

# Available for Lease

## Lucy's Center

1830 W. 8<sup>th</sup> Street  
Los Angeles, CA 90057



### Property Highlights—

- Prime Los Angeles Location
- Previously Used as Subway
- Anchored by Burger King and Coin Laundry
- Excellent Visibility & Accessibility
- High Traffic Counts
- Densely Populated Neighborhood
- Close to Downtown and Major Freeways
- Available for Immediate Occupancy



### Available Space(s)

Suite#	Size (SF)	Rent (NNN)	(\$/SF)
B	710	\$2,094.50	\$2.95

NNN Charges \$1.35

Demographics	1 mile	3 mile	5 mile
2017 Pop. (est.)	117,007	592,723	1,268,173
2022 Pop. (proj.)	122,277	618,400	1,324,339
Avg. HH Income	\$41,754	\$58,159	\$66,783

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