

# Retail Space Available in High Traffic Center

271- 287 S. ATLANTIC BLVD, E. LOS ANGELES, CA 90022



**JASON BRIGGS**

(818) 697-9365 · jbriggs@illicre.com  
DRE #02204046

**TODD NATHANSON**

(818) 514-2204 · todd@illicre.com  
DRE #00923779

5945 Canoga Ave, Woodland Hills, CA 91367 - 818.501.2212 - [www.illicre.com](http://www.illicre.com) - DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.





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## PROPERTY FEATURES

- Approx. 1,300 SF available
- Plenty of natural light
- Bathroom available in unit
- Plenty of on-site parking

## AREA AMENITIES

- Access to 60 Freeway
- Great demographics
- Across from Gold Line extension (soon to open)
- Close proximity to Monterey Park
- Signalized corner of Atlantic Blvd. & Beverly Blvd.

DEMOS	1 mile	3 mile	5 mile
Population	43,216	260,507	732,375
Avg. HH Income	\$64,844	\$71,733	\$70,255
Daytime Pop.	34,052	206,998	583,927
Traffic Count	± 57,237 CPD on Intersection		



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Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

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