMOGRAPHICS MAP & REPORT

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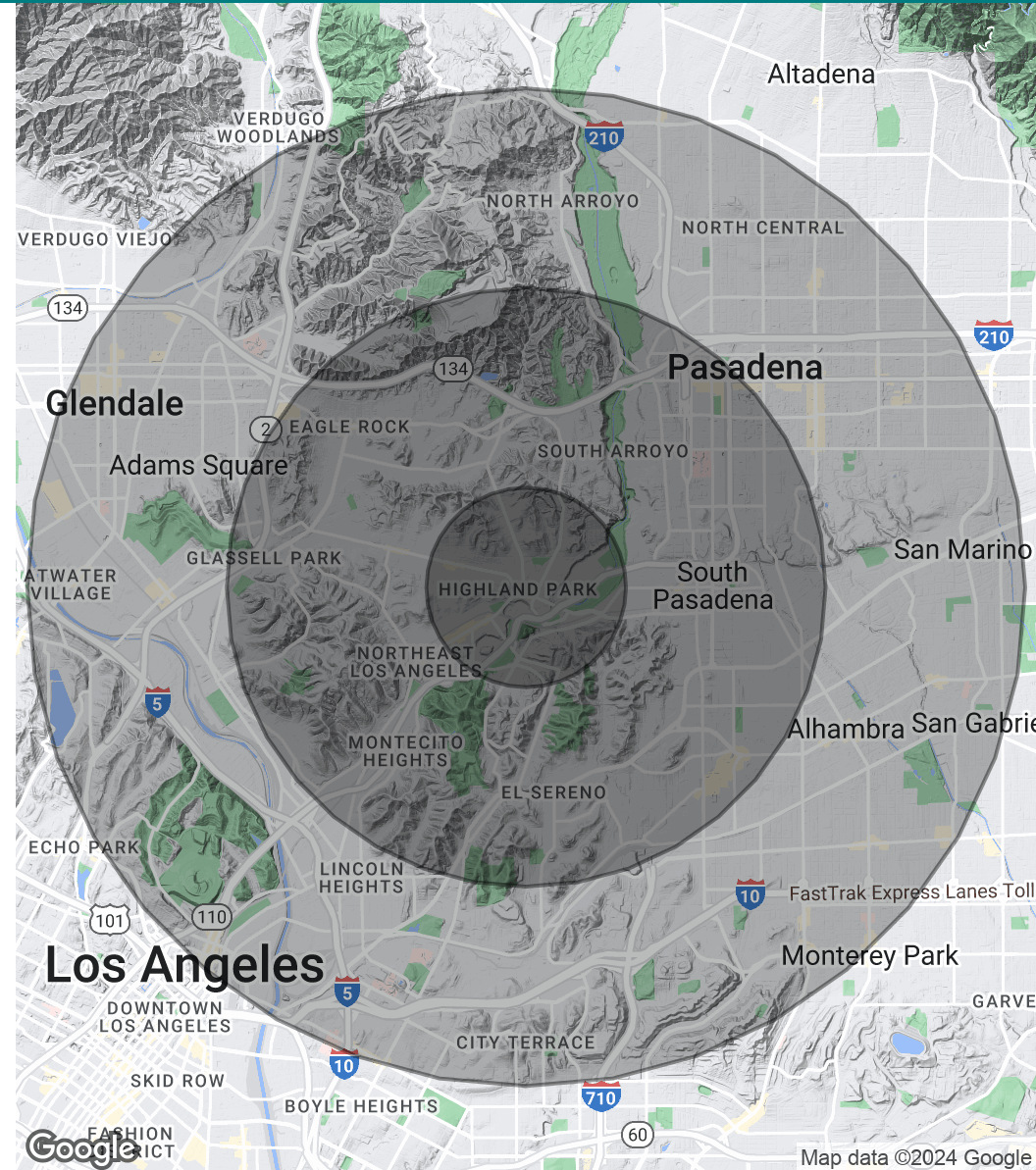
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	35,365	222,824	646,334
Average Age	40	42	42
Average Age (Male)	39	41	41
Average Age (Female)	41	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,185	84,080	240,238
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$132,841	\$139,255	\$120,912
Average House Value	\$1,124,258	\$1,171,485	\$1,074,571

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	58.1%	48.4%	44.7%

RACE	1 MILE	3 MILES	5 MILES
% White	30.9%	32.1%	31.8%
% Black	2.1%	2.6%	3.4%
% Asian	13.5%	20.3%	23.6%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	1.9%	1.6%	1.5%
% Other	33.2%	25.6%	24.3%

Demographics data derived from AlphaMap



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