



Available:

1,000 SF

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865 S. Figueroa St., Suite 3500

Los Angeles, CA 90017

1011-1025 E Adams Blvd  
Los Angeles, CA, 90011

### Property Details

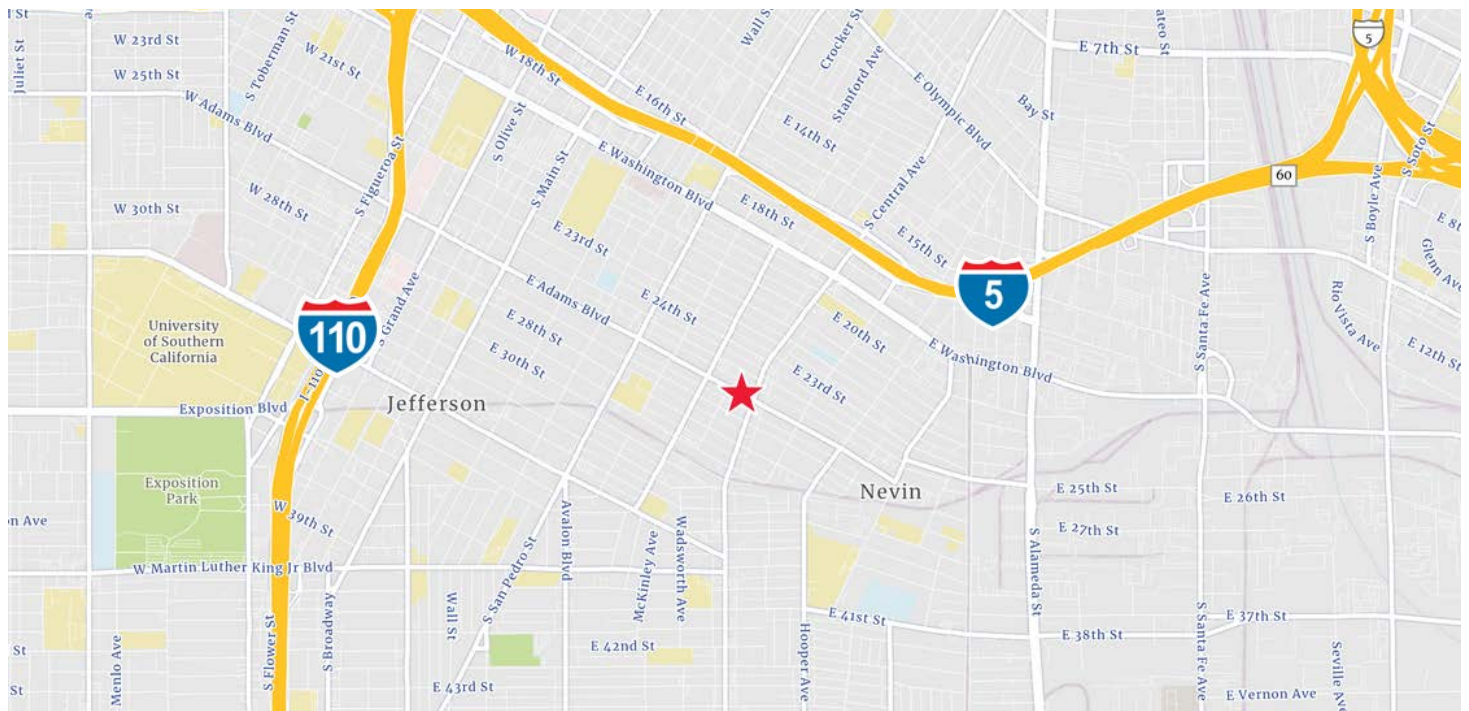
- Lease Rate: Negotiable
- Retail GLA: ±19,526 SF

### Property Highlights

- Prime endcap unit with excellent street visibility
- CVS anchored mixed-use development
- Exclusive on-site surface-level retail parking (50 spaces)
- Located immediately in front of two bus stops for easy access
- Traffic Counts: ±37,137 CPD (E Adams Blvd & S Central Ave)

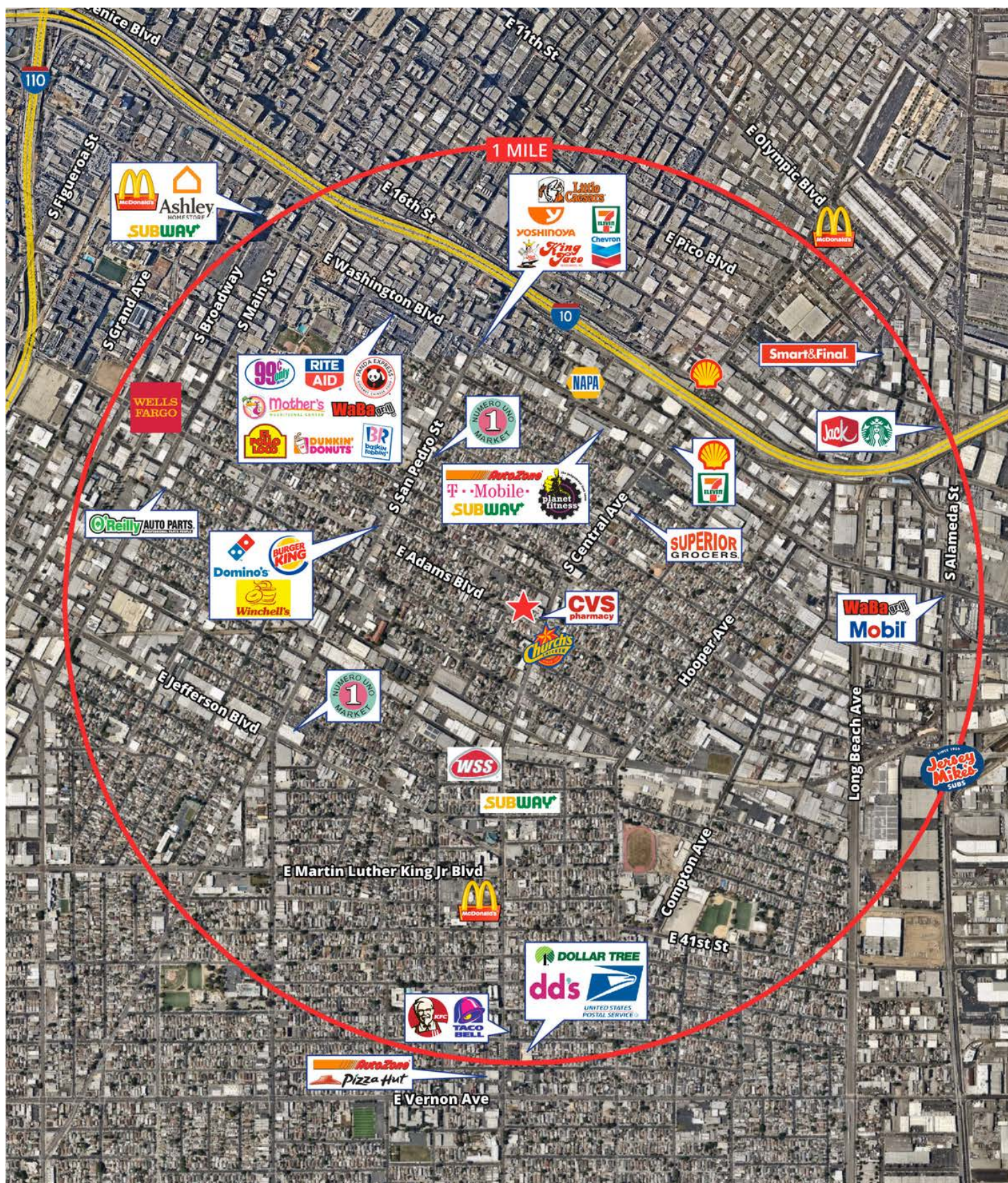
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# Site Plan & Location Map





# Retail Map





# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	51,916	459,158	1,304,989
Total Households	11,952	148,058	423,025
Total Family Households	10,142	86,149	276,932
Average Household Size	4.21	2.90	2.98
Median Age	28.9	31.2	32.4
Population Age 25+	29,586	283,976	825,579
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.03%	0.59%	0.08%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.17%	0.38%	0.12%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	0.32%	0.39%	0.31%
Households	0.55%	0.94%	0.72%
Families	0.52%	0.47%	0.52%
Median Household Income	3.01%	4.17%	3.42%
<b>Current Year Population by Sex</b>			
Male Population	26,659	237,572	661,349
% Male	51.4%	51.7%	50.7%
Female Population	25,257	221,586	643,640
% Female	48.7%	48.3%	49.3%
<b>Current Year Race and Ethnicity</b>			
Total	51,916	459,157	1,304,988
White Alone	10.5%	15.4%	14.3%
Black Alone	7.3%	10.6%	11.5%
American Indian Alone	4.0%	3.0%	2.6%
Asian Alone	1.3%	9.4%	11.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	62.4%	48.2%	46.5%
Two or More Races	14.5%	13.3%	13.9%
Hispanic Origin	88.6%	69.9%	68.8%
Diversity Index	65.8	82.9	83.9
<b>Current Year Educational Attainment</b>			
Total	29,585	283,978	825,579
Less than 9th Grade	35.2%	24.4%	21.7%
9th - 12th Grade, No Diploma	16.8%	13.0%	12.4%
High School Graduate	20.2%	20.0%	21.5%
GED/Alternative Credential	1.7%	2.3%	2.2%
Some College, No Degree	12.7%	12.6%	13.9%
Associate Degree	4.4%	5.1%	5.3%
Bachelor's Degree	6.9%	14.9%	16.3%
Graduate/Professional Degree	2.2%	7.6%	6.7%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$47,460	\$47,342	\$52,340
Average Household Income	\$65,802	\$75,373	\$77,020
Per Capita Income	\$15,940	\$24,762	\$25,195
<b>Current Year Summary Business Data</b>			
Total Businesses	3,086	32,180	58,663
Total Daytime Population	49,312	593,513	1,289,097
Daytime Population: Workers	18,542	328,832	554,115
Daytime Population: Residents	30,770	264,681	734,982

## Contact

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