

700 W IMPERIAL HIGHWAY  
LOS ANGELES, CA 90044



COMMERCIAL  
ASSET GROUP

**AVAILABLE**

**SIGNALIZED INTERSECTION OF  
IMPERIAL HIGHWAY AND  
HOOVER STREET FOR LEASE**



## SPACE SIZE

INTERIOR ENDCAP: ±2,200 SF

CPD

50,000

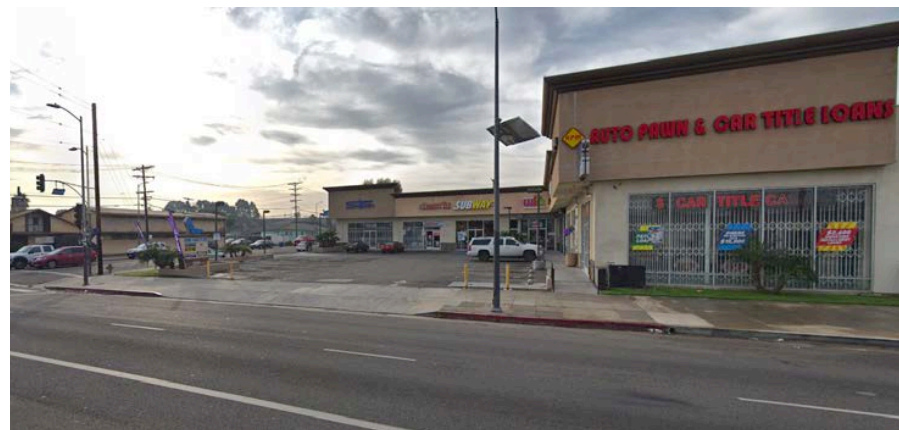
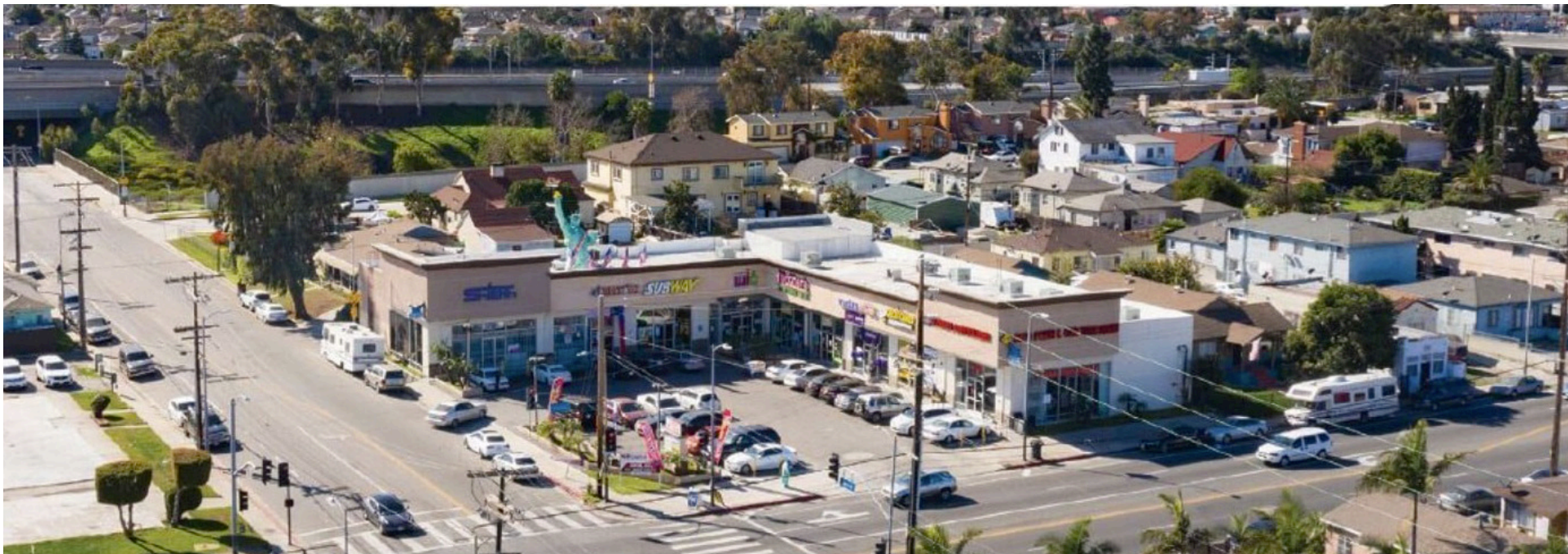
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- GREAT CORNER IN S. LOS ANGELES WITH OUTSTANDING TRAFFIC
- GOOD POPULATION DENSITY WITH STRONG HOUSEHOLD INCOMES
- PROVEN TRADE AREA WITH MANY NATIONAL RETAILERS ALONG IMPERIAL HWY
- 1-MILE RADIUS OF OVER 44,000 PEOPLE
- HIGH STREET VISIBILITY
- PROMINENT SIGNAGE ON HOOVER AND IMPERIAL HWY
- IDEAL FOR RETAIL, NAIL SALON, SHOES, CLOTHING, MARKET, AUTO PARTS, HAIR SALON, TAX, DONUTS, TAKEOUT FOOD
- MONUMENT SIGNAGE AVAILABLE
- FREEWAY ACCESSIBLE: SUBJECT PROPERTY FEATURES QUICK ACCESS TO THE 105-FREEWAY AND 110-FREEWAY, WHICH ARE 2 OF THE MAIN FREEWAYS THAT SPAN THROUGH LOS ANGELES
- SIGNALIZED INTERSECTION OF IMPERIAL HIGHWAY AND HOOVER STREET

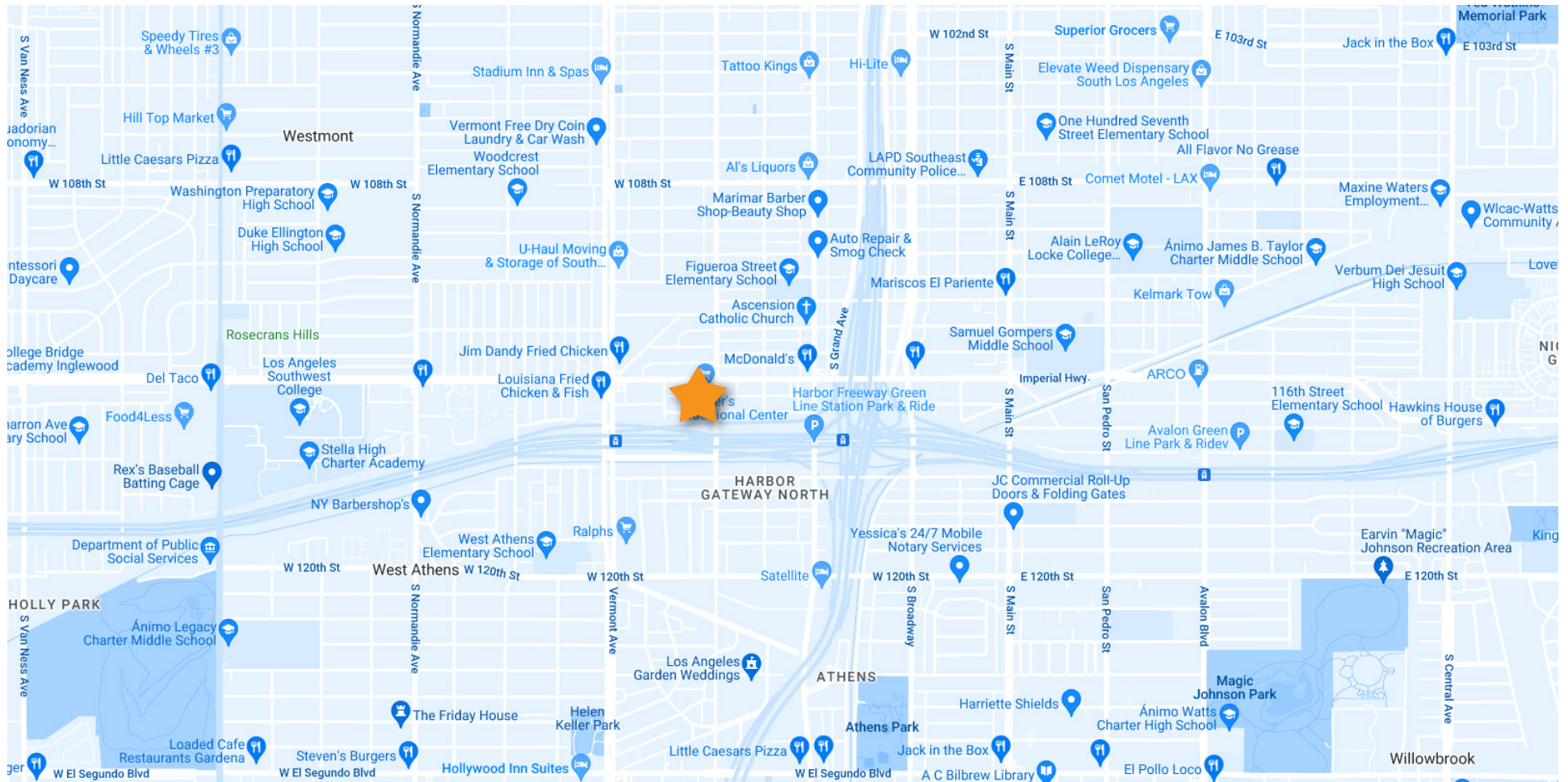


## ADDITIONAL PHOTOS





## MAP





# AERIAL



# SITE PLAN

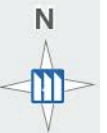


SUITE	TENANTS	SF
101	Cahla Financial Group	1,500
102	Fiesta Insurance	850
103	Metro PCS (Digicom)	1,000
104-105	Mother's Nutritional	2,000
106	Watts Healthcare	2,593
107	Subway	1,000
109	Tobacco & Market	700
108	Available	2,215
TOTAL SQUARE FOOTAGE		11,858

 **SUBJECT PROPERTY**

 **PROPERTY PARCEL**

APN: 6088-002-001

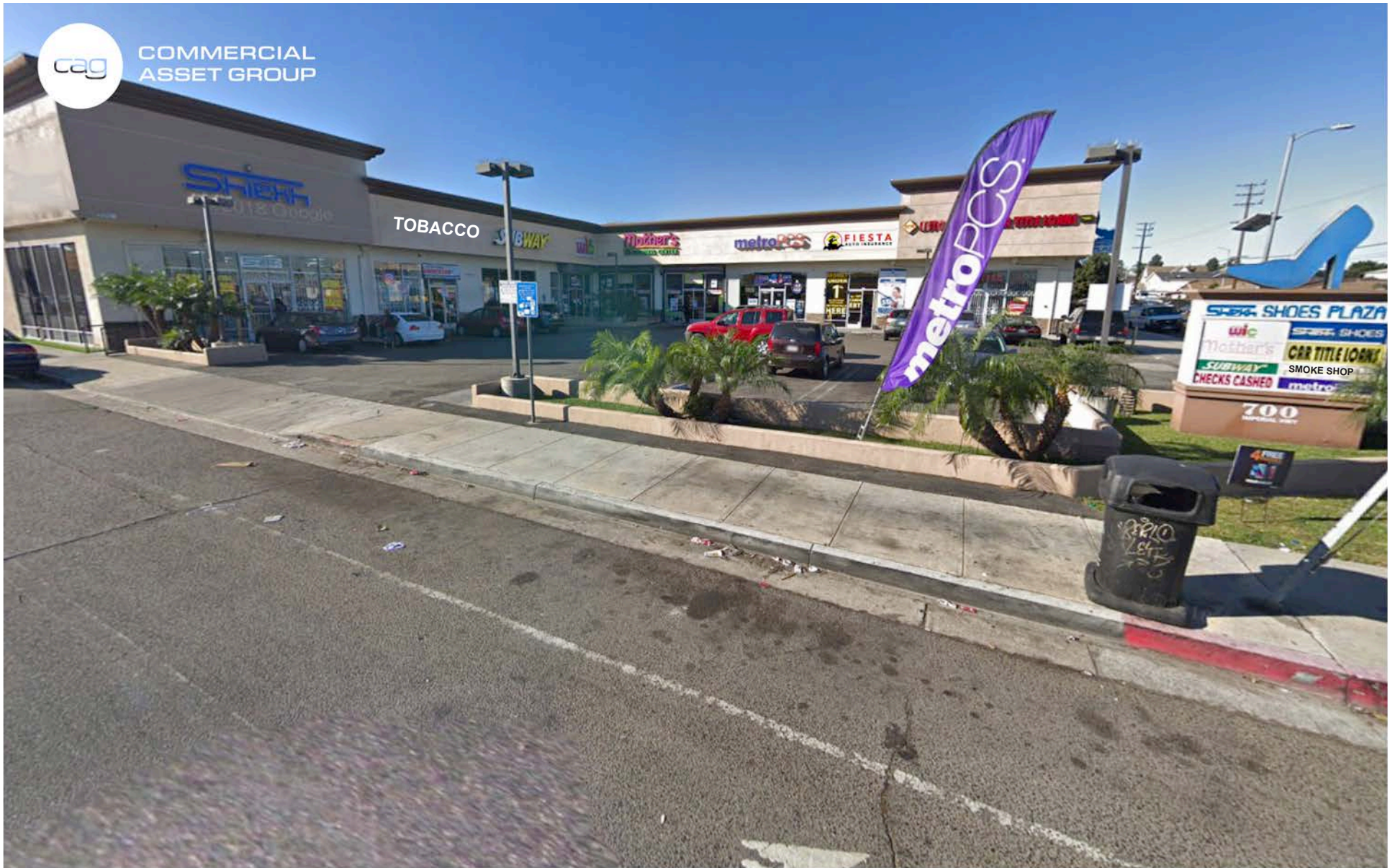




# DEMOGRAPHICS

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
<b>Population</b>			
2024 Projection	45,388	354,930	1,097,667
2019 Estimate	44,548	347,860	1,075,510
2010 Census	42,911	336,225	1,039,222
2000 Census	41,727	317,489	1,005,248
Growth 2000-2010	2.84%	5.90%	3.38%
Growth 2010-2019	3.81%	3.46%	3.49%
Growth 2019-2024	1.89%	2.03%	2.06%
<b>Households</b>			
2024 Projection	12,802	101,028	306,696
2019 Estimate	12,508	98,888	299,967
2010 Census	11,918	94,589	286,534
2000 Census	11,422	90,869	279,599
Growth 2000-2010	4.34%	4.09%	2.48%
Growth 2010-2019	4.95%	4.54%	4.69%
Growth 2019-2024	2.35%	2.16%	2.24%
<b>2019 Est. Population by Single-Classification Race</b>			
White Alone	9,364	75,973	311,468
Black or African American Alone	17,672	133,091	275,653
American Indian and Alaska Native Alone	232	2,157	7,851
Asian Alone	196	8,870	47,968
Native Hawaiian and Other Pacific Islander Alone	62	800	3,872
Some Other Race Alone	15,365	113,437	382,774
Two or More Races	1,592	13,079	44,375
<b>2019 Est. Population by Ethnicity (Hispanic or Latino)</b>			
Hispanic or Latino	25,939	198,010	707,946
Not Hispanic or Latino	18,609	149,850	367,564
<b>2019 Est. Average Household Income</b>	<b>\$52,932</b>	<b>\$57,726</b>	<b>\$60,296</b>





**ALEX SHABANI**

SENIOR MANAGING DIRECTOR

P 310.272.7397

E ALEX@CAGRE.COM

LIC. 01352902

**COMMERCIAL ASSET GROUP**

1801 CENTURY PARK EAST, STE 1550

LOS ANGELES, CA 90067

P 310.275.8222 F 310.275.8223

WWW.CAGRE.COM LIC. 01876070