For Ground Lease or Build-to-Suit

3400 E 1st St
Los Angeles, CA

Property Details

- Building Availability: ± 1,700 Sf
- Lot Size: ±20,924 SF
- Zoning: LAC2

Property Highlights

- Prime Signalized corner with drive-thru opportunity
- Large lot size with ingress/egress from both 1st street & Lorena St
- Located only ½ a mile from the 60 freeway (exit Lorena St)
- Excellent opportunity within the difficult-to-penetrate Boyle Heights trade area
- High density Hispanic trade area with over 283,392 residents within 3 miles, and over 127,323 in daytime population
- Traffic Counts: ±30,667 CPD (1st & Lorena)

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±1,700 SF

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Proposed Site **Plan**

Location Maps

Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	58,440	260,133	868,943
Total Households	15,996	75,949	285,357
Total Family Households	12,347	52,558	181,202
Average Household Size	3.63	3.21	2.94
Median Age	34.1	35.6	35.8
Population Age 25+	37,813	176,585	603,128
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.60%	-0.38%	-0.06%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.98%	-0.65%	-0.54%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.69%	-0.36%	-0.18%
Households	-0.12%	0.34%	0.66%
Families	-0.08%	0.19%	0.43%
Median Household Income	4.23%	4.47%	4.15%
Current Year Population by Sex			
Male Population	29,330	134,125	443,202
% Male	50.2%	51.6%	51.0%
Female Population	29,110	126,008	425,741
% Female	49.8%	48.4%	49.0%
Current Year Race and Ethnicity			
Total	58,439	260,133	868,944
White Alone	14.8%	16.4%	16.8%
Black Alone	0.9%	3.6%	4.1%
American Indian Alone	3.1%	2.7%	2.7%
Asian Alone	1.4%	7.9%	13.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	61.0%	51.6%	45.8%
Two or More Races	18.6%	17.6%	16.6%
Hispanic Origin	95.3%	82.6%	73.3%
Diversity Index	60.9	76.3	82.5
Current Year Educational Attainment			
Total	37,814	176,585	603,130
Less than 9th Grade	27.9%	22.1%	21.0%
9th - 12th Grade, No Diploma	14.3%	13.6%	11.6%
High School Graduate	24.9%	22.8%	20.7%
GED/Alternative Credential	2.4%	3.0%	2.4%
Some College, No Degree	13.0%	14.1%	13.4%
Associate Degree	3.9%	5.5%	5.7%
Bachelor's Degree	10.4%	13.3%	17.1%
Graduate/Professional Degree	3.2%	5.5%	8.1%
Current Year Income and Households Summary			
Median Household Income	$61,151	$60,406	$63,567
Average Household Income	$78,309	$84,388	$92,172
Per Capita Income	$21,533	$25,440	$30,571
Current Year Summary Business Data			
Total Businesses	960	11,631	45,949
Total Daytime Population	41,702	316,473	1,002,583
Daytime Population: Workers	7,512	168,131	531,807
Daytime Population: Residents	34,190	148,342	470,776

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