

FOR LEASE

SCHOOL SPACE FOR LEASE IN LOS ANGELES

6957 N FIGUEROA ST, LOS ANGELES, CA 90042

KIDDER.COM

 **Kidder
Mathews**



Built out school space that is ready for immediate occupancy.



**TWO FLOORS
TOTALING
8,146 SF**



**ON-SITE
SHARED
SOCCER FIELD**



ON-SITE PARKING
*OFF SITE PARKING AVAILABLE AT AN
ADDITIONAL COST TBD



**ON-SITE
SHARED
GYMNASIUM**



**EXISTING E
OCCUPANCY IN
PLACE**

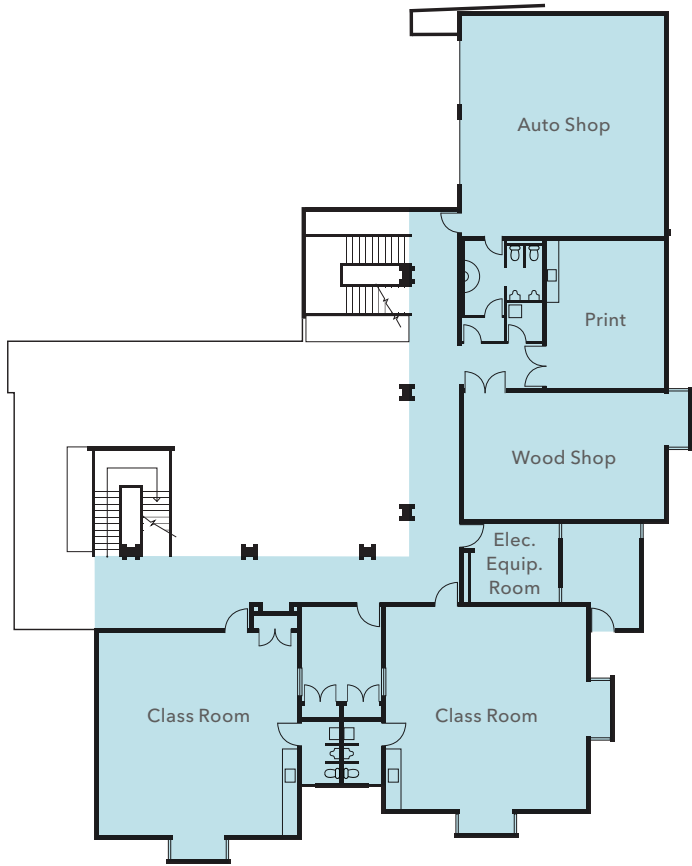


**ON-SITE
SHARED POOL**
*ADDITIONAL MAINTENANCE
COSTS TBD

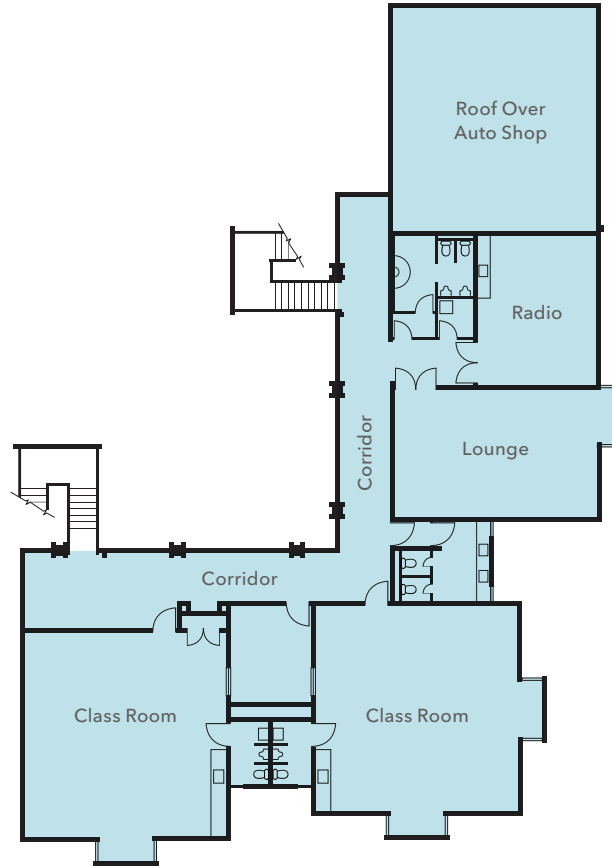
OFFICE AVAILABILITY

Floor	Use	Rate (MG)	SF Available	Notes
1 & 2	OFFICE/ CLASSROOM	\$2.50/SF	8,148 SF	One space available to lease with two floors.

FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

8,148 SF

AVAILABLE

\$2.50/SF

RATE (MG)

NOW

AVAILABLE

School space with E occupancy permit available.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	30,651	207,242	640,477
2020 CENSUS	30,478	212,405	654,030
2024 ESTIMATED	27,601	198,854	614,210
2029 PROJECTED	26,391	191,697	592,520

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	39.7	39.7	39.5
% FEMALE	50.4%	50.4%	50.6%
% MALE	49.6%	49.6%	49.4%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$121,915	\$117,903	\$101,160
2029 MEDIAN PROJECTED	\$125,161	\$121,314	\$104,145
2024 AVERAGE	\$165,271	\$167,501	\$142,479
2029 AVERAGE PROJECTED	\$174,643	\$176,644	\$149,961

Data Source: ©2024, Sites USA







Exclusively listed by

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