

# FORMER 7-ELEVEN IN PRIME CENTRAL LA LOCATION

## Retail Space for Sublease

**KENNEDY WILSON**  
BROKERAGE

5279 W Olympic Blvd. | Los Angeles, CA



**JAIMIE MARCHAND**  
Senior Portfolio Manager  
jmarchand@kennedywilson.com  
DRE #01904001

**DONNA CLARK**  
Senior Managing Director  
dclark@kennedywilson.com  
DRE #01134266

For more information: 833-262-3190

# FORMER 7-ELEVEN IN PRIME CENTRAL LA LOCATION

## Retail Space for Sublease

5279 W Olympic Blvd. | Los Angeles, CA 90036

### AVAILABLE

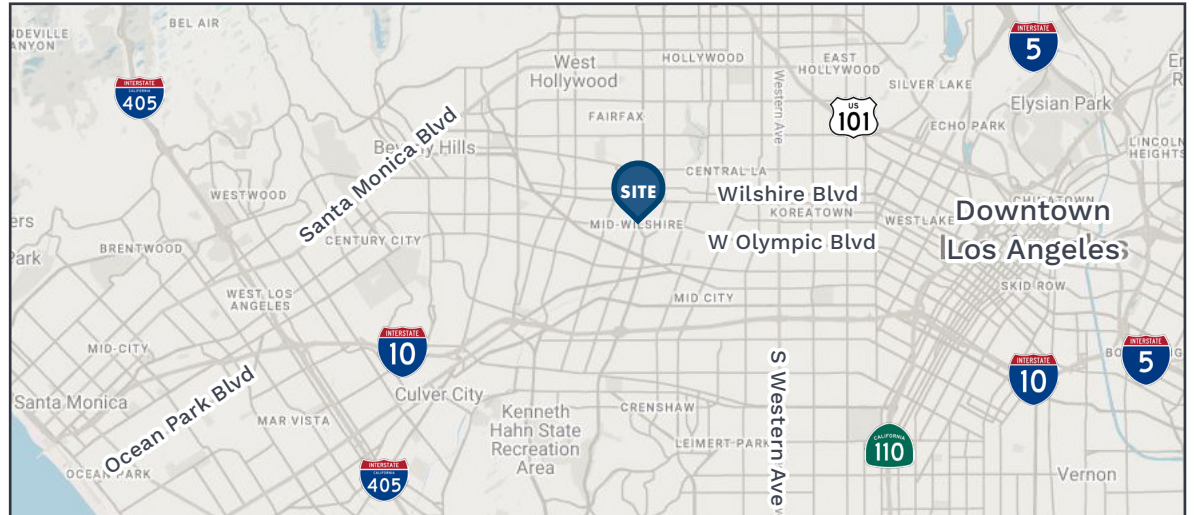
Size: ±2,600 SF  
Rent: \$4.00 PSF/Mo., NNN

Initial Lease  
Term Through: January 31, 2027

### PROPERTY HIGHLIGHTS

- Former 7-Eleven location in small retail strip center
- Prime Los Angeles location at the corner of S La Brea Ave. and W Olympic Blvd.
- Surrounded by residential neighborhoods with high traffic counts (44,968 CPD) and strong daytime population demographics (3.2M residents within 10mi)

*Prospective tenants are hereby advised that all uses are subject to City approval*



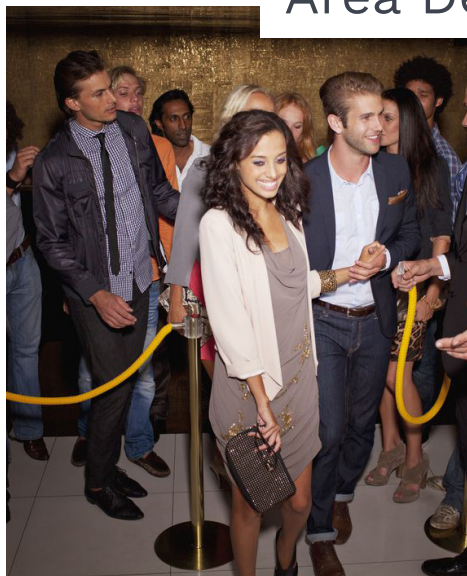
# FORMER 7-ELEVEN IN PRIME CENTRAL LA LOCATION

## Retail Space for Sublease

5279 W Olympic Blvd. | Los Angeles, CA 90036



### Area Demographics



	1 Mile	5 Mile	10 Miles
<b>POPULATION</b>			
<b>2023 Estimated Population</b>	<b>47,480</b>	<b>1,135,715</b>	<b>3,255,812</b>
2028 Projected Population	46,641	1,119,965	3,194,393
2010 Census Population	46,862	1,098,652	3,235,322
Projected Annual Growth 2023 to 2028	-1.77%	-1.39%	-1.89%
Historical Annual Growth 2010 to 2023	1.32%	3.37%	0.63%
2023 Median Age	40.1	39.5	38.8
<b>HOUSEHOLDS</b>			
2023 Estimated Households	21,605	457,654	1,202,509
2028 Projected Households	21,153	450,581	1,178,826
2010 Census Households	21,574	444,169	1,193,501
Projected Annual Growth 2023 to 2028	-2.09%	-1.55%	-1.97%
Historical Annual Growth 2010 to 2023	0.14%	3.04%	0.75%
<b>RACE &amp; ETHNICITY</b>			
2023 Estimated White	54.79%	64.39%	69.47%
2023 Estimated Black or African American	16.88%	13.56%	12.72%
2023 Estimated Asian or Pacific Islander	0.18%	0.23%	0.23%
2023 Estimated American Indian or Native Alaskan	1.26%	1.73%	1.56%
2023 Estimated Other Races	4.30%	3.52%	3.42%
2023 Estimated Hispanic	41.5%	35.2%	33.4%
<b>INCOME</b>			
<b>2023 Estimated Average Household Income</b>	<b>\$111,435</b>	<b>\$93,887</b>	<b>\$99,460</b>
2023 Estimated Median Household Income	\$81,988	\$64,047	\$69,222
<b>EDUCATION</b>			
2023 Estimated High School Graduate	10.06%	15.14%	16.08%
2023 Estimated Some College	18.97%	19.50%	20.73%
2023 Estimated Associates Degree Only	11.26%	10.35%	8.88%
2023 Estimated Bachelors Degree Only	31.84%	24.18%	21.80%
2023 Estimated Graduate Degree	18.66%	12.57%	12.05%

**KENNEDY WILSON**

**BROKERAGE**

**JAIMIE MARCHAND**

[jmarchand@kennedywilson.com](mailto:jmarchand@kennedywilson.com)

DRE #01904001

**DONNA CLARK**

[dclark@kennedywilson.com](mailto:dclark@kennedywilson.com)

DRE #01134266

833-262-3190

Kennedy Wilson Brokerage | 1860 Howe Avenue, Suite 240, Sacramento, CA 95825 | 833-262-3190

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

[KENNEDYWILSONSERVICES.COM](http://KENNEDYWILSONSERVICES.COM)