



Retail/Restaurant

1308 S Soto St Los Angeles, CA, 90023

Property Specifications

- Lot Size: $\pm 28,130$ SF
- Building Size: TBD

Property Highlights

- Potential drive-thru opportunity located within one block away from the ingress and egress of the 101, 60, 5, and 10 Freeways, and next to the Los Angeles Freeway Interchange
- The property sits between a significant industrial and residential area offering a premier location to attract workers and residential commuters throughout the day
- Traffic Counts: $\pm 29,727$ CPD (S Soto St)
- Strong three-mile demographics with over 340,000 residents and 108,000 households, a daytime population of 314,000, and an average household income over \$81,000

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Available:

$\pm 1,000 - 3,500$ SF

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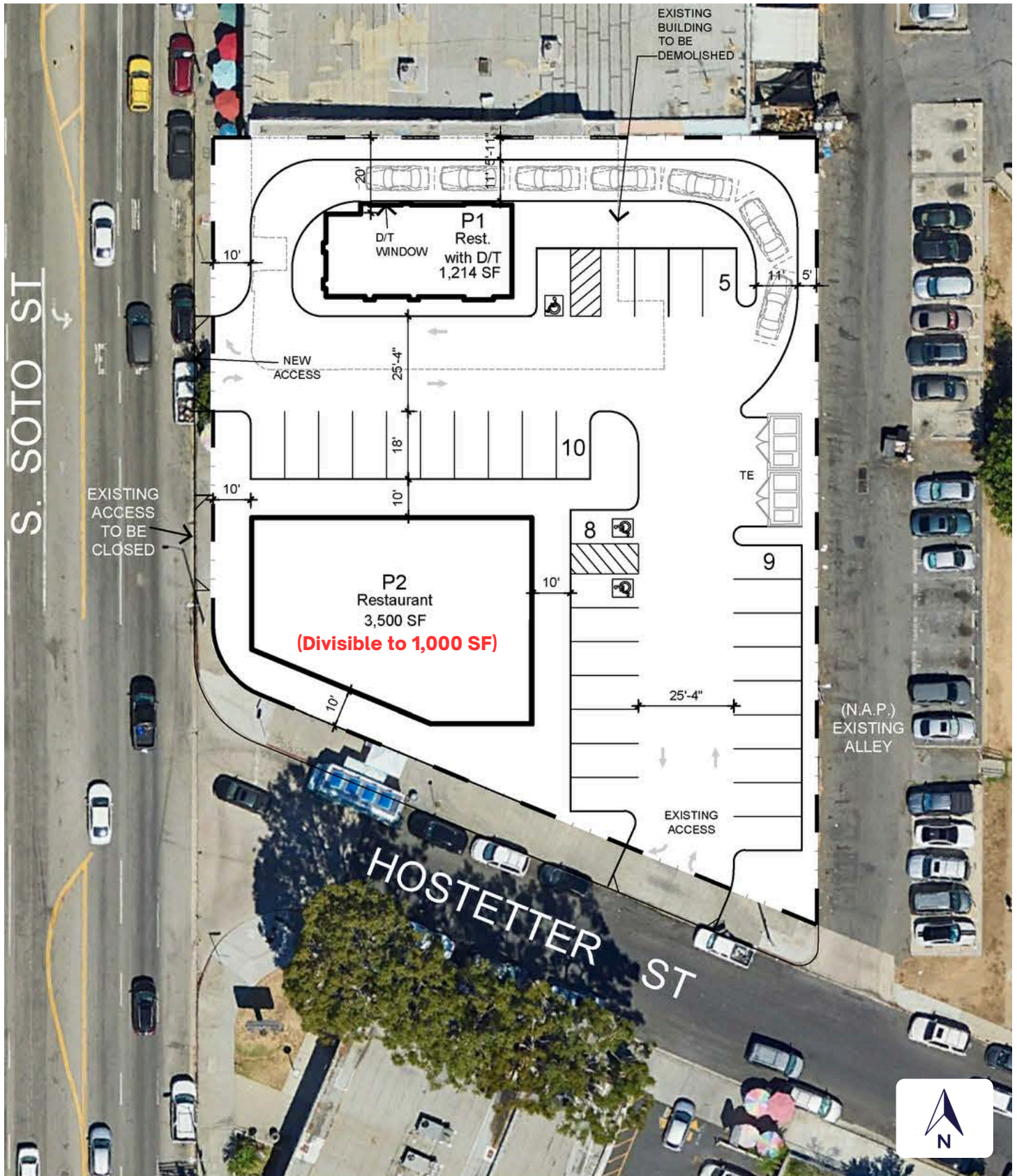
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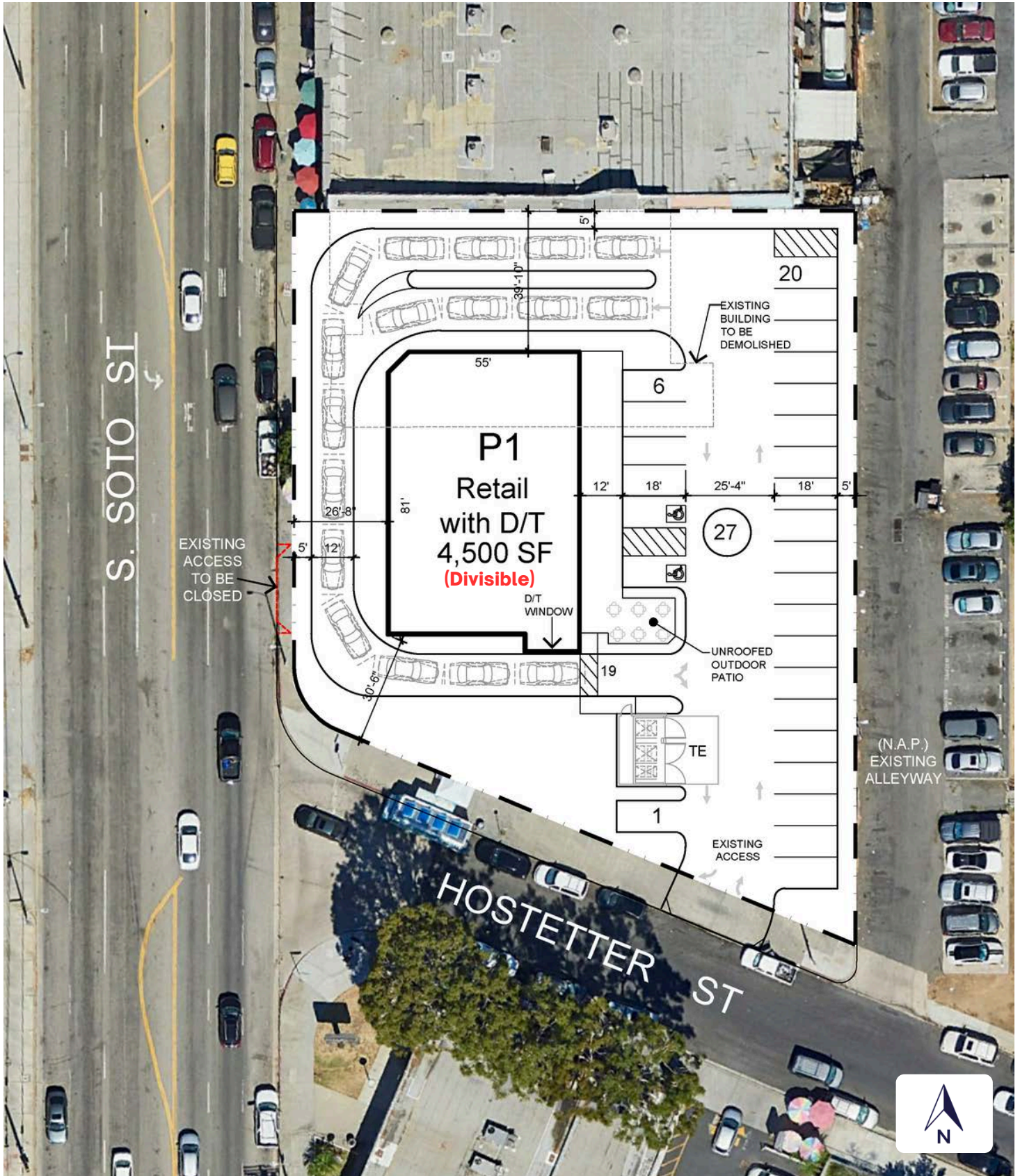
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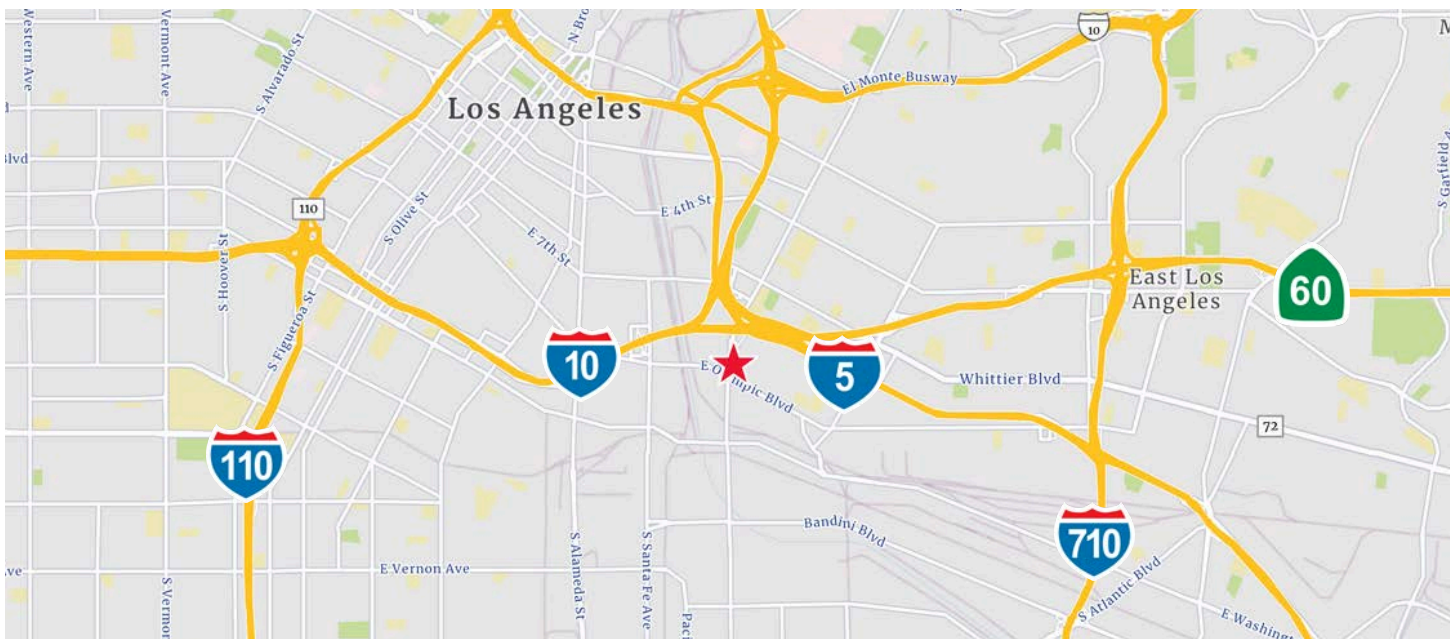
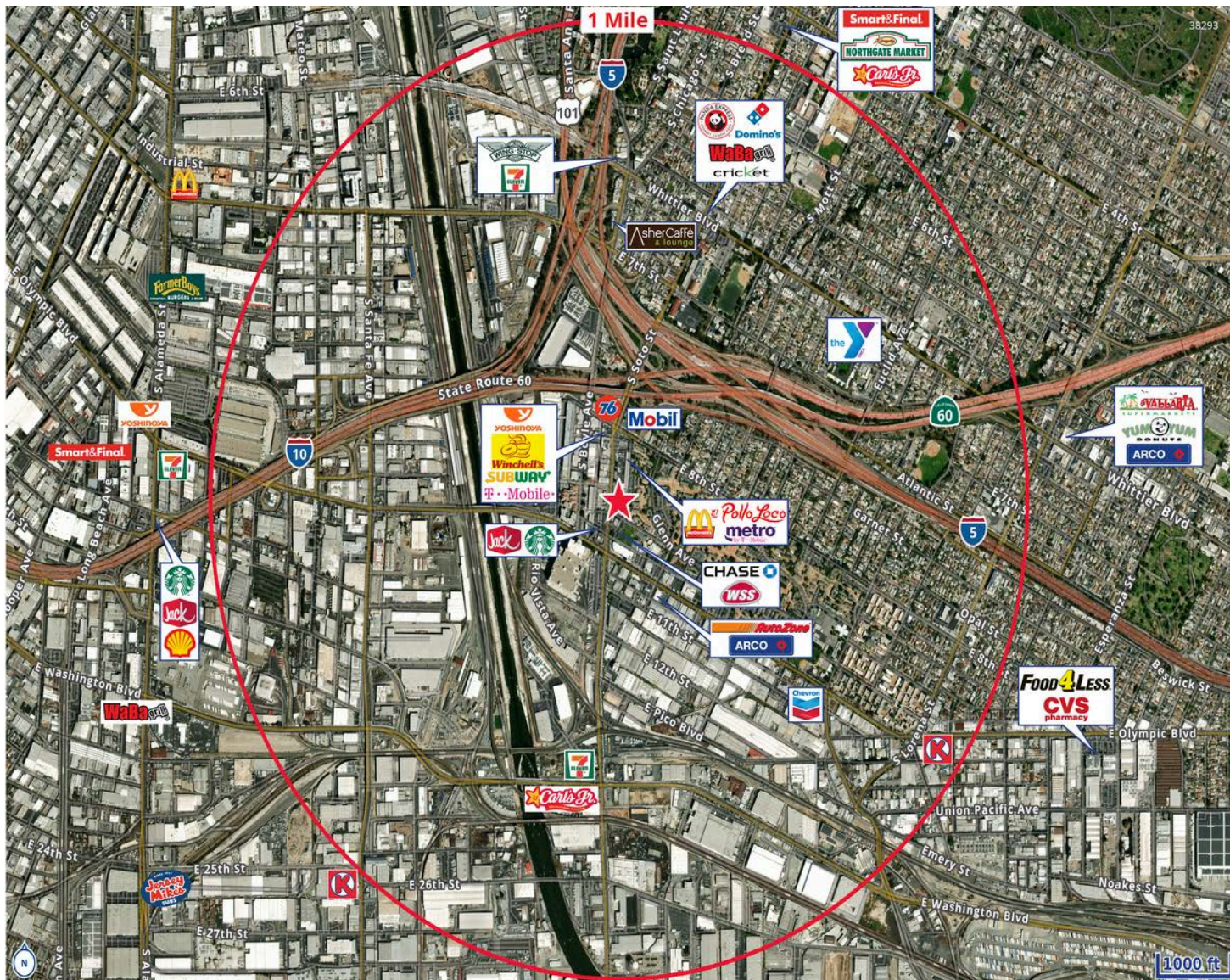
Proposed Plan 1



Proposed Plan 2



Location Maps



Aerial



Photos



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	21,226	340,105	1,100,818
Total Households	6,016	108,363	341,498
Total Family Households	4,715	65,800	232,484
Average Household Size	3.44	2.94	3.10
Median Age	31.4	32.3	31.8
Population Age 25+	12,926	216,954	685,693
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.02%	0.36%	-0.02%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.09%	0.56%	0.08%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	0.70%	0.46%	0.21%
Households	1.83%	1.09%	0.63%
Families	0.28%	0.48%	0.40%
Median Household Income	4.52%	4.31%	3.41%
Current Year Population by Sex			
Male Population	10,703	176,945	562,109
% Male	50.4%	52.0%	51.1%
Female Population	10,523	163,160	538,709
% Female	49.6%	48.0%	48.9%
Current Year Race and Ethnicity			
Total	21,226	340,105	1,100,819
White Alone	16.6%	17.7%	15.8%
Black Alone	2.1%	6.8%	6.2%
American Indian Alone	3.3%	2.6%	2.8%
Asian Alone	2.6%	8.2%	9.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	57.6%	49.1%	49.6%
Two or More Races	17.8%	15.5%	15.8%
Hispanic Origin	89.7%	75.6%	76.1%
Diversity Index	68.0	80.5	80.3
Current Year Educational Attainment			
Total	12,926	216,956	685,694
Less than 9th Grade	27.2%	23.3%	23.5%
9th - 12th Grade, No Diploma	12.9%	13.3%	13.2%
High School Graduate	24.3%	19.7%	21.5%
GED/Alternative Credential	2.7%	2.5%	2.3%
Some College, No Degree	13.2%	12.9%	13.3%
Associate Degree	5.0%	5.0%	5.1%
Bachelor's Degree	9.6%	15.5%	14.8%
Graduate/Professional Degree	5.1%	7.7%	6.3%
Current Year Income and Households Summary			
Median Household Income	\$52,720	\$53,427	\$53,517
Average Household Income	\$78,232	\$81,945	\$78,376
Per Capita Income	\$23,274	\$26,796	\$24,588
Current Year Summary Business Data			
Total Businesses	1,662	28,783	51,668
Total Daytime Population	29,117	509,917	1,182,828
Daytime Population: Workers	16,381	314,927	557,241
Daytime Population: Residents	12,736	194,990	625,587

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