

700 W IMPERIAL HIGHWAY
LOS ANGELES, CA 90044



COMMERCIAL
ASSET GROUP

A large, solid yellow 3D cube is positioned in the lower-left foreground. The word "AVAILABLE" is printed in bold, black, uppercase letters on the front face of the cube.

AVAILABLE

SIGNALIZED INTERSECTION OF
IMPERIAL HIGHWAY AND
HOOVER STREET FOR LEASE

SPACE SIZE

INTERIOR ENDCAP: $\pm 2,200$ SF

CPD

50,000

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

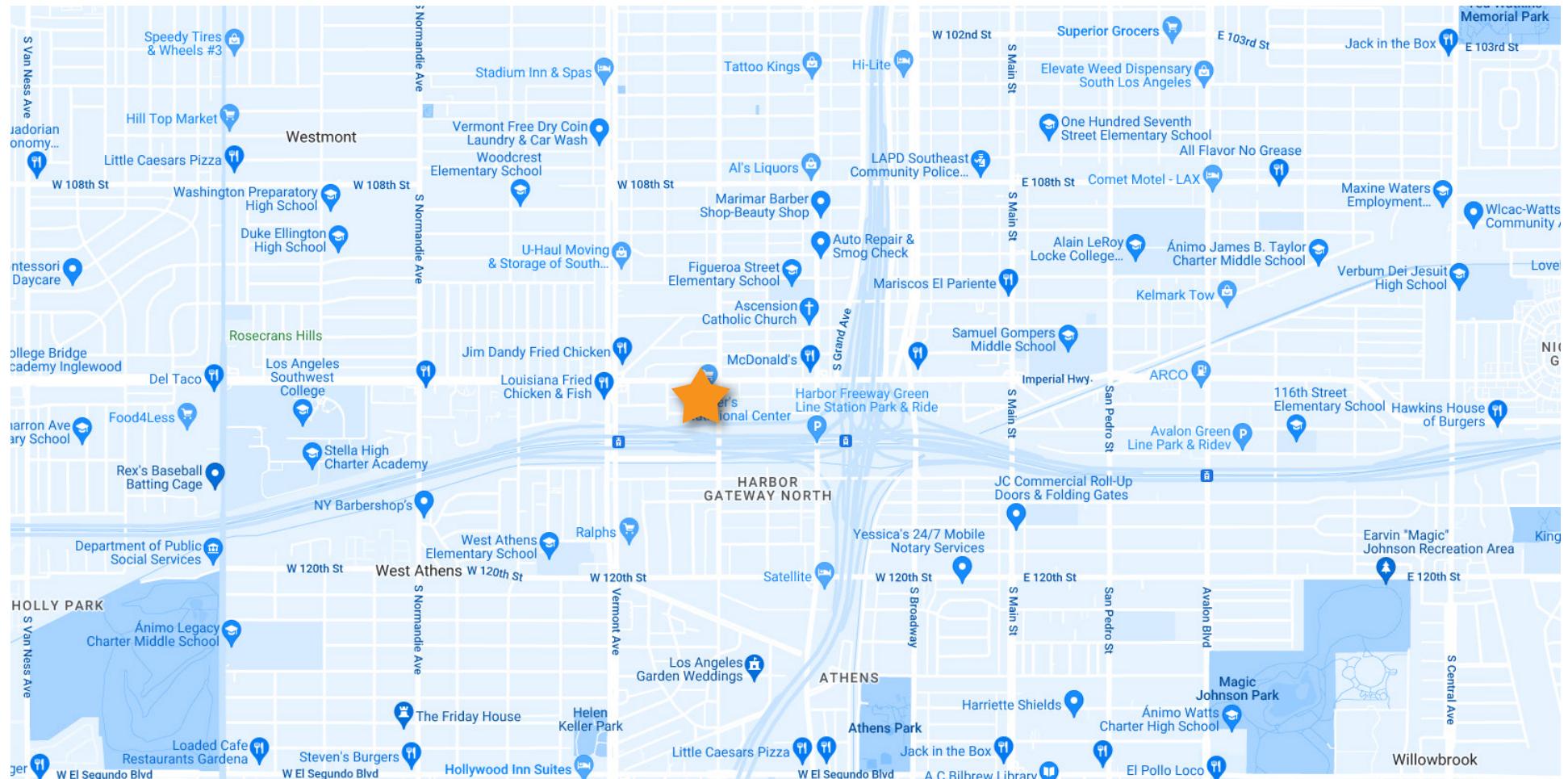


- GREAT CORNER IN S. LOS ANGELES WITH OUTSTANDING TRAFFIC
- GOOD POPULATION DENSITY WITH STRONG HOUSEHOLD INCOMES
- PROVEN TRADE AREA WITH MANY NATIONAL RETAILERS ALONG IMPERIAL HWY
- 1-MILE RADIUS OF OVER 44,000 PEOPLE
- HIGH STREET VISIBILITY
- PROMINENT SIGNAGE ON HOOVER AND IMPERIAL HWY
- IDEAL FOR 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



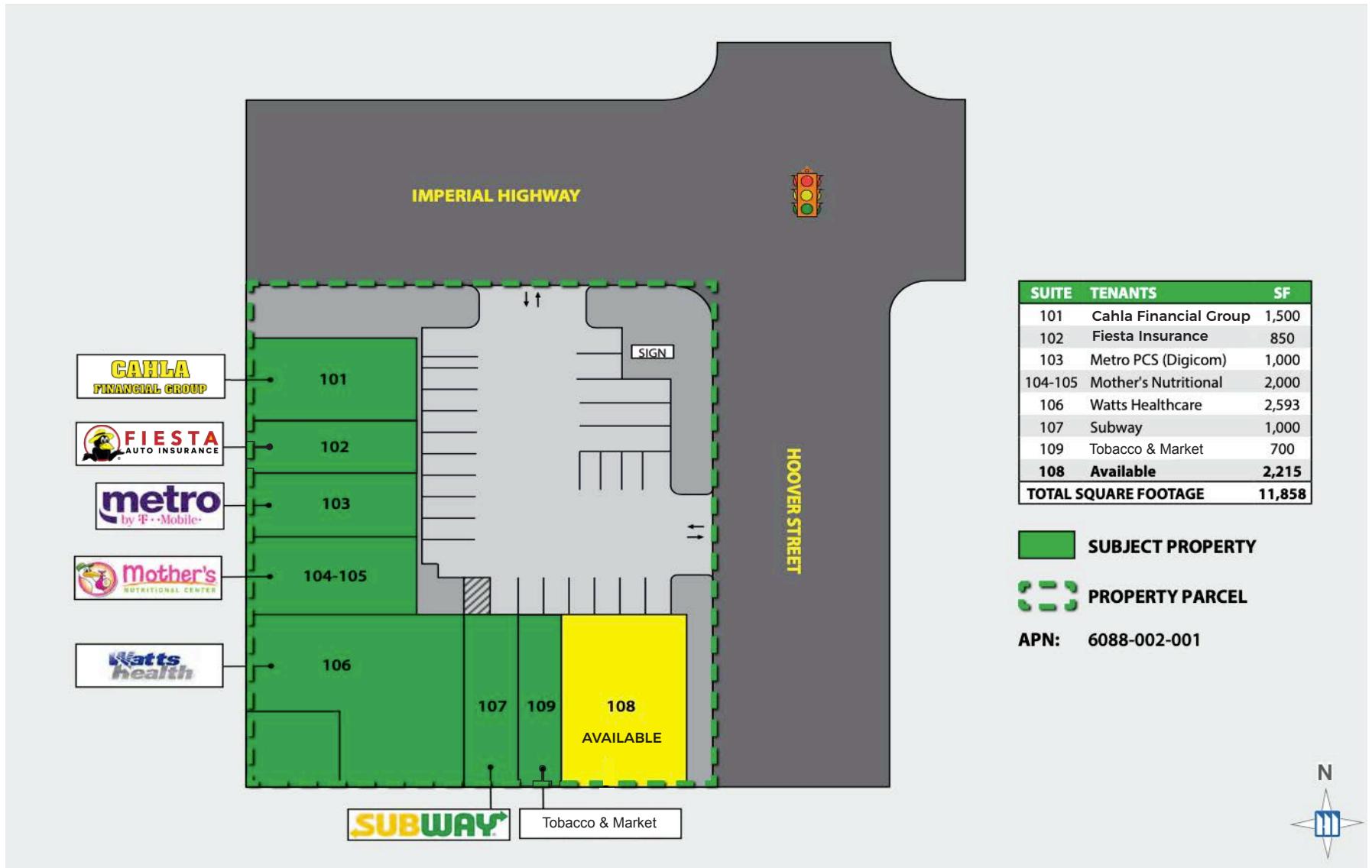
MAP



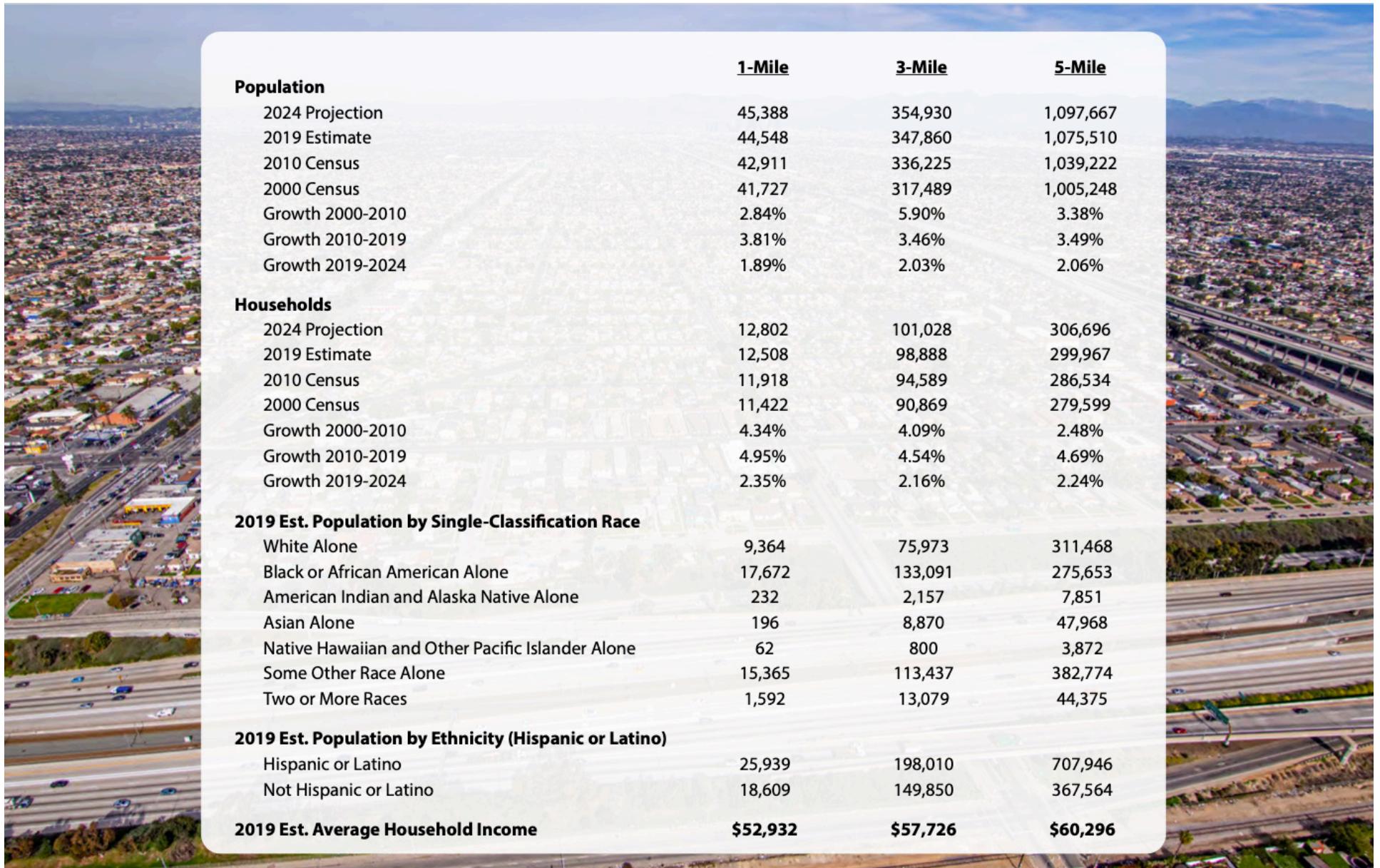
AERIAL



SITE PLAN



DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
Population			
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%
Households			
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%
2019 Est. Population by Single-Classification Race			
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
2019 Est. Population by Ethnicity (Hispanic or Latino)			
Hispanic or Latino	25,939	198,010	707,946
Not Hispanic or Latino	18,609	149,850	367,564
2019 Est. Average Household Income	\$52,932	\$57,726	\$60,296



COMMERCIAL
ASSET GROUP



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