

FOR LEASE

FREESTANDING MEDICAL OFFICE + RETAIL SHOP SPACE AVAILABLE
3513-3517 EAST 1ST STREET | EAST LOS ANGELES, CA 90063



GEOFFREY GROSSMAN

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LEASING

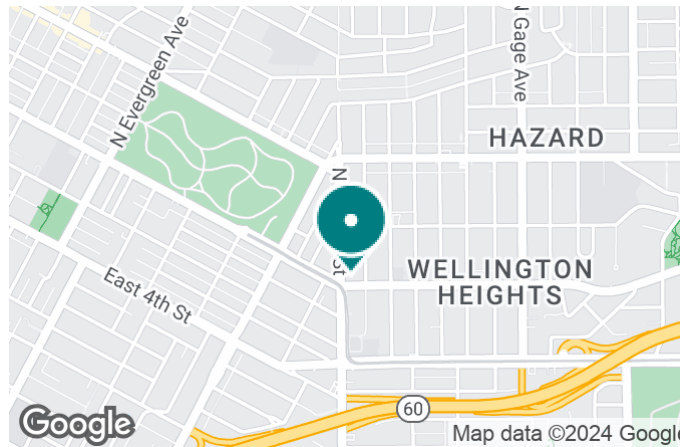
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- +/-5,000 SF Former CareMore 2nd Generation Medical Office
- +/-1,000 Former Ace Check Cashing Location – Ideal Site for Cellular Service, Insurance Office, Nail Salon, Quick Serve Restaurant + Similar Retail or Office Uses
- Newer, Well-Maintained Center With Excellent Curb Appeal + Drought-Resistant Landscaping
- Parking in Onsite Lot, Plus Ample Surrounding Street Parking
- Convenient Access From Both Cross Streets
- Half a Block East of the Signalized Intersection + Metro Stop at Indiana Street
- Multiple Monument + Storefront Signage Opportunities
- Dense Population Demographics With High Hispanic Concentration
- Well Located in Wellington Heights, Near Boyle Heights + City Terrace
- Close to The Nearby 60, 5 + 710 Freeways
- Adjacent to a Bus Stop + Metro Line

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	15,185	73,123	274,093
Total Population	56,315	255,217	848,490
Average HH Income	\$74,473	\$82,227	\$85,532

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Two units available in a bustling 7-Eleven-anchored retail shopping center. Spaces include a freestanding +/-5,000 SF former CareMore Health medical office, incorporating a waiting room with a public restroom + reception desk with admin office, five exam rooms, a treatment room, a medication dispensary, a private office, and two private restrooms. Also available is a +/-1,000 SF former Ace Check Cashing location. The newer, well-maintained property boasts excellent curb appeal with attractive, drought-resistant landscaping, a towering monument sign, and convenient access from both cross streets to the sizable on-site parking lot.

LOCATION DESCRIPTION

Corner retail strip center at the intersection of 1st Street + Alma Avenue, just east of the signalized intersection at Indiana Street in Southeast Los Angeles. The property is superbly located in Wellington Heights, adjacent to Boyle Heights, and just south of City Terrace.

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OFFERING SUMMARY

Lease Rate:	\$3.00 SF/month (NNN)
Number of Units:	3
Available SF:	1,000 - 5,000 SF
Lot Size:	712,467,360 SF
Building Size:	4,020 SF

SPACES	LEASE RATE	SPACE SIZE
3517 (Former Check Cashing)	\$3.00 SF/month	1,000 SF
3517 (Former Medical Office)	\$3.00 SF/month	5,000 SF

ADDITIONAL PHOTOS

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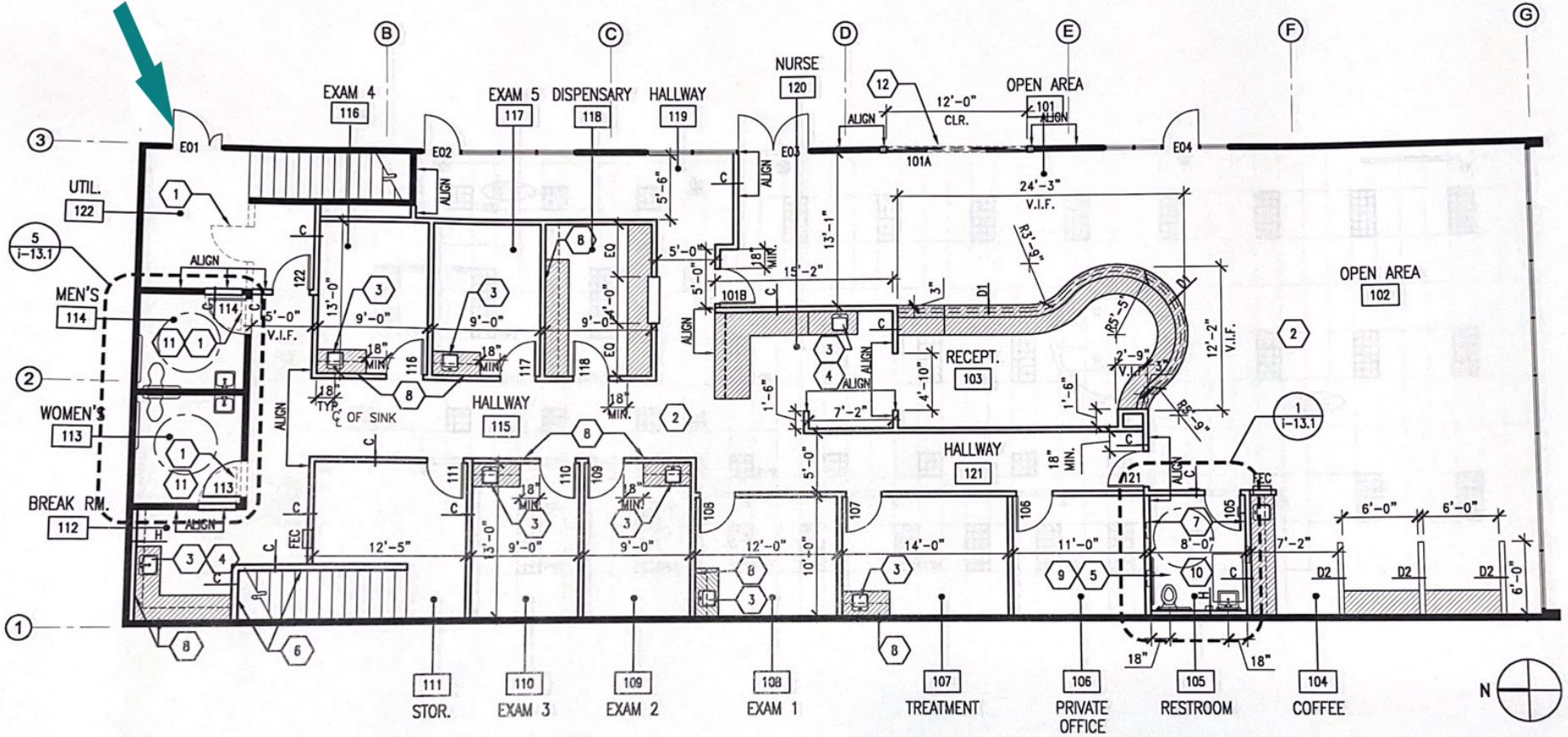
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MEDICAL OFFICE FLOOR PLAN

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Loading + Basement Access (Unit Includes Basement Storage Space Not Reflected in Square Footage)



East 1st Street

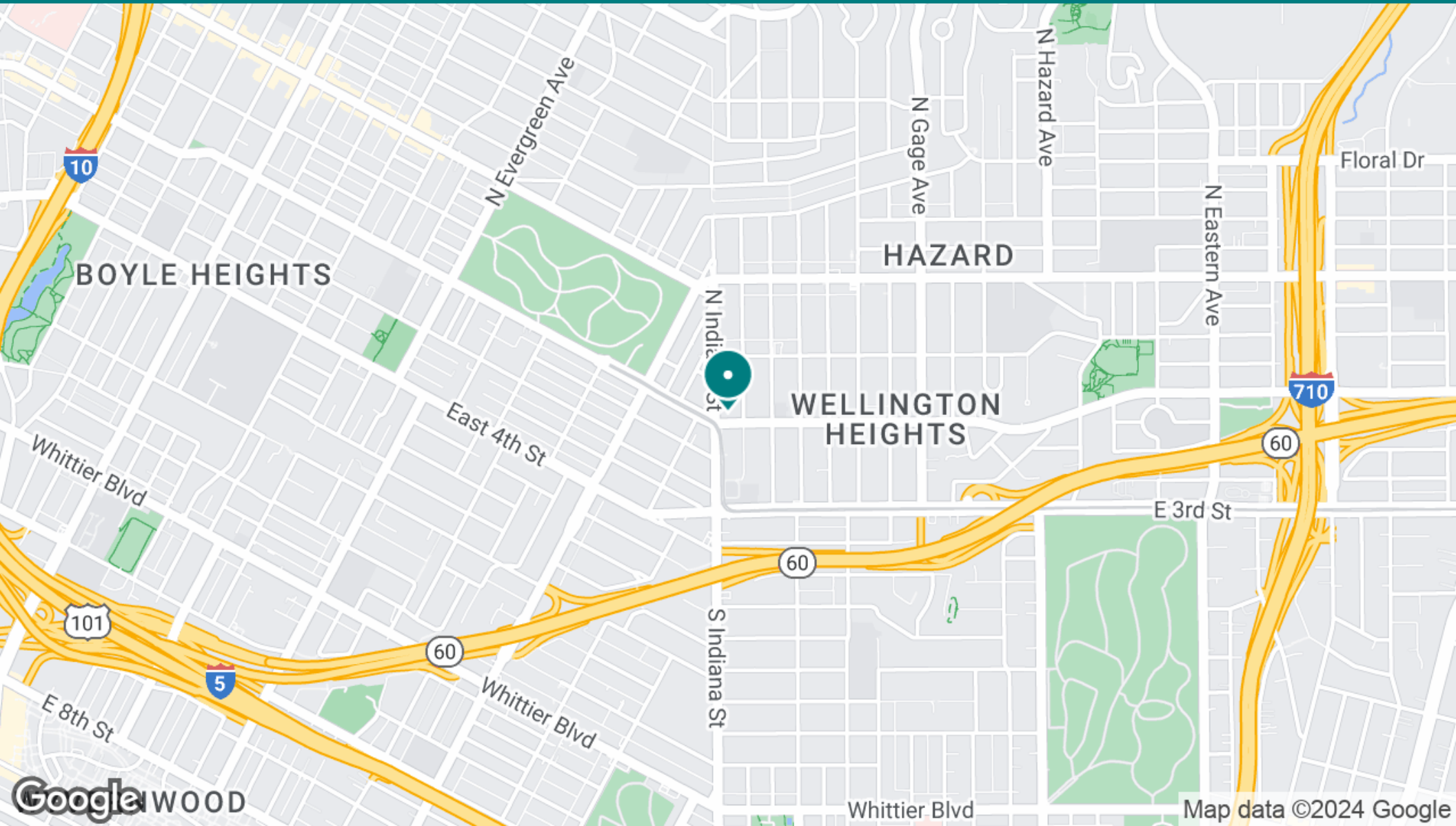
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	56,315	255,217	848,490
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	37	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,185	73,123	274,093
# of Persons per HH	3.7	3.5	3.1
Average HH Income	\$74,473	\$82,227	\$85,532
Average House Value	\$742,842	\$770,403	\$825,499
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	95.3%	84.6%	72.3%
RACE	1 MILE	3 MILES	5 MILES
% White	15.3%	16.1%	17.4%
% Black	0.9%	2.4%	4.4%
% Asian	1.3%	7.9%	13.8%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	3.2%	2.7%	2.7%
% Other	60.2%	52.4%	45.1%

Demographics data derived from AlphaMap



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