

ENDCAP

3RD & MEDNIK
CIVIC CENTER PLAZA



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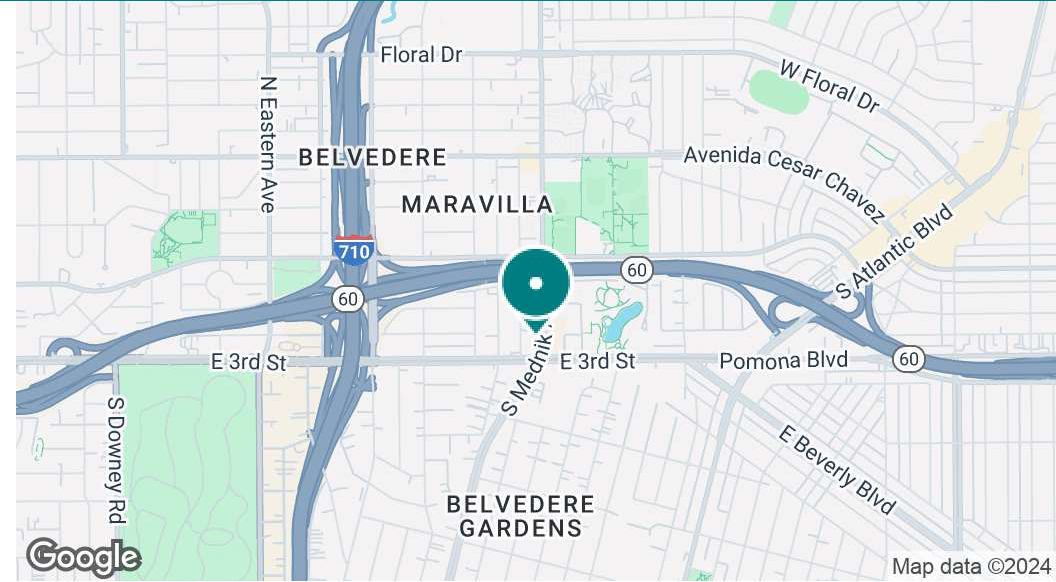
CBM1

LEASING
BROKERAGE
INVESTMENTS

EXECUTIVE SUMMARY

CIVIC CENTER PLAZA | 131-251 S MEDNIK AVE, LOS ANGELES, CA 90022

BROCHURE | PAGE 2



OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (NNN)
Building Size:	4,294 SF
Available SF:	883 SF
Lot Size:	58,722 SF
Zoning:	LCM1*
Market:	Los Angeles
Submarket:	Southeast Los Angeles
Traffic Count:	17,052

PROPERTY OVERVIEW

Join The Coffee Bean & Tea Leaf and other thriving businesses. Ample parking along with a newly renovated interior and tremendous monument signage visible from the signalized intersection of 3rd & Mednik. Directly across the street from East LA Civic Center, Courthouse, Library, Park, and Sheriff's Department.

PROPERTY HIGHLIGHTS

- EXCELLENT PARKING
- UNITS ARE EASILY VISIBLE FROM STREET AND INTERSECTION
- MULTIPLE POINTS OF INGRESS/EGRESS
- MONUMENT SIGNAGE AVAILABLE
- NEXT TO BUS LINE & METRO
- ACROSS STREET FROM COURT HOUSE, POLICE STATION, LIBRARY, AND BELVEDERE PARK

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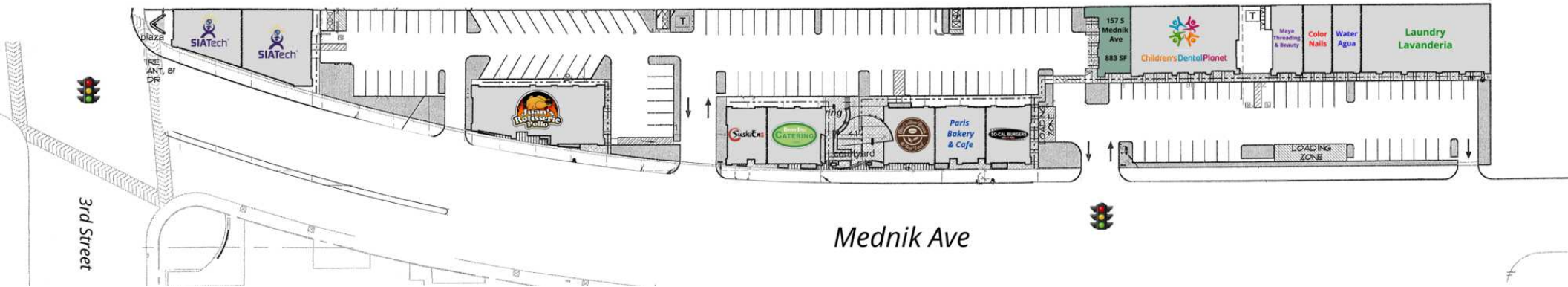
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LEASE SPACES

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(Not to Scale)



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	883 SF	Lease Rate:	\$2.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION	VIDEO
157 S Mednik Ave	Available	883 SF	NNN	\$2.50 SF/month	End Cap Shop Space with ATM	View Here

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ADDITIONAL PHOTOS

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Add text here...

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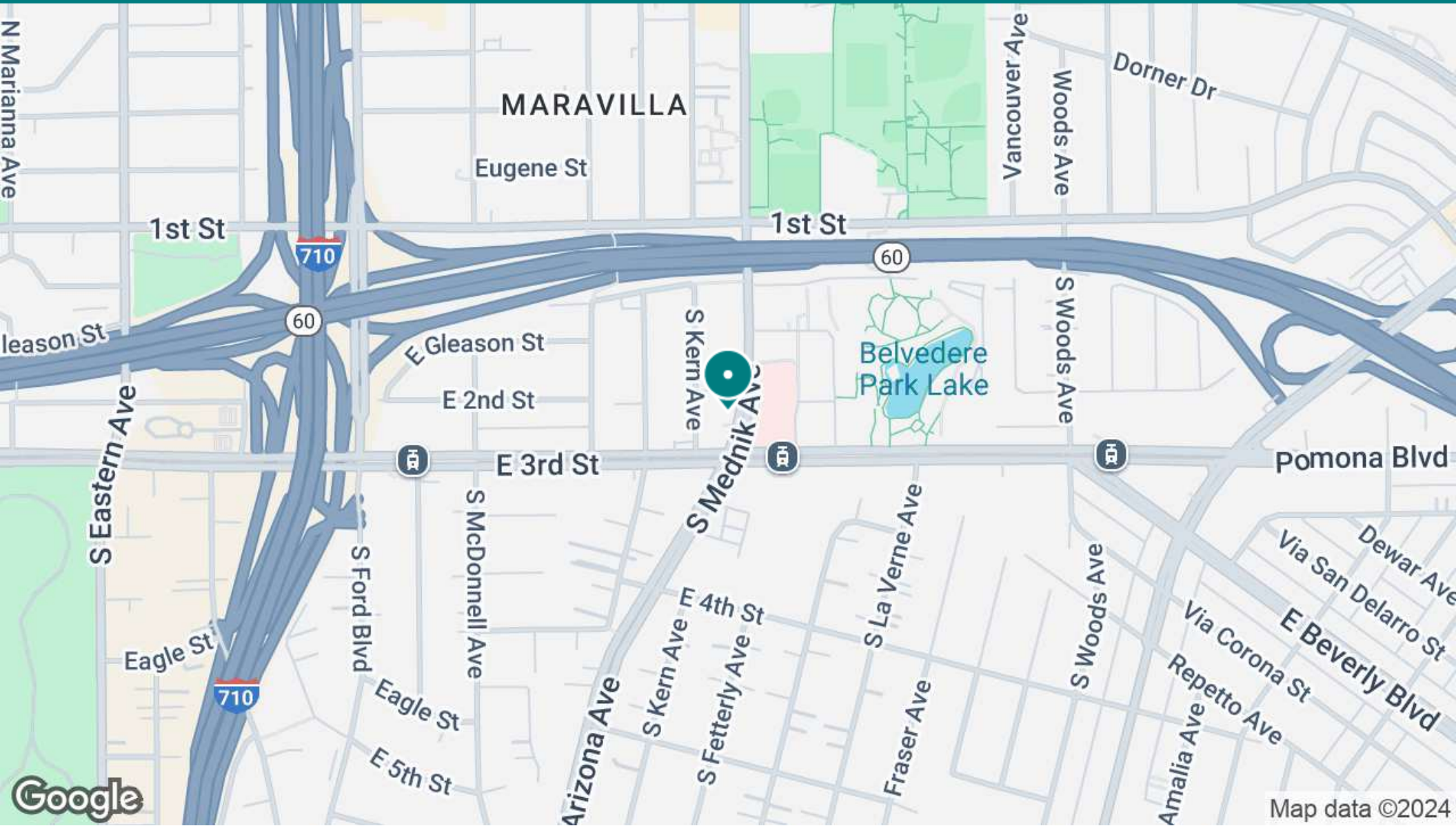
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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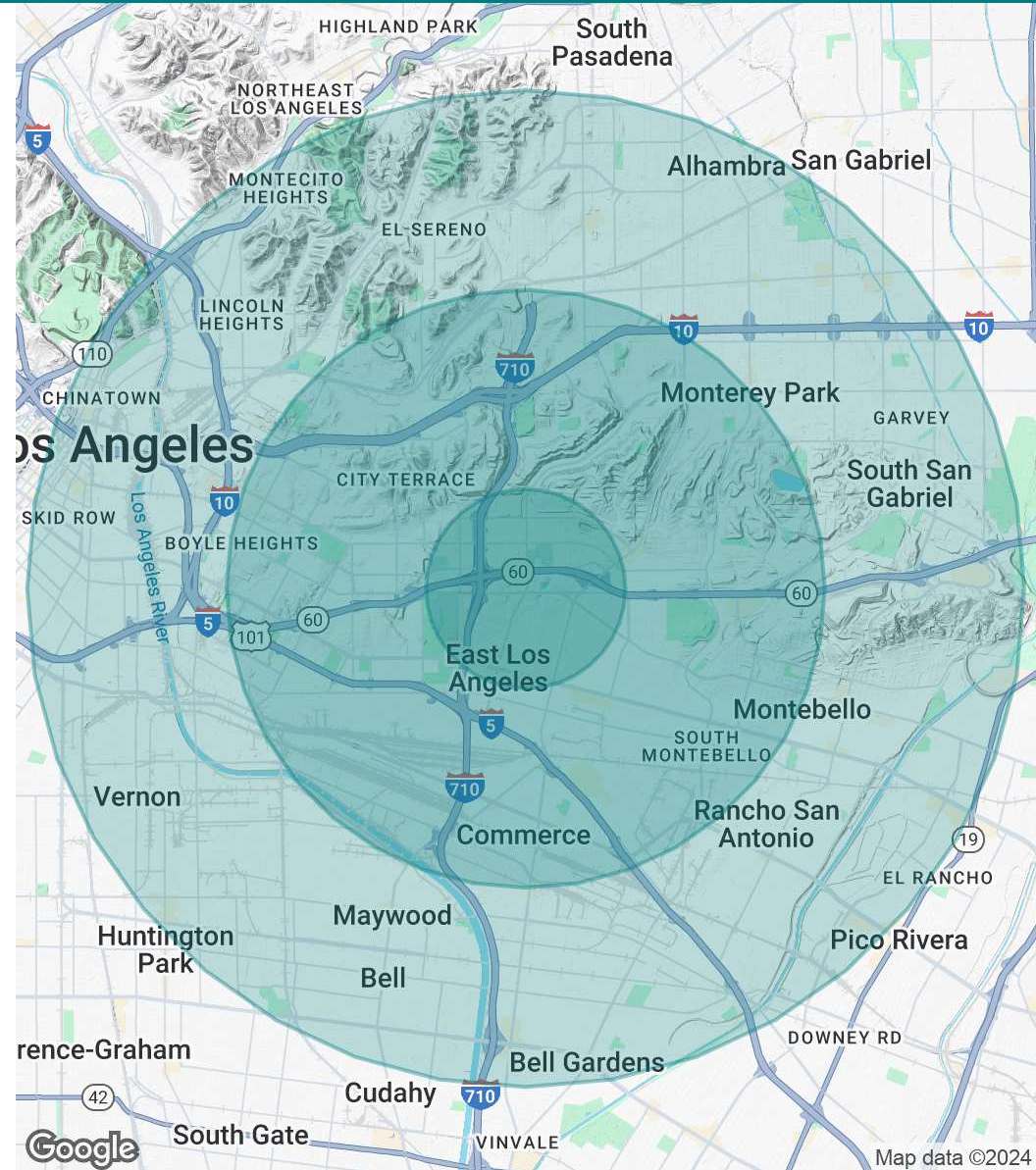
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,058	256,230	664,362
Average Age	32.4	34.9	36.2
Average Age (Male)	30.8	33.3	34.7
Average Age (Female)	33.6	36.5	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,917	74,334	200,250
# of Persons per HH	3.5	3.4	3.3
Average HH Income	\$63,783	\$69,126	\$69,367
Average House Value	\$547,914	\$539,164	\$562,163

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	88.4%	83.3%	71.3%

RACE	1 MILE	3 MILES	5 MILES
% White	37.3%	39.5%	37.5%
% Black	0.7%	0.9%	2.3%
% Asian	8.1%	11.9%	20.6%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	1.4%	1.0%	1.0%
% Other	43.9%	41.0%	32.6%

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

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