

250 S ATLANTIC BLVD

Los Angeles, CA 90022



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PROPERTY SUMMARY

250 S ATLANTIC BLVD




~2,072 SQFT RBA



15,633 SQFT LOT



LCC3 ZONING



#5250-022-017
#5250-022-016

PROPERTY OVERVIEW

250 S ATLANTIC BLVD

Exceptional commercial and entrepreneurial prospect awaits! Nestled in the heart of East Los Angeles, discover a flourishing gas station awaiting its next proprietor. Situated on a busy corner lot, this establishment consists of a Chevron Gas Station equipped with fuel pumps, an air/water station, and a bustling Extra Mile convenience store. The convenience store features an array of amenities including an ATM, a Bitcoin machine, and a lottery machine, while also offering beer and wine sales. Abundant display cases and ample beverage display fridges enhance the shopping experience. This sale encompasses two APNs, totaling 15,633 square feet of lot space, ensuring a prime location. With its proximity to East Los Angeles College, this opportunity is not to be missed.



HIGH VISIBILITY

Prime Corner Lot With
Walking Distance To
Neighborhood



TRAFFIC

35K Traffic Voume



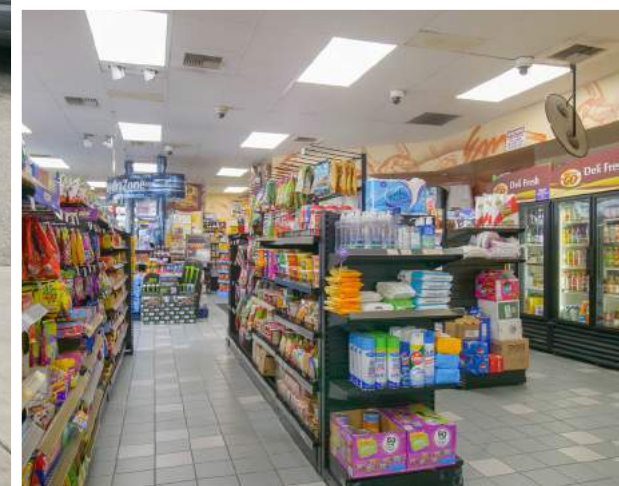
HVAC

Unit For C Store,
Roof Mounted



ACCESSIBILITY

Public Transportation
Nearby, Bike Lanes



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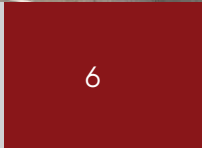




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DEMOGRAPHICS

OVERVIEW

In 2021, Los Angeles County, CA, with a population of 10 million and a median household income of \$76,367, saw a slight population decrease of 0.21% but a 7.02% increase in income. The county boasts diverse demographics, with the majority being U.S. citizens.



36

MEDIAN AGE



~123k

POPULATION



46%

RATE
OF HOMEOWNERSHIP



~\$82k

AVERAGE
HOUSEHOLD INCOME



7.02%

YEAR GROWTH
IN INCOME

2020 TO 2021



5.12%

YEAR-OVER-
YEAR GROWTH

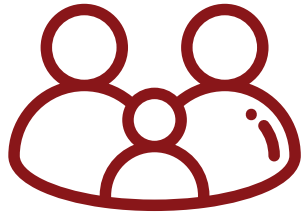
FEB 2022 - FEB 2023



85%

U.S. CITIZENS

DEMOGRAPHICS



**MAJORITY
FAMILY-OCCUPIED**



**MAJORITY
ATTENDED HIGH SCHOOL**

	5 MILE 2023 PER CAPITA	5 MILE 2023 AVG HOUSEHOLDS
EDUCATION & DAYCARE	\$576	\$2,075
HEALTH CARE	\$417	\$1,501
TRANSPORTATION & MAINTENANCE	\$2,348	\$8,460
HOUSEHOLD	\$444	\$1,601
FOOD & ALCOHOL	\$2,662	\$9,592
ENTERTAINMENT, HOBBIES & PETS	\$1,167	\$4,204
APPAREL	\$544	\$1,959

NEIGHBORHOOD OVERVIEW

The neighborhood surrounding 250 South Atlantic Blvd in Los Angeles is a vibrant and diverse area. Known for its bustling streets and eclectic mix of businesses, it offers a lively atmosphere and a wide range of amenities. With its central location, residents and visitors alike can enjoy easy access to shopping, dining, entertainment, and cultural attractions. The neighborhood also boasts a strong sense of community, with various local events and activities bringing people together. Overall, it's a dynamic and thriving neighborhood that offers something for everyone.



GAS

CHEVRON
SHELL

COFFEE

STARBUCKS
COFFEE BEAN

BANKS

WELLS FARGO
COMMUNITY COMMERCE



RESTAURANTS

THE HAT
MCDONALDS

BARs

XOXO SUSHI LOUNGE
LA FIESTA SPORTSBAR

THEATRES/SHOWS

REGENCY COMMERCE
MAGIC OF RAFAEL



MUSEUM

VINCENT PRICE
ART MUSUEM

FITNESS

WE TRAIN HERE
MONTEREY PARK FIT
BODY BOOT CAMP

SPAS

LILY NAIL SPA
MAGNOLIA SPA



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
S ATLANTIC BLVD	POMONA BLVD SW	35,316	0.02 mi
POMONA BLVD	S HILLVIEW AVE E	15,252	0.07 mi
S ATLANTIC BLVD	POMONA BLVD N	23,800	0.08 mi
POMONA BLVD	S ATLANTIC BLVD E	12,930	0.12 mi
POMONA BLVD	S HILLVIEW AVE W	8,262	0.13 mi
POMONA FREEWAY	-	257,072	0.14 mi
E BEVERLY BLVD	S ATLANTIC BLVD NW	22,968	0.15 mi
E BEVERLY BLVD	VIA CAMPO ST NW	18,701	0.17 mi
S ATLANTIC BLVD	E BEVERLY BLVD NE	32,788	0.17 mi
E BEVERLY BLVD	S ATLANTIC BLVD SE	17,583	0.18 mi

AREA LAYOUT

250 South Atlantic Blvd, Los Angeles, is a commercial address situated in a bustling area of the city. It likely serves as a hub for various businesses, offering convenience and accessibility to its occupants and visitors.



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