

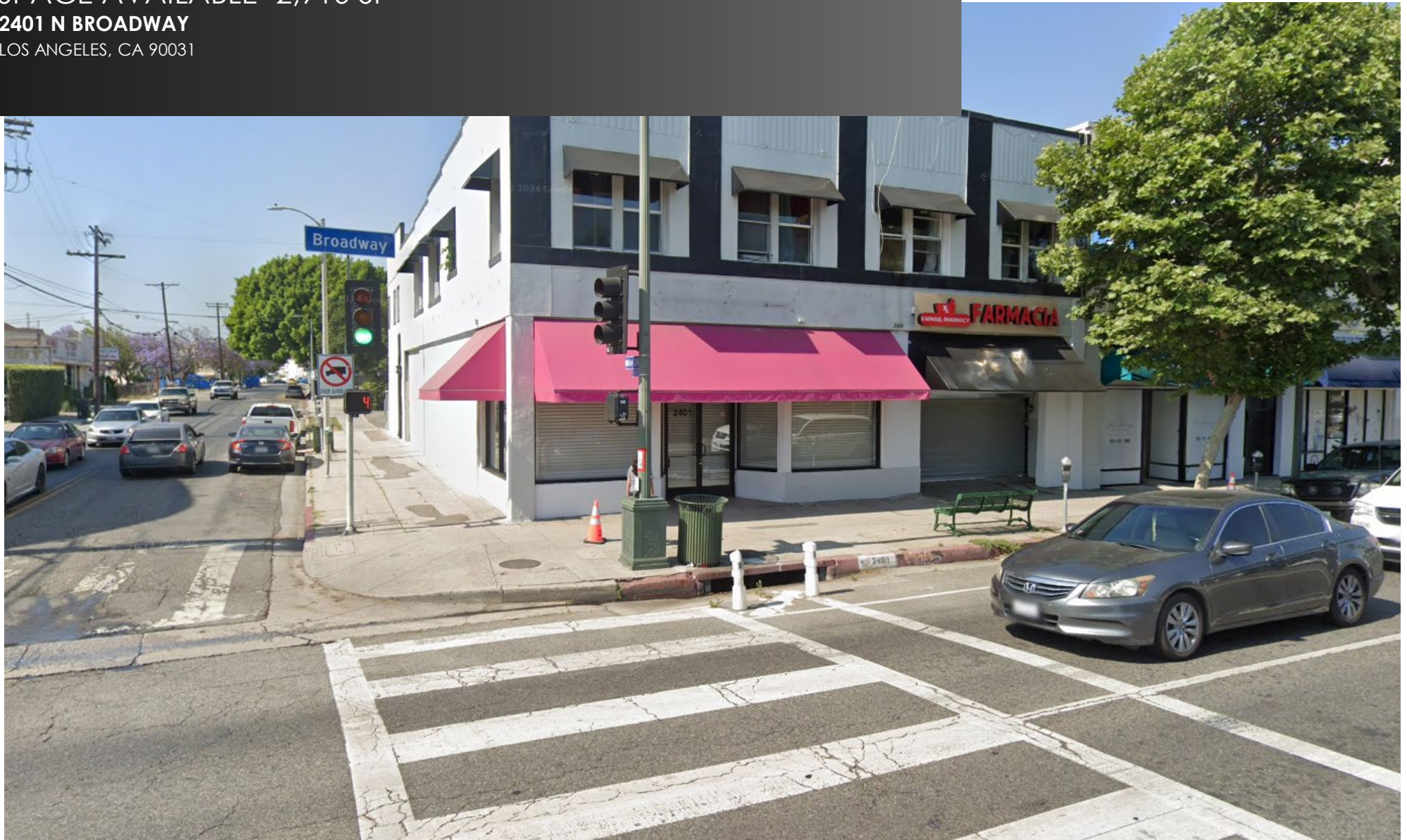
OFFERING MEMORANDUM

RETAIL SPACE FOR LEASE

SPACE AVAILABLE- 2,910 SF

2401 N BROADWAY

LOS ANGELES, CA 90031



DEODATE
REAL ESTATE | STRATEGY

10
YEAR ANNIVERSARY
2013-2023

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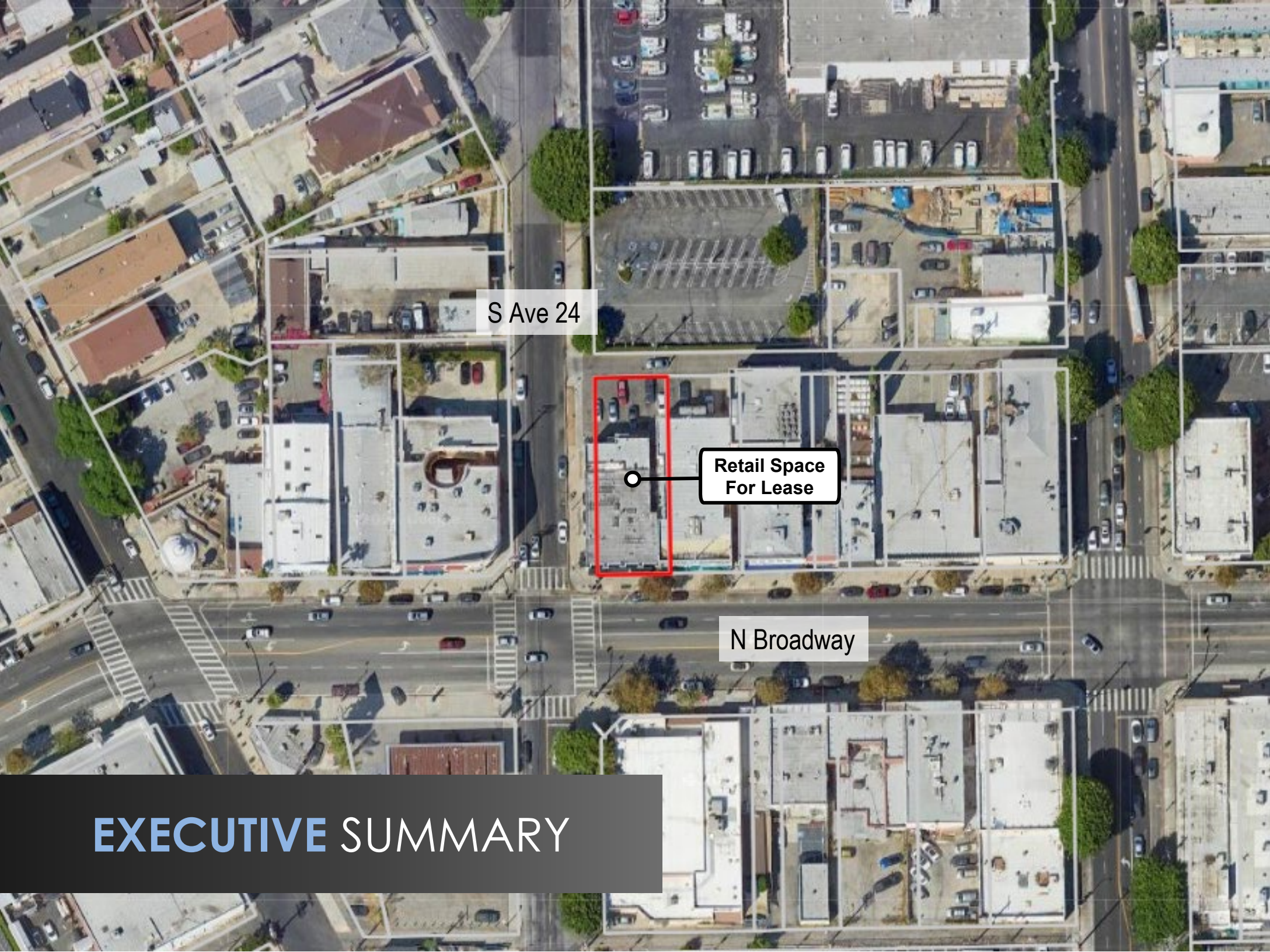
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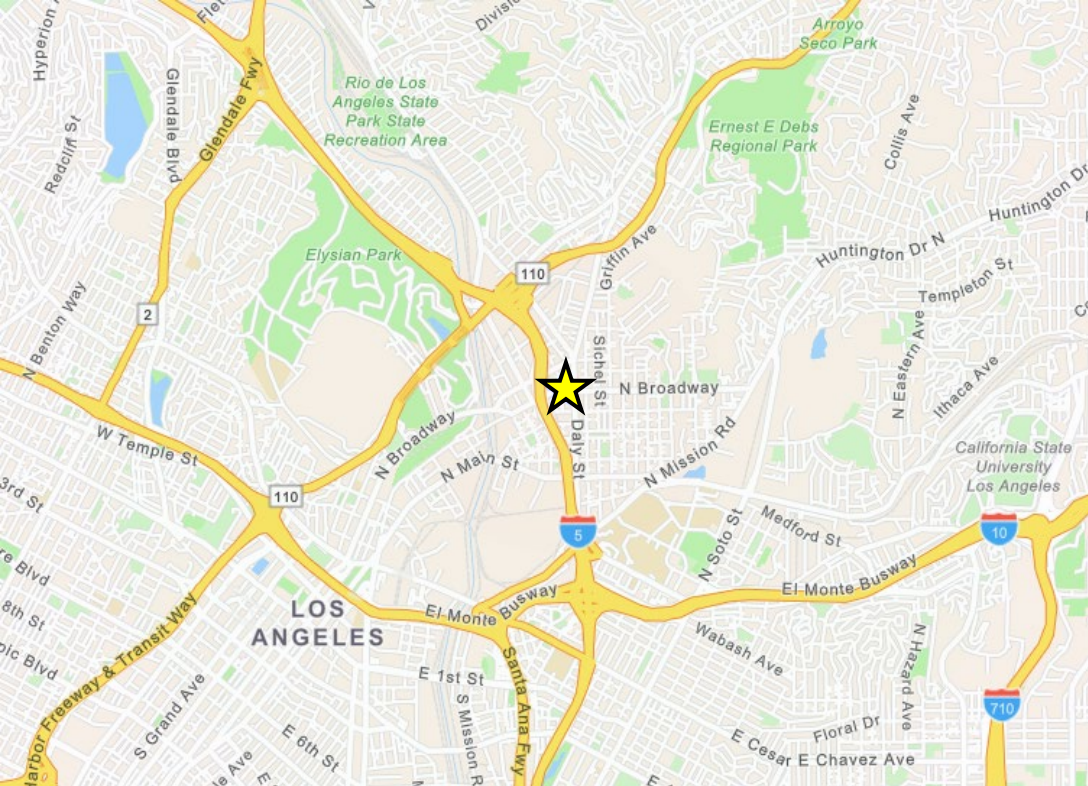


S Ave 24

Retail Space
For Lease

N Broadway

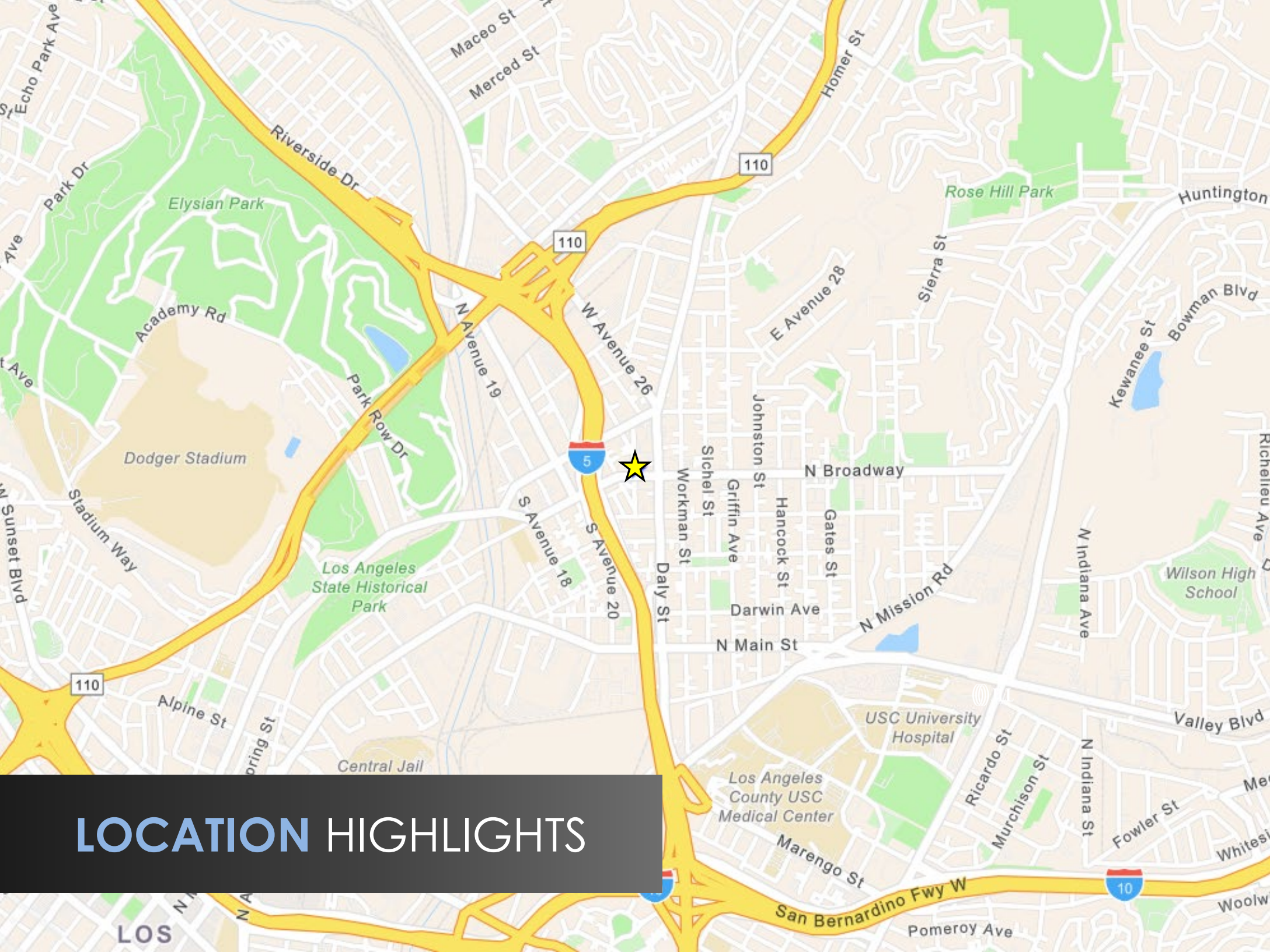
EXECUTIVE SUMMARY



Retail Space Highlights

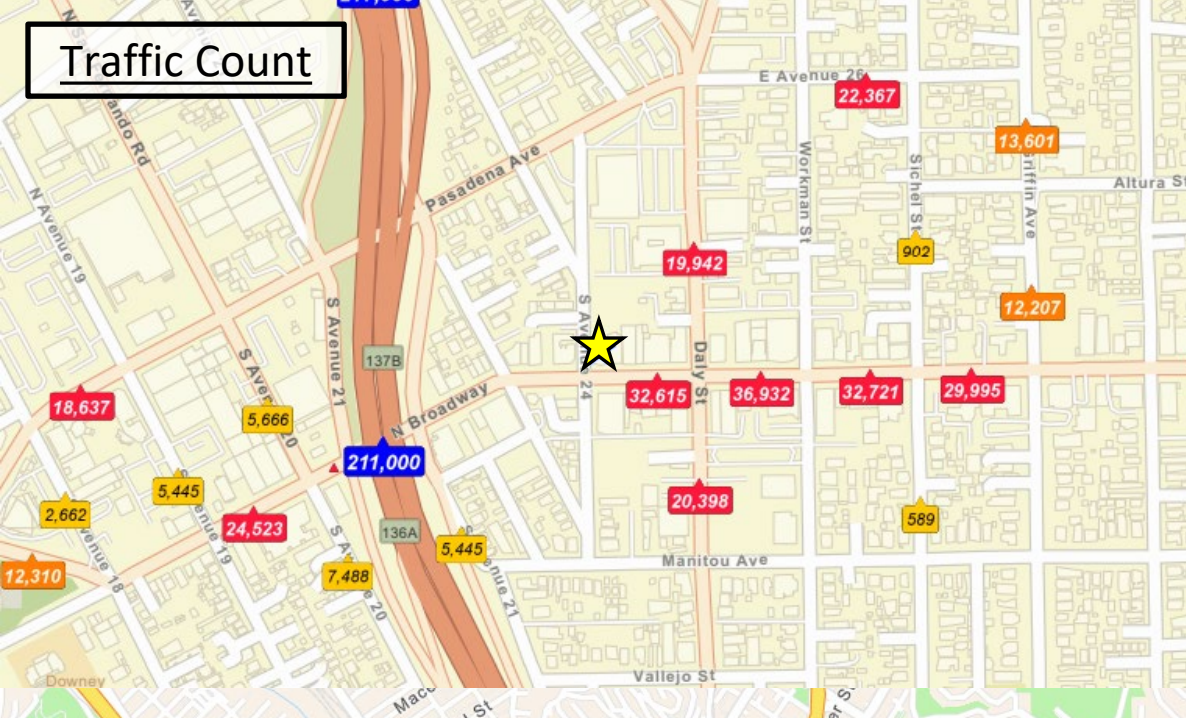
- Address: 2401 N Broadway, Los Angeles, CA 90031
- APN: 5204-004-013
- Space Available: 2,910 SF
- Zoning: LAC4





LOCATION HIGHLIGHTS

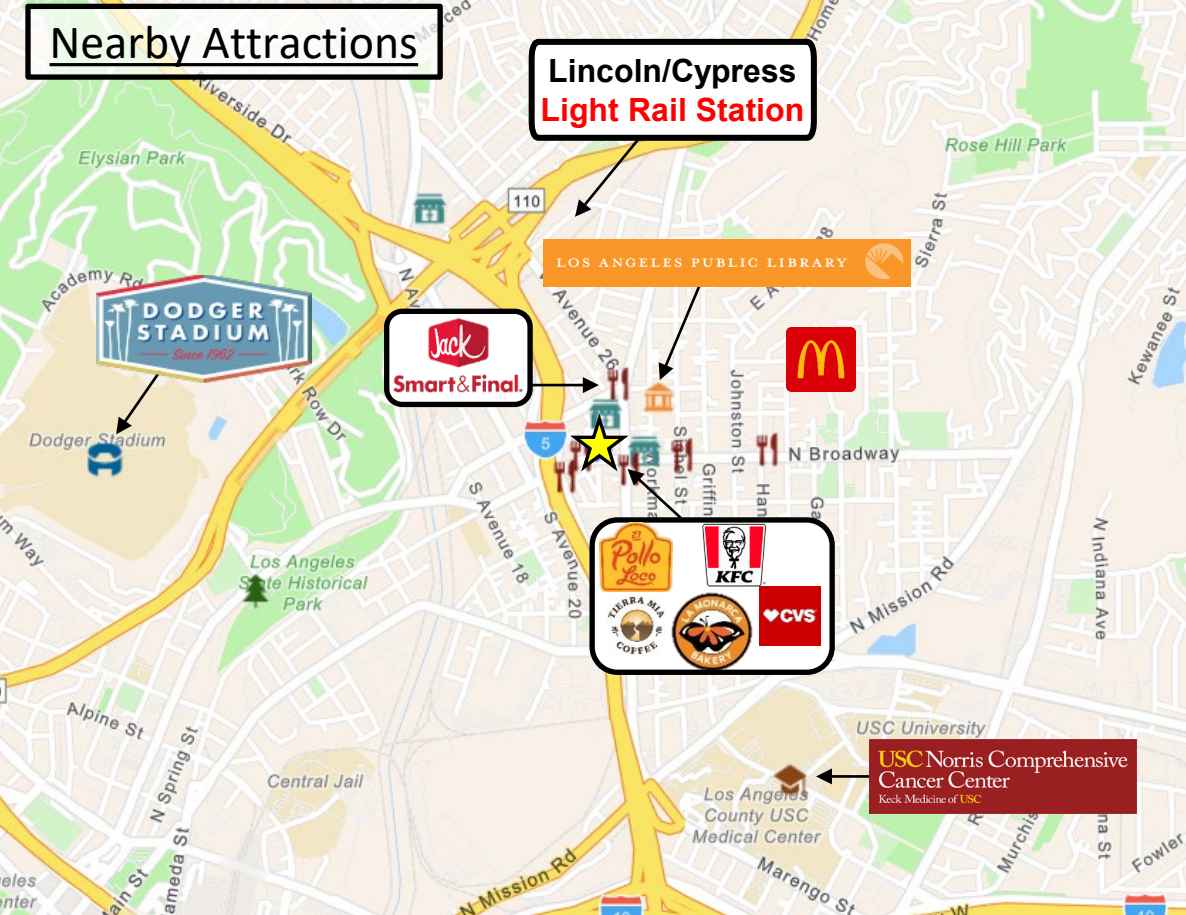
Traffic Count



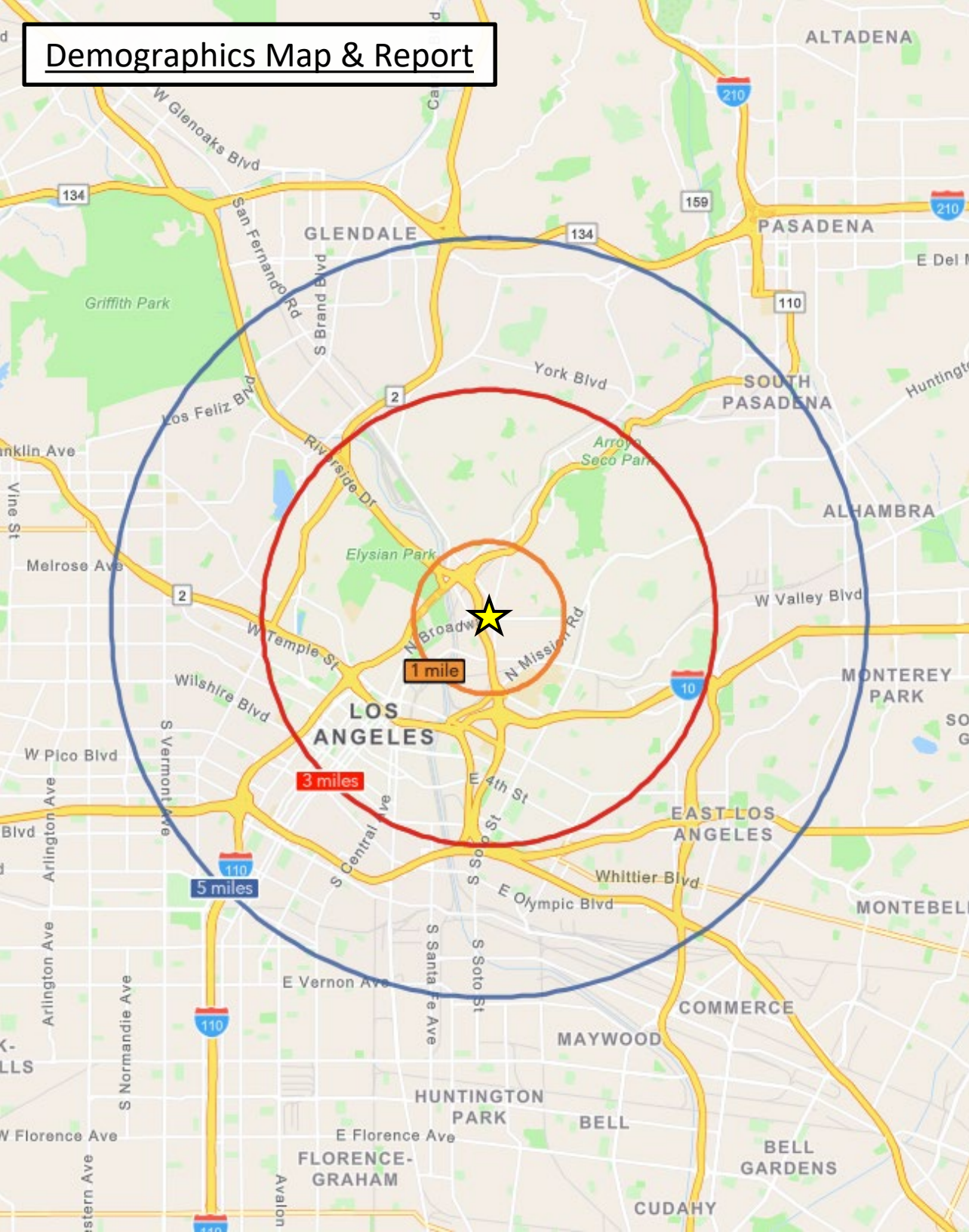
Location Summary

The area surrounding 2401 N Broadway in Los Angeles, CA 90031, is an attractive location for businesses due to its strategic positioning in the vibrant Lincoln Heights neighborhood. This area benefits from its proximity to major transportation routes, including the I-5 and I-10 freeways, which provide excellent connectivity to the greater Los Angeles region. The area is close to key landmarks such as the Los Angeles State Historic Park and the bustling commercial hubs of Chinatown and Downtown LA, enhancing its appeal for businesses looking to attract a wide range of clientele. The presence of educational institutions and healthcare facilities further supports a robust local economy. This combination of strategic location, cultural vibrancy, and strong economic infrastructure makes the area around 2401 N Broadway a prime location for businesses aiming to establish or expand their presence in Los Angeles.





Nearby Attractions



Demographics Map & Report



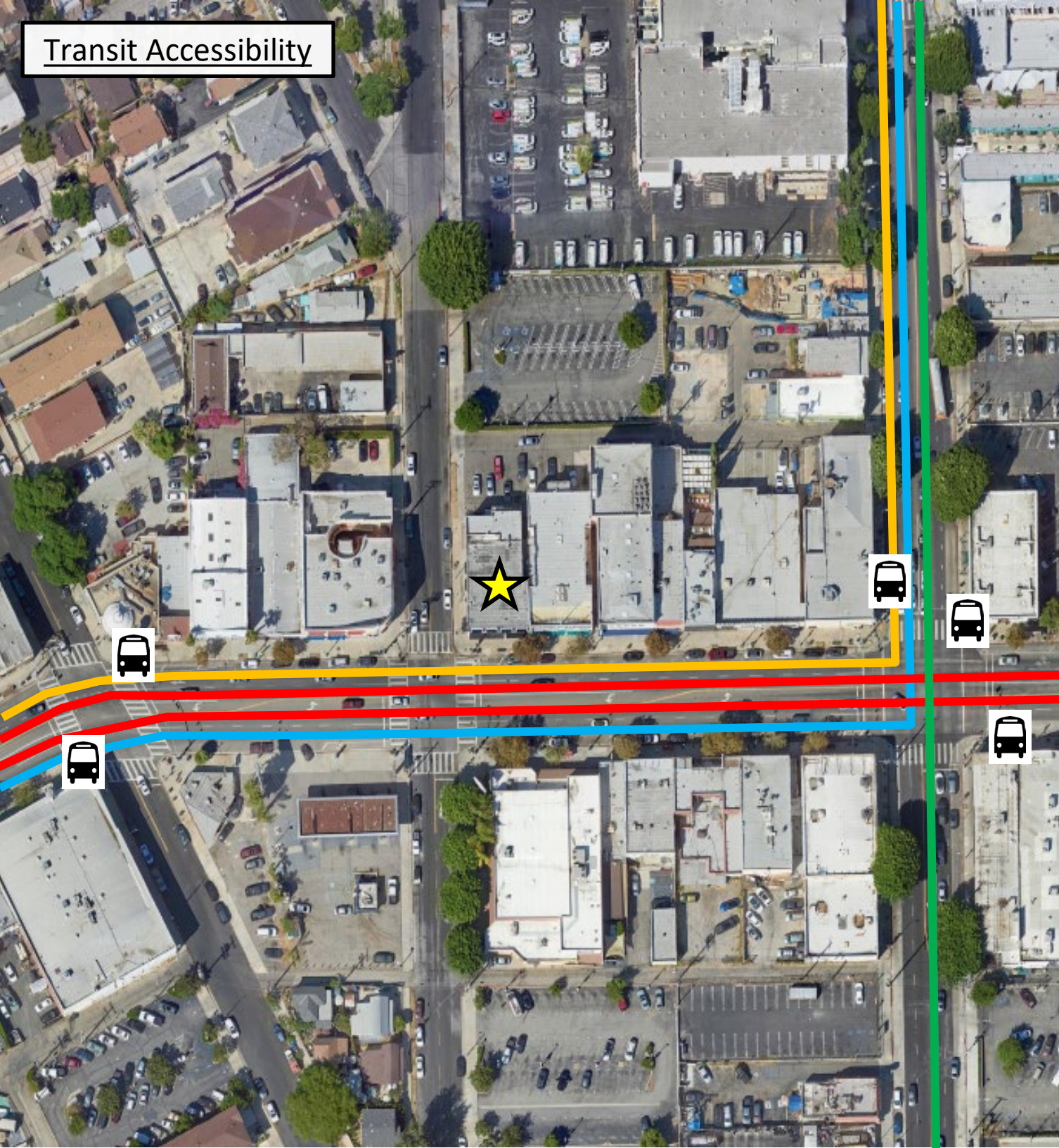
Legend

-  Office Location
-  Within 1 Mile Radius of Subject Property
-  Within 3 Mile Radius of Subject Property
-  Within 5 Mile Radius of Subject Property

2024 Demographic Report

	1-Mile	3-Mile	5-Mile
Total Population	30,621	324,040	978,945
Population: Compound Annual Growth Rate	0.56%	0.18%	0.04%
Total Daytime Population	27,489	405,665	1,064,218
Daytime Population Density (Pop per Square Mile)	8,757	14,351	13,552
Daytime Population: Workers	10,942	238,840	568,138
Unemployment Rate	7%	6%	6%
Diversity Index	85	86	87
White Population	4,833	73,117	230,296
Hispanic Population	20,204	206,390	573,471
Black/African American Population	774	17,423	41,977
American Indian/Alaska Native Population	702	7,498	23,309
Asian Population	6,996	46,462	180,242
Pacific Islander Population	40	473	1,148
Other Race Population	12,173	126,634	356,125

Transit Accessibility



Legend



Retail Location



Transit Station



45



251



Lincoln Heights/
Chinatown



Lincoln Heights/
Chinatown Counter clock

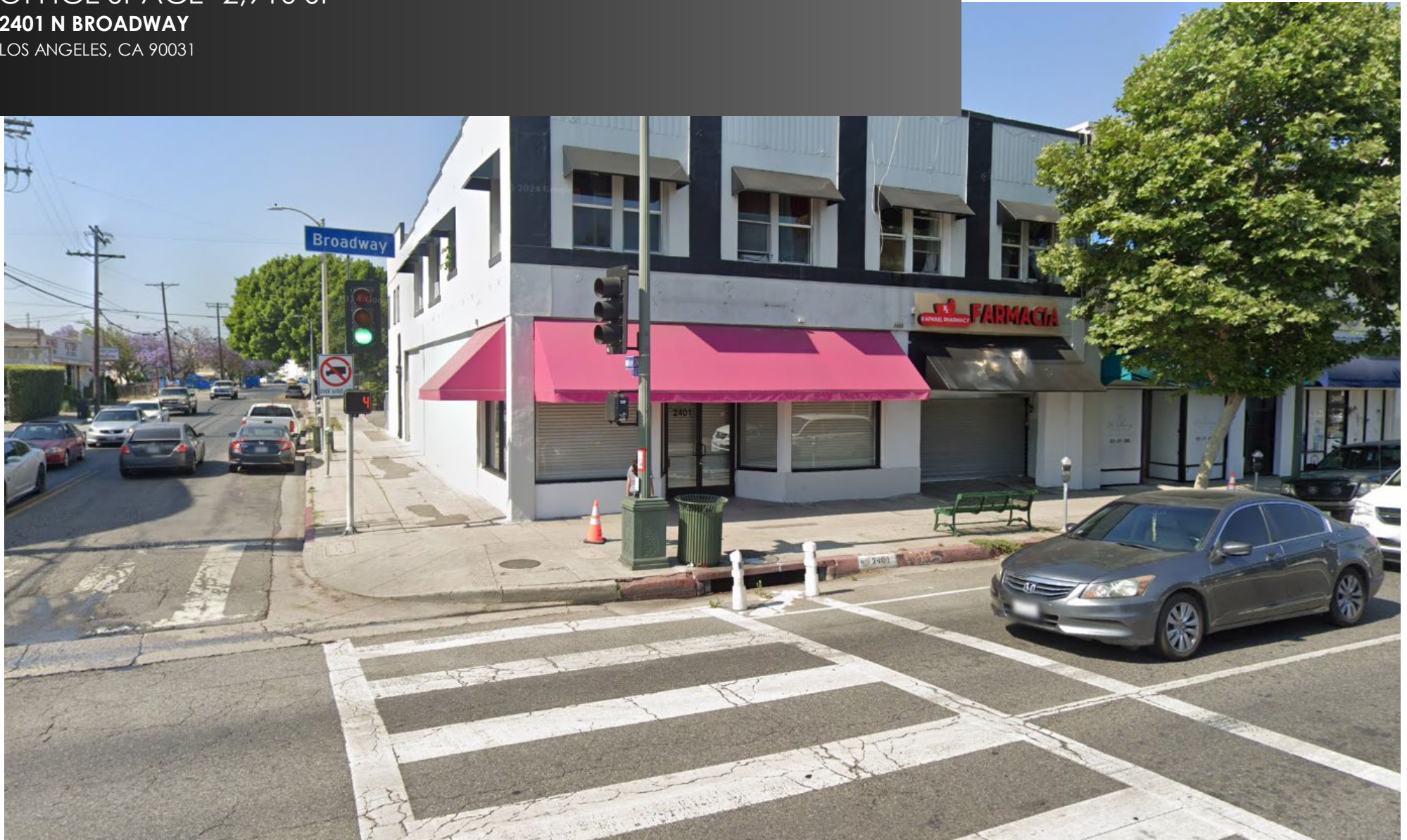
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