



LA COUNTY ADMINISTRATION BUILDING

RETAIL/RESTAURANT SPACE AVAILABLE | ±1,273 SF

Vermont & 83rd | Los Angeles, CA

beta.

©2024 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

BetaAgency.com
137 Eucalyptus Dr, El Segundo, CA 90245



PROPERTY HIGHLIGHTS

- ± 1,273 SF prime retail/restaurant opportunity on ground floor of Class A, LA County Administration building, with over 2,500 employees and visitors daily.
- Nearby Faithdome holds services with over 10,000 people in attendance.
- Designed by award-winning architect.
- Excellent visibility and exposure at signalized intersection with over 45,000 cars per day
- Close proximity to 110 Freeway, as well as major thoroughfares and public transportation
- Ample parking with on-site 908 car parking garage
- Home to successful national co-tenants, Subway and Wingstop.

DEMOGRAPHICS



POPULATION

| 1 mile | 2 mile | 3 mile |
|---------------|----------------|----------------|
| 58,227 | 209,170 | 436,307 |



AVG. HOUSEHOLD INCOME

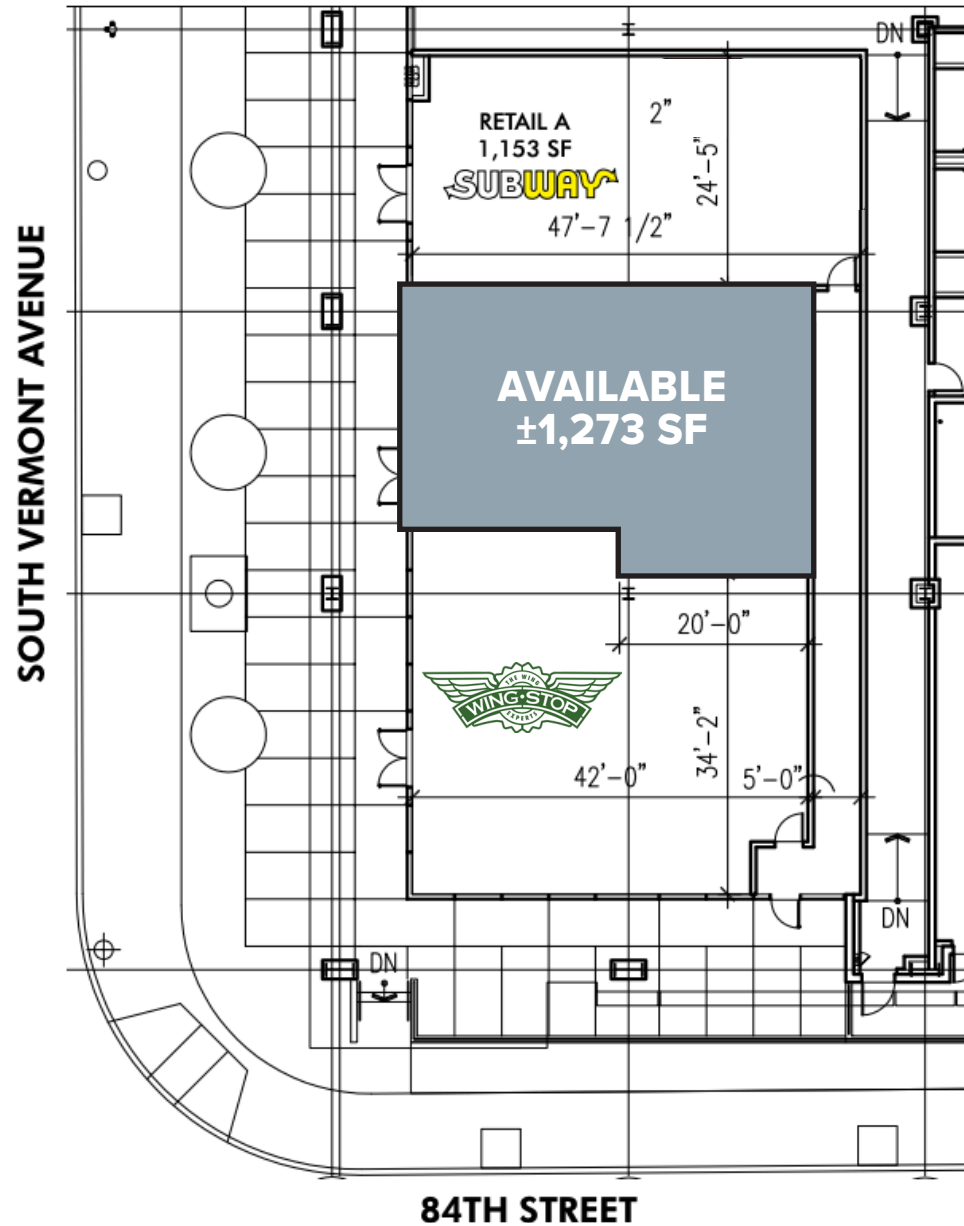
| 1 mile | 2 mile | 3 mile |
|-----------------|-----------------|-----------------|
| \$69,412 | \$78,152 | \$82,719 |



DAYTIME POPULATION

| 1 mile | 2 mile | 3 mile |
|---------------|---------------|----------------|
| 27,910 | 93,248 | 196,034 |





Demographics

| Population | 1 Mile | 2 Mile | 3 Mile |
|----------------------|--------|---------|---------|
| Total population | 58,227 | 209,170 | 436,307 |
| Average age | 32.5 | 33.0 | 33.2 |
| Average age (Male) | 31.4 | 31.7 | 32.0 |
| Average age (Female) | 33.6 | 34.4 | 34.5 |

| Households & Income | 1 Mile | 2 Mile | 3 Mile |
|---------------------|-----------|-----------|-----------|
| Total households | 17,223 | 59,744 | 123,731 |
| # of persons per HH | 3.3 | 3.5 | 3.5 |
| Average HH income | \$69,412 | \$78,152 | \$82,719 |
| Average house value | \$630,067 | \$639,036 | \$652,794 |

| Race (%) | 1 Mile | 2 Mile | 3 Mile |
|-----------------|--------|--------|--------|
| White | 11.2% | 12.0% | 12.6% |
| Hispanic | 59.2% | 60.5% | 62.3% |
| Black | 33.0% | 32.0% | 29.9% |
| American Indian | 1.5% | 1.9% | 2.0% |
| Asian | 1.8% | 1.6% | 1.8% |
| Hawaiian | 0.2% | 0.2% | 0.1% |
| Other | 41.7% | 41.6% | 42.4% |



LA COUNTY ADMINISTRATION BUILDING

Vermont & 83rd | Los Angeles, CA

**RETAIL/RESTAURANT
SPACE AVAILABLE**

±1,273 SF

For leasing, please contact:

MATT SAKER | LIC. 02016706
T 424 282 5236 E Matt.Saker@BetaAgency.com



©2024 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

BetaAgency.com
137 Eucalyptus Dr, El Segundo, CA 90245