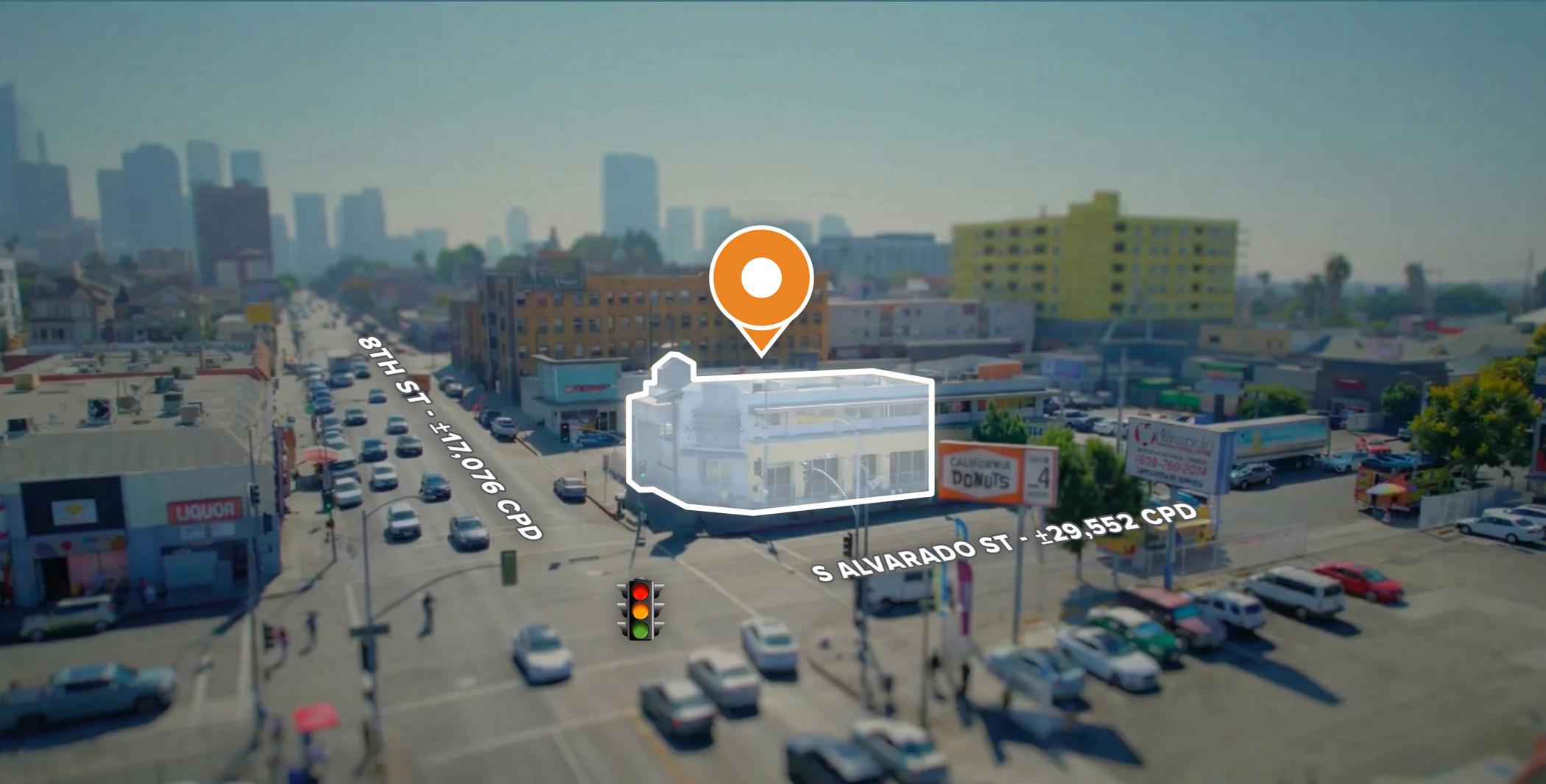


**FOR LEASE** | ±960-2,300 SF AVAILABLE

# RETAIL SHOP IN PRIME LOCATION

SEC S Alvarado Street & 8th Street | Los Angeles, CA



For leasing, please contact:

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

[BetaAgency.com](https://betaagency.com)  
137 Eucalyptus Blvd  
El Segundo, CA 90245

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# PROJECT HIGHLIGHTS

## Space Features & Infrastructure

- **Multiple Units:** ±960 – 3,760 SF Retail & Restaurant Units Available for Lease
- **Turnkey Availability:** ±2,300 SF end-cap space (Former 7-Eleven) and ± 960 SF 2nd generation restaurant
- **Equipment Included:** Features commercial refrigerators, floor drains, mop sink, and a 3-compartment sink.
- **Interior Appeal:** High ceilings, abundant natural light, and multiple entry points.

## Location & Visibility

- **Prime Hard Corner:** High-visibility signalized intersection at 8th & Alvarado.
- **Massive Traffic Counts:** Exposure to over **44,000 vehicles per day**.
- **Strategic Positioning:** Centrally located between Koreatown and Downtown Los Angeles.
- **Signage:** Prominent pole signage offering excellent brand visibility from the intersection.

## Site & Accessibility

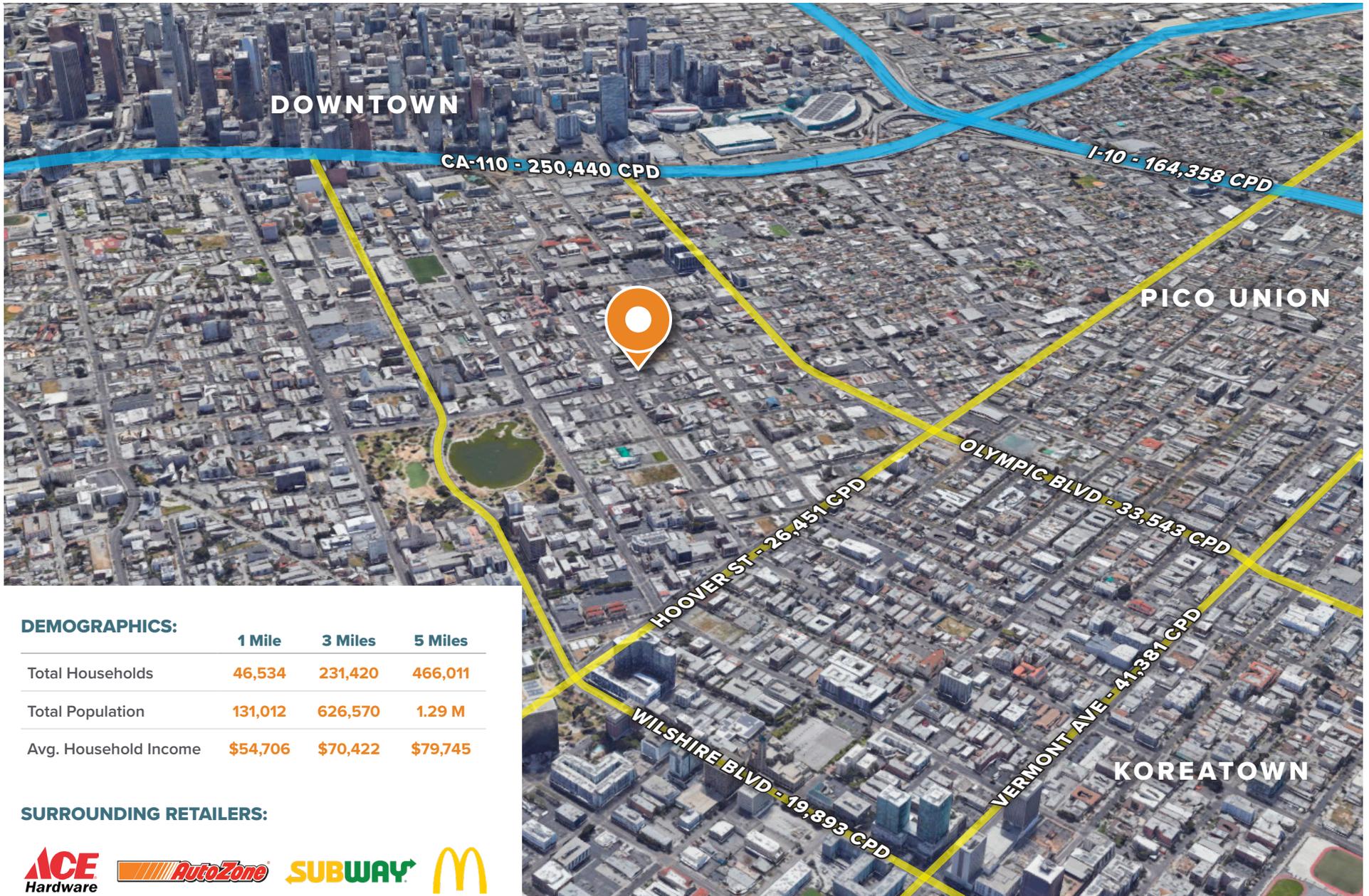
- **Modern Construction:** Newly re-developed shopping center.
- **Secure Parking:** Rare onsite parking lot with easy ingress/egress from both 8th St. and Alvarado St.
- **Transit Oriented:** Just a **2-minute walk** to the West MacArthur Park Metro Station.
- **Strong Co-Tenancy:** Join national tenants like Wingstop in a high-volume retail corridor.

## Demographics & Market

- **Extreme Density:** Over **131,012** within a 1-mile radius.
- **Regional Draw:** Population exceeds **626,570** within a 3-mile radius.
- **High Foot Traffic:** Vibrant neighborhood with a steady flow of local and tourist



# AREA OVERVIEW



## DEMOGRAPHICS:

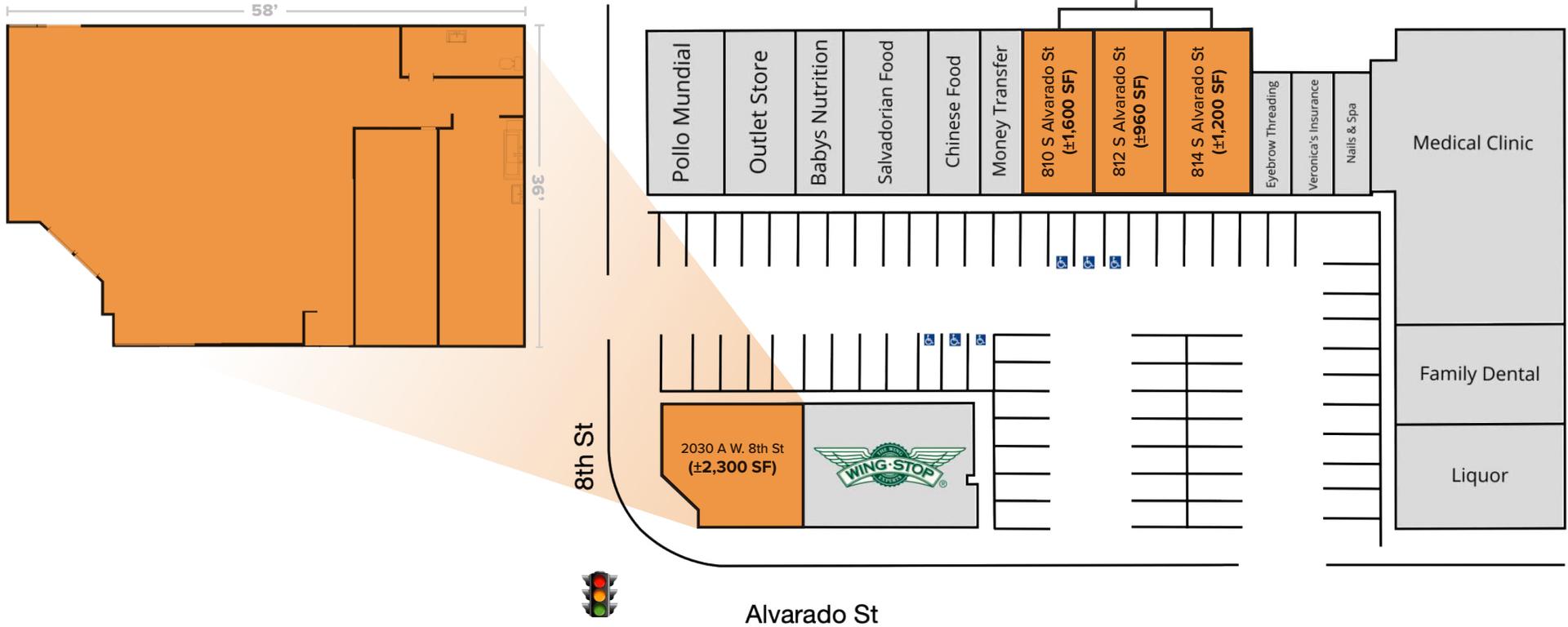
	1 Mile	3 Miles	5 Miles
Total Households	46,534	231,420	466,011
Total Population	131,012	626,570	1.29 M
Avg. Household Income	\$54,706	\$70,422	\$79,745

## SURROUNDING RETAILERS:



# SITE PLAN

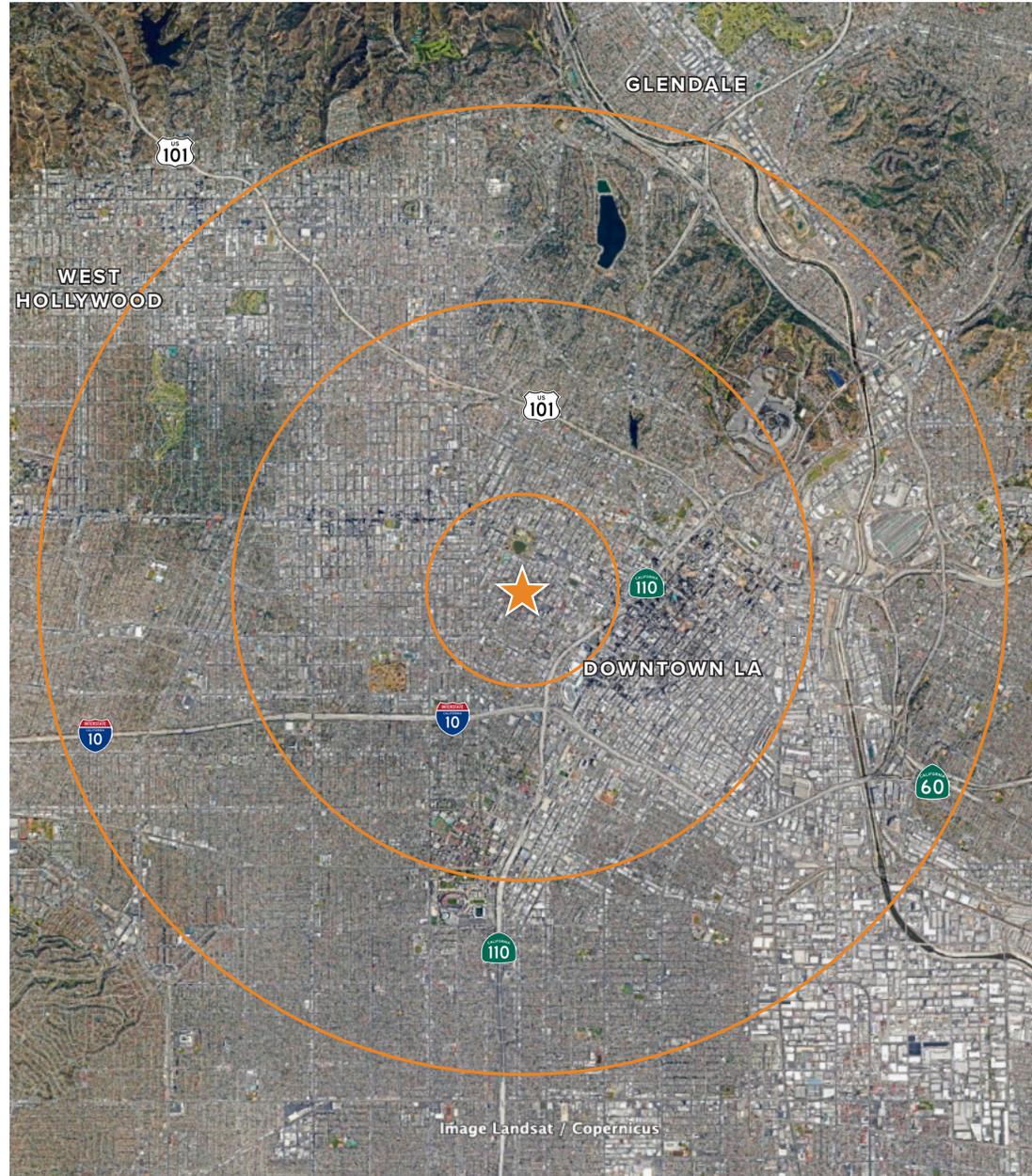
\*All 3 suites can be combined into 1 contiguous unit\*  
**(TOTAL: ±3,760 SF)**



Suite	Use	Size (SF)
2030A	Retail / Restaurant	±2,300
810	Retail	±1,600
812	Restaurant	±960
814	Retail	±1,200

# DEMOGRAPHIC REPORT

Population	1 Mile	3 Mile	5 Mile
Total population	134,724	634,217	1.28 M
Average age	34.8	36	35.9
Average age (Male)	34.6	35.7	35.5
Average age (Female)	35.2	36.6	36.4
Households & Income	1 Mile	3 Mile	5 Mile
Total households	52,504	251,760	494,027
# of persons per HH	3.2	3.2	3.3
Average HH income	\$71,595	\$102,983	\$115,984
Average house value	\$797,756	\$1.02 M	\$1.05 M
Race (%)	1 Mile	3 Mile	5 Mile
White	19.6%	23.9%	26.9%
Hispanic	75.9%	65.8%	66.1%
Black	7.1%	9.5%	11.4%
Asian	19.9%	22.7%	16.0%
Hawaiian	-	0.1%	0.1%
American Indian	3.6%	2.2%	2.0%
Other	35.5%	28.9%	30.1%





beta.

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