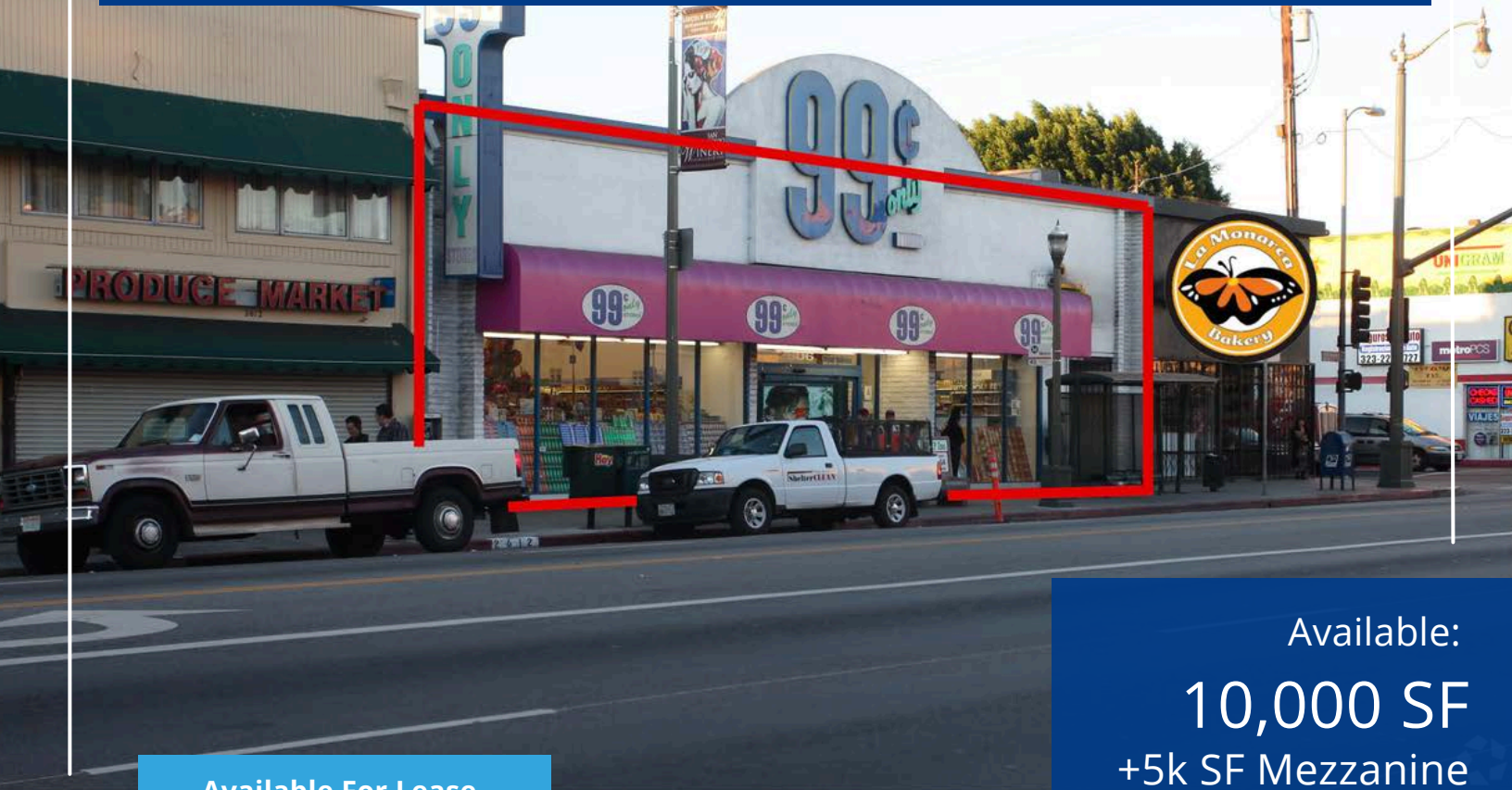


# Available - Former 99 Cent Only



Available For Lease

SEC 2606 N. Broadway @ Daly St.  
Los Angeles, CA 90031

### Property Details

- Lease Rate: \$1.50/SF Monthly, NNN
- Cross Streets: N. Broadway & Daly St. (+/- 38,000 CPD)
- Prominent Bldg Signage (N. Broadway)
- Public Parking Lot (Rear): ±90 parking stalls

### Property Highlights

- Located one space east of the southeast corner of North Broadway & Daly St.
- Strong 3-mile demographics with over 324,000 residents, 114,000 households, a daytime population of 412,025 and average household income over \$95,000.
- 64% Hispanic origin within 3 miles
- Convenient public parking lot in rear
- Prominent storefront along North Broadway with maximum street visibility

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Accelerating success.

Available:  
**10,000 SF**  
+5k SF Mezzanine

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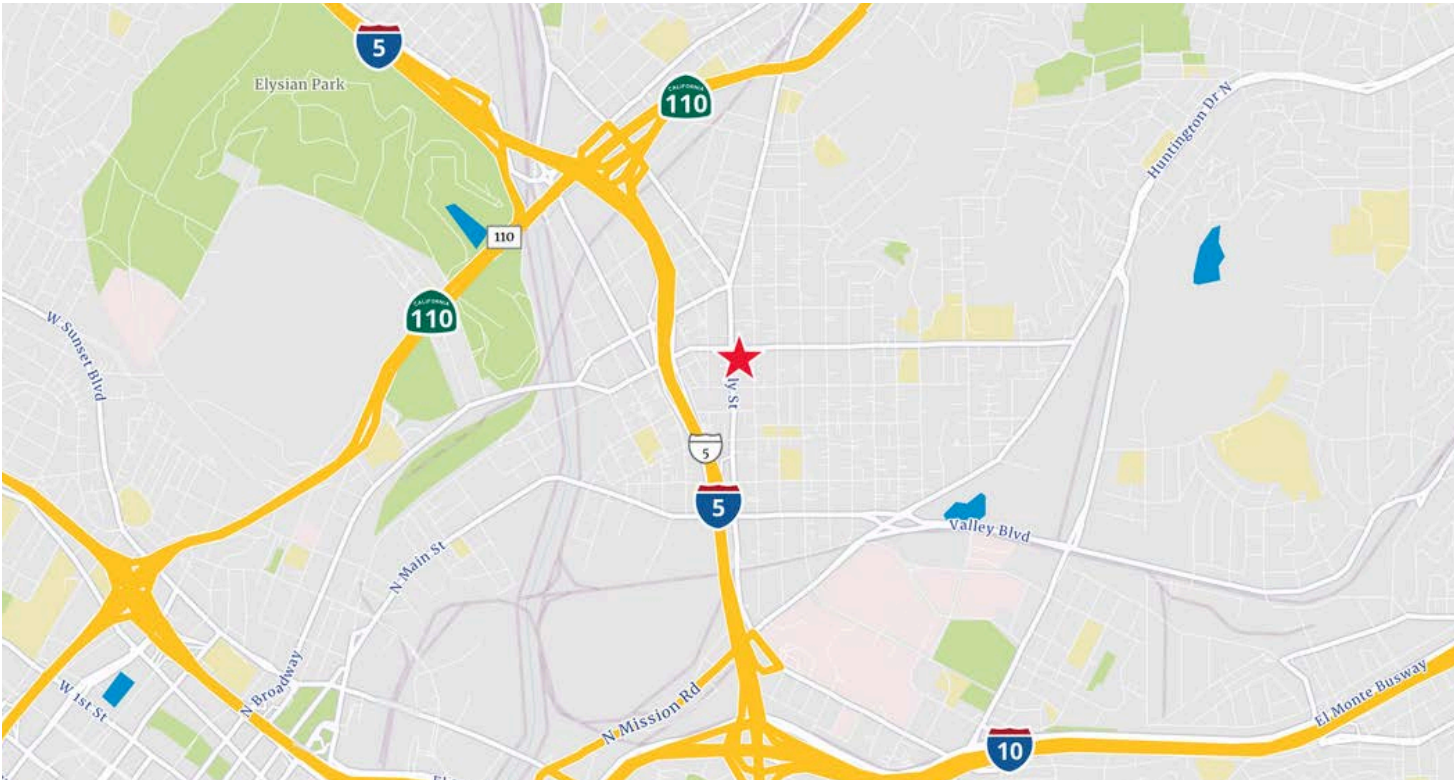
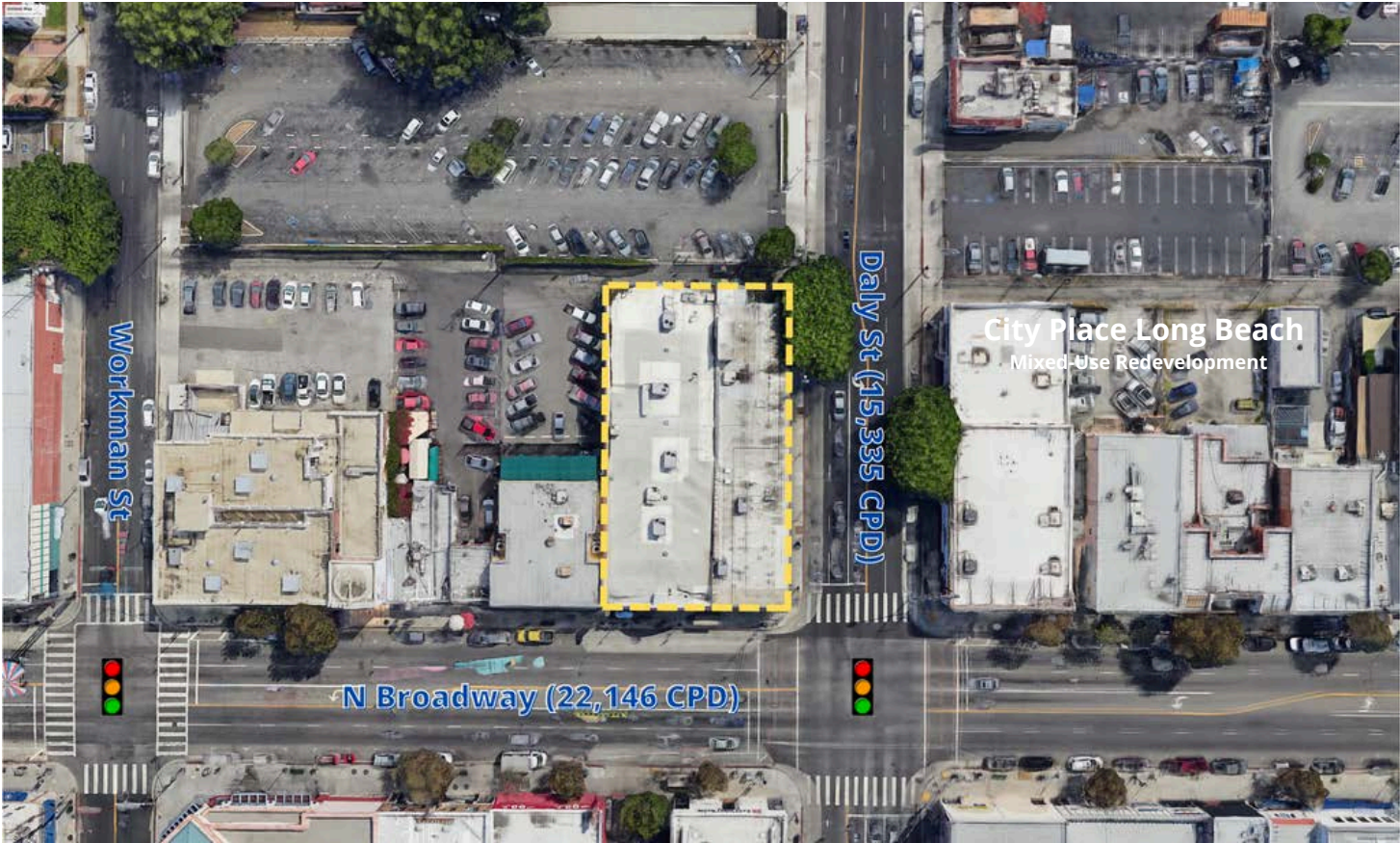
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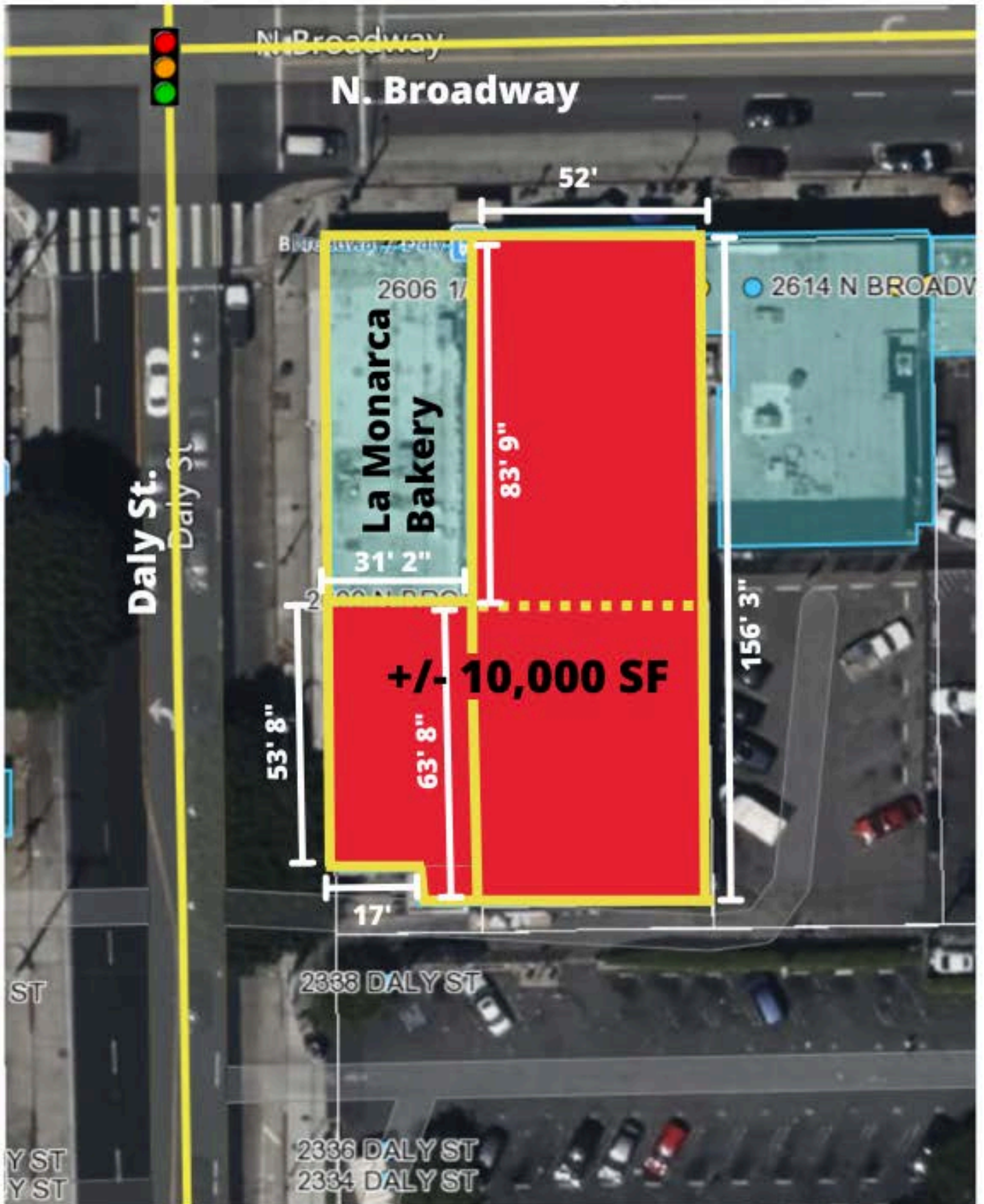


**Colliers International**  
865 S. Figueroa St., Suite 3500  
Los Angeles, CA 90017

# Aerial & Location Map



# Site Plan



# Demographics

|                                                       | 1 mile radius | 3 mile radius | 5 mile radius |
|-------------------------------------------------------|---------------|---------------|---------------|
| <b>Current Year Summary</b>                           |               |               |               |
| Total Population                                      | 29,299        | 315,883       | 961,332       |
| Total Households                                      | 9,713         | 113,921       | 360,733       |
| Total Family Households                               | 6,344         | 62,292        | 200,526       |
| Average Household Size                                | 2.95          | 2.60          | 2.56          |
| Median Age                                            | 37.1          | 37.2          | 37.2          |
| Population Age 25+                                    | 20,876        | 232,733       | 703,238       |
| 2010-2020 Total Population: Annual Growth Rate (CAGR) | -0.45%        | -0.25%        | -0.08%        |
| 2020-2023 Total Population: Annual Growth Rate (CAGR) | -1.13%        | -0.35%        | -0.38%        |
| <b>Five Year Projected Trends: Annual Rate (CAGR)</b> |               |               |               |
| Population                                            | 0.35%         | 0.14%         | 0.02%         |
| Households                                            | 1.36%         | 0.97%         | 0.79%         |
| Families                                              | 1.19%         | 0.82%         | 0.66%         |
| Median Household Income                               | 4.92%         | 3.55%         | 3.51%         |
| <b>Current Year Population by Sex</b>                 |               |               |               |
| Male Population                                       | 14,799        | 163,973       | 489,524       |
| % Male                                                | 50.5%         | 51.9%         | 50.9%         |
| Female Population                                     | 14,500        | 151,910       | 471,808       |
| % Female                                              | 49.5%         | 48.1%         | 49.1%         |
| <b>Current Year Race and Ethnicity</b>                |               |               |               |
| Total                                                 | 29,298        | 315,883       | 961,332       |
| White Alone                                           | 15.8%         | 22.3%         | 23.4%         |
| Black Alone                                           | 2.4%          | 5.3%          | 4.3%          |
| American Indian Alone                                 | 2.4%          | 2.3%          | 2.4%          |
| Asian Alone                                           | 22.3%         | 14.1%         | 18.4%         |
| Pacific Islander Alone                                | 0.1%          | 0.1%          | 0.1%          |
| Some Other Race Alone                                 | 40.1%         | 39.5%         | 36.5%         |
| Two or More Races                                     | 16.9%         | 16.4%         | 15.0%         |
| Hispanic Origin                                       | 66.7%         | 64.6%         | 58.8%         |
| Diversity Index                                       | 85.2          | 86.1          | 87.3          |
| <b>Current Year Educational Attainment</b>            |               |               |               |
| Total                                                 | 20,873        | 232,734       | 703,240       |
| Less than 9th Grade                                   | 22.5%         | 15.7%         | 15.6%         |
| 9th - 12th Grade, No Diploma                          | 11.2%         | 10.1%         | 8.8%          |
| High School Graduate                                  | 22.0%         | 18.1%         | 17.5%         |
| GED/Alternative Credential                            | 1.9%          | 2.6%          | 2.2%          |
| Some College, No Degree                               | 11.9%         | 13.6%         | 13.3%         |
| Associate Degree                                      | 6.3%          | 5.9%          | 6.0%          |
| Bachelor's Degree                                     | 16.3%         | 22.5%         | 24.5%         |
| Graduate/Professional Degree                          | 7.9%          | 11.4%         | 12.1%         |
| <b>Current Year Income and Households Summary</b>     |               |               |               |
| Median Household Income                               | \$60,493      | \$71,140      | \$70,059      |
| Average Household Income                              | \$90,056      | \$102,781     | \$104,207     |
| Per Capita Income                                     | \$30,109      | \$37,612      | \$39,393      |
| <b>Current Year Summary Business Data</b>             |               |               |               |
| Total Businesses                                      | 1,031         | 17,378        | 55,214        |
| Total Daytime Population                              | 26,113        | 397,893       | 1,050,476     |
| Daytime Population: Workers                           | 10,355        | 234,358       | 562,607       |
| Daytime Population: Residents                         | 15,758        | 163,535       | 487,869       |

## Contact

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