

818 SF Retail Space

611 E. Imperial Hwy, Los Angeles, CA 90059

611 E. Imperial Hwy

FOR LEASE

Signalized Intersection

Heavy Traffic

Imperial Hwy & Avalon Blvd

Built in 2008

Great Street Visibility



PROPERTY PROFILE & FEATURES

- Size: 818 SF
- Lot Size: 25,356 SF
- Year Built: 2008
- Zoning: LAC2
- Visibility from Imperial Hwy and Avalon Blvd
- Join: Pizza Hut, Fiesta Insurance, Metro PCS, and more ...

DEMOGRAPHICS

| 2017 ESTIMATES | 1MILE | 3MILE | 5MILE |
|----------------|--------|---------|-----------|
| POPULATION | 44,815 | 384,609 | 1,061,918 |
| HOUSEHOLDS | 10,778 | 96,578 | 278,668 |

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AREA DESCRIPTION

- Signalized Intersections of two major streets
- Heavy Traffic Volume (Over 48,000 ADT)
- Walking Pedestrian Traffic
- In front of a Bus stop
- Over 1,000,000 population in 5 mile radius
- Modern and outstanding architecture
- Near Freeway 105

HOUSEHOLDS

| 2017 ESTIMATES | 1MILE | 3MILE | 5MILE |
|----------------|----------|----------|----------|
| AVERAGE INCOME | \$42,546 | \$47,619 | \$53,510 |
| MEDIAN INCOME | \$33,936 | \$36,086 | \$40,260 |

For Information, please contact:

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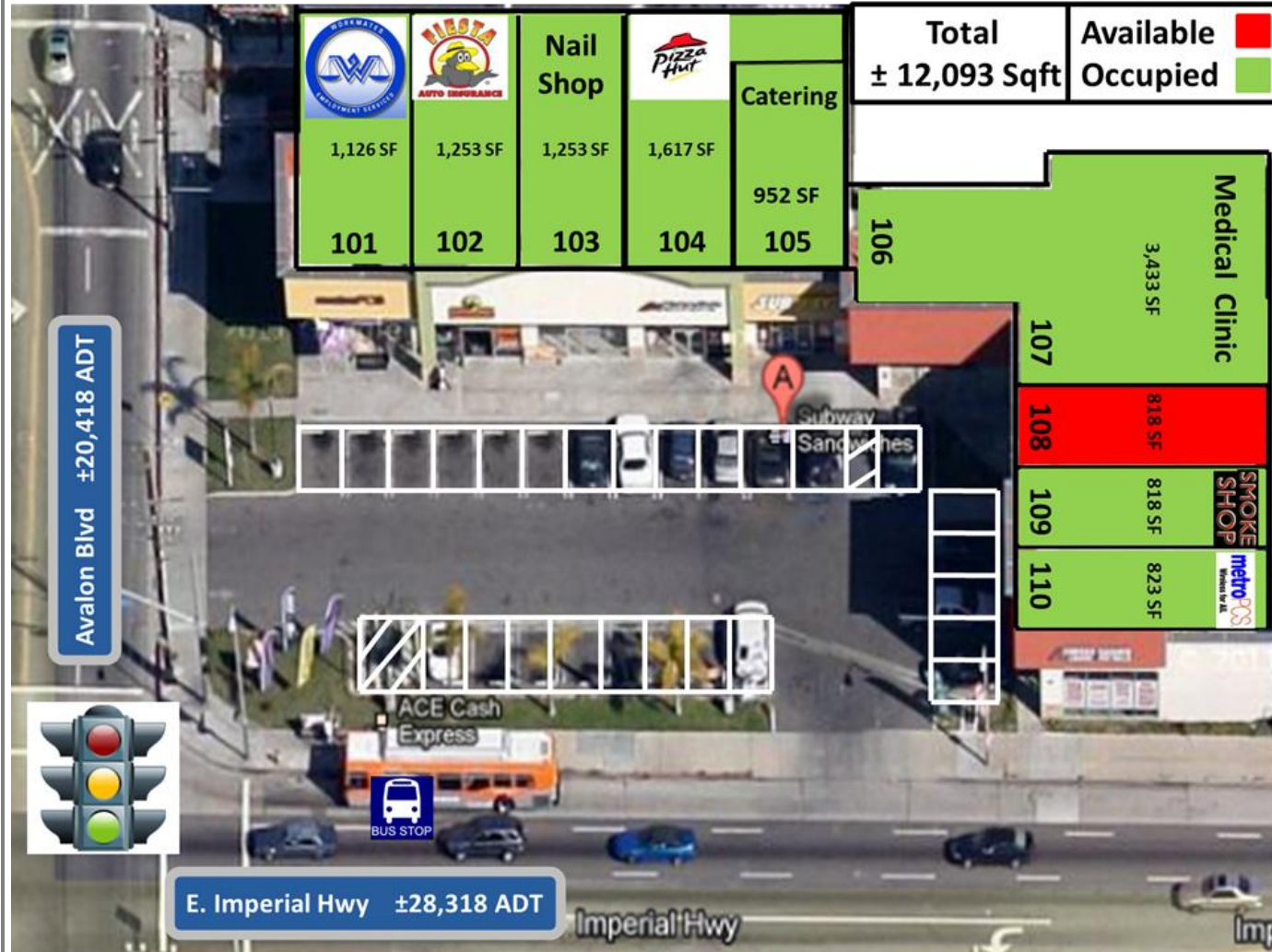
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Site Plan

- Unit 101 ± 1,126 SF – W.E.S
- Unit 102 ± 1,253 SF – Fiesta Insurance
- Unit 103 ± 1,253 SF – Nail Shop
- Unit 104 ± 1,617 SF – Pizza Hut
- Unit 105 ± 952 SF – Catering
- Unit 106 ± 3,433 SF – Medical Clinic
- Unit 108 ± 818 SF – **Available**
- Unit 109 ± 818 SF – Smoke Shop
- Unit 110 ± 823 SF – Metro PCS



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Population around 611 E. Imperial Hwy

1 Mile Radius ± 45,000

3 Mile Radius ± 385,000

5 Mile Radius ± 1,062,000

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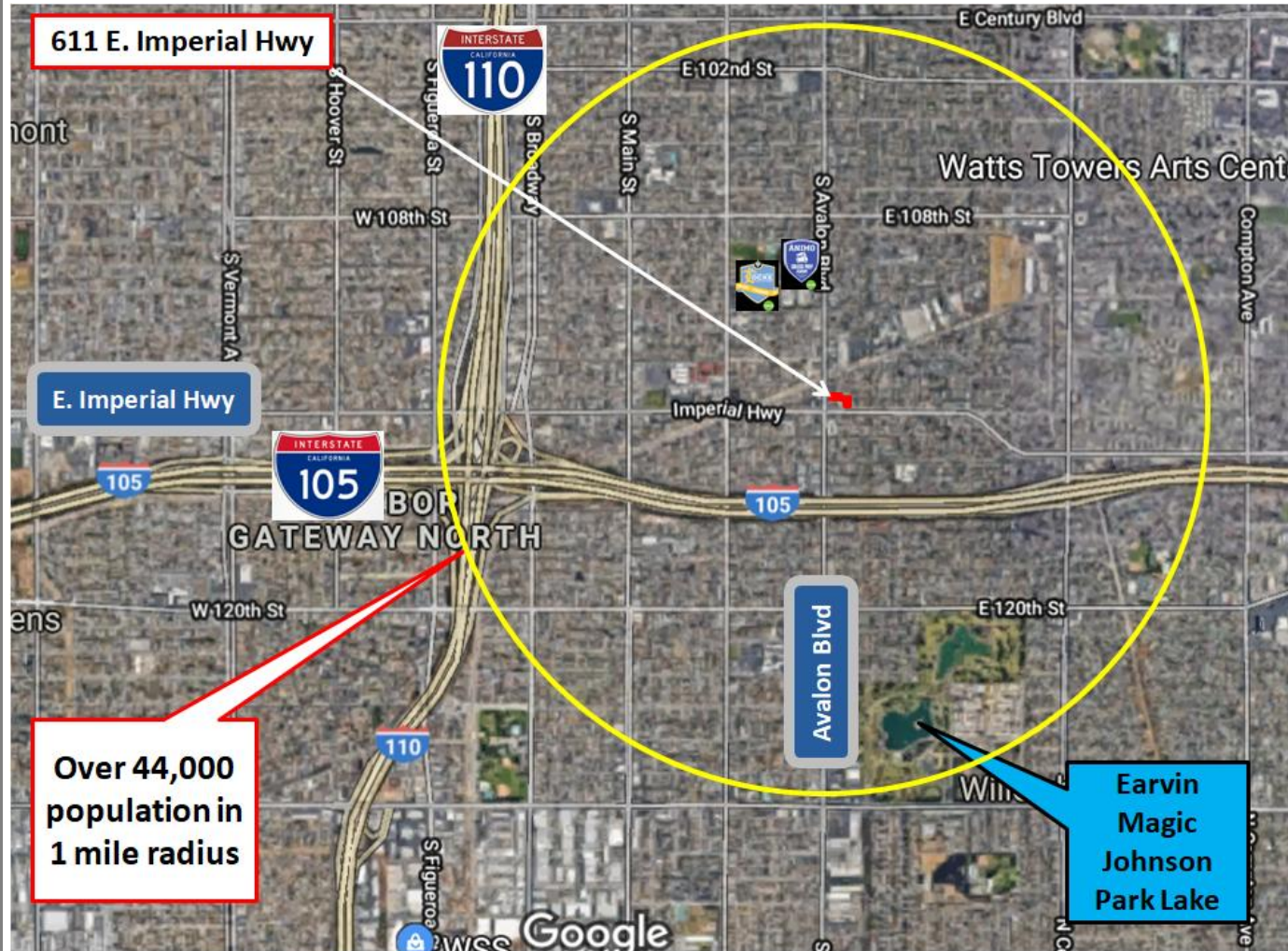
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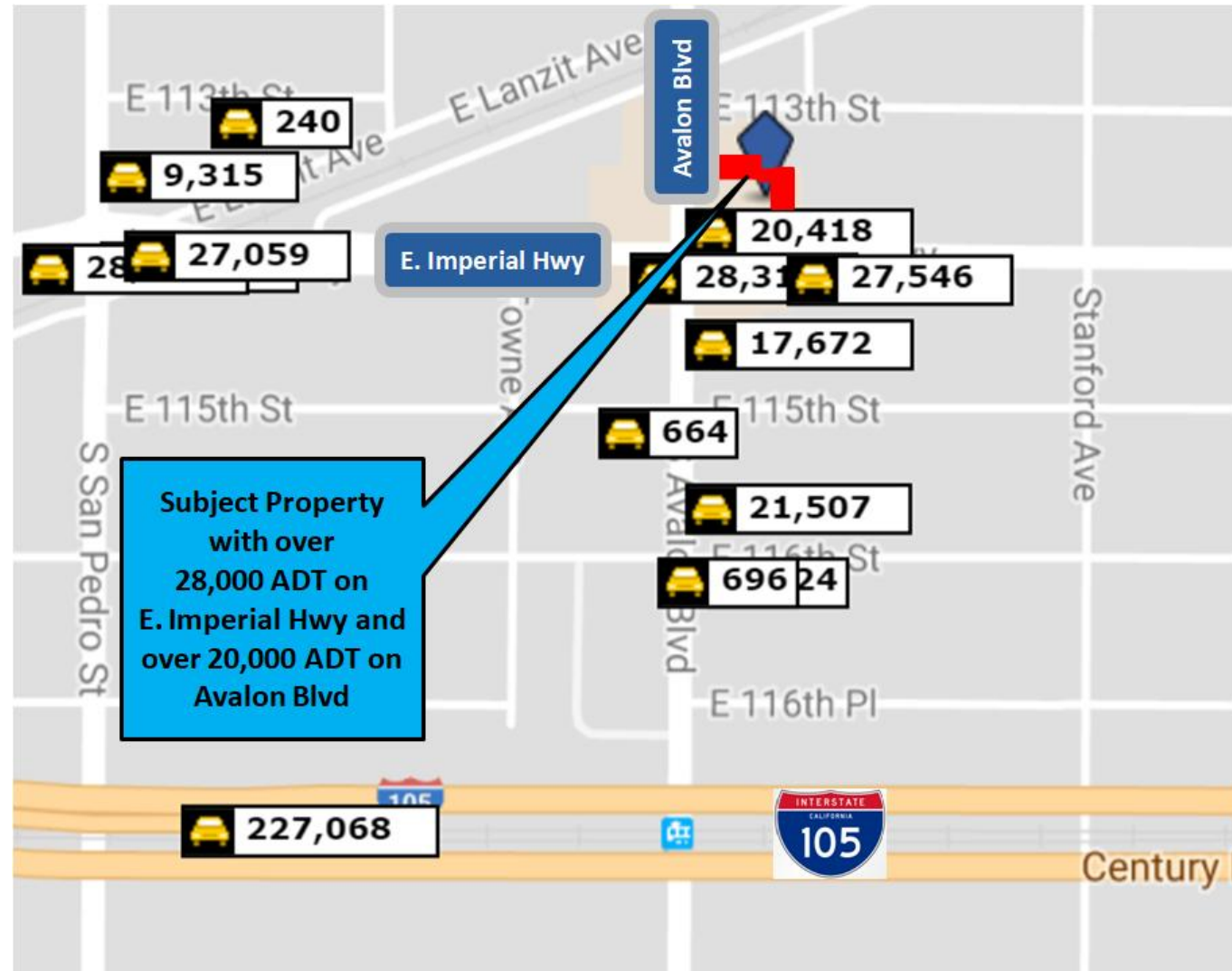
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Traffic Count

Over
28,000 Average
daily traffic on E.
Imperial Hwy and
over 20,000 ADT
on Avalon Blvd



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THE REAL ESTATE AGENCY

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Site Pictures



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DEMOGRAPHICS

Population

| Population | 1 Mile | 3 Mile | 5 Mile |
|------------------------|--------|---------|-----------|
| 2017 Total Population: | 44,815 | 384,609 | 1,061,918 |
| 2022 Population: | 45,996 | 394,160 | 1,088,518 |
| Pop Growth 2017-2022: | 2.64% | 2.48% | 2.50% |
| Average Age: | 31.70 | 32.90 | 33.70 |

Households

| | | | |
|------------------------|----------|----------|----------|
| 2017 Total Households: | 10,778 | 96,578 | 278,668 |
| HH Growth 2017-2022: | 2.58% | 2.48% | 2.56% |
| Median Household Inc: | \$33,936 | \$36,086 | \$40,260 |
| Avg Household Size: | 4.00 | 3.90 | 3.70 |
| 2017 Avg HH Vehicles: | 2.00 | 2.00 | 2.00 |

Housing

| | | | |
|--------------------|-----------|-----------|-----------|
| Median Home Value: | \$285,405 | \$306,774 | \$342,376 |
| Median Year Built: | 1957 | 1957 | 1958 |

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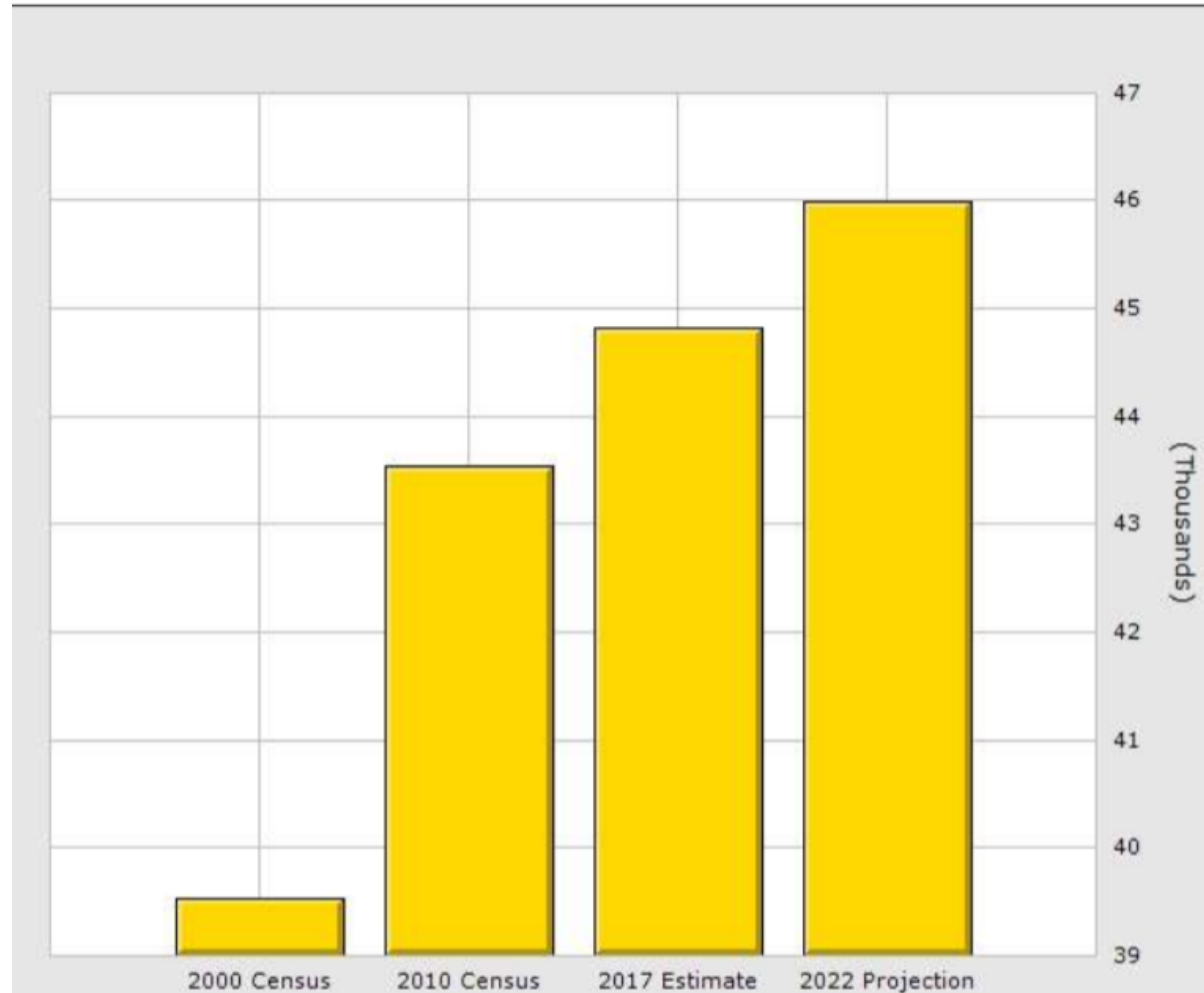
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DEMOGRAPHICS

Population

Population for 1 Mile Radius

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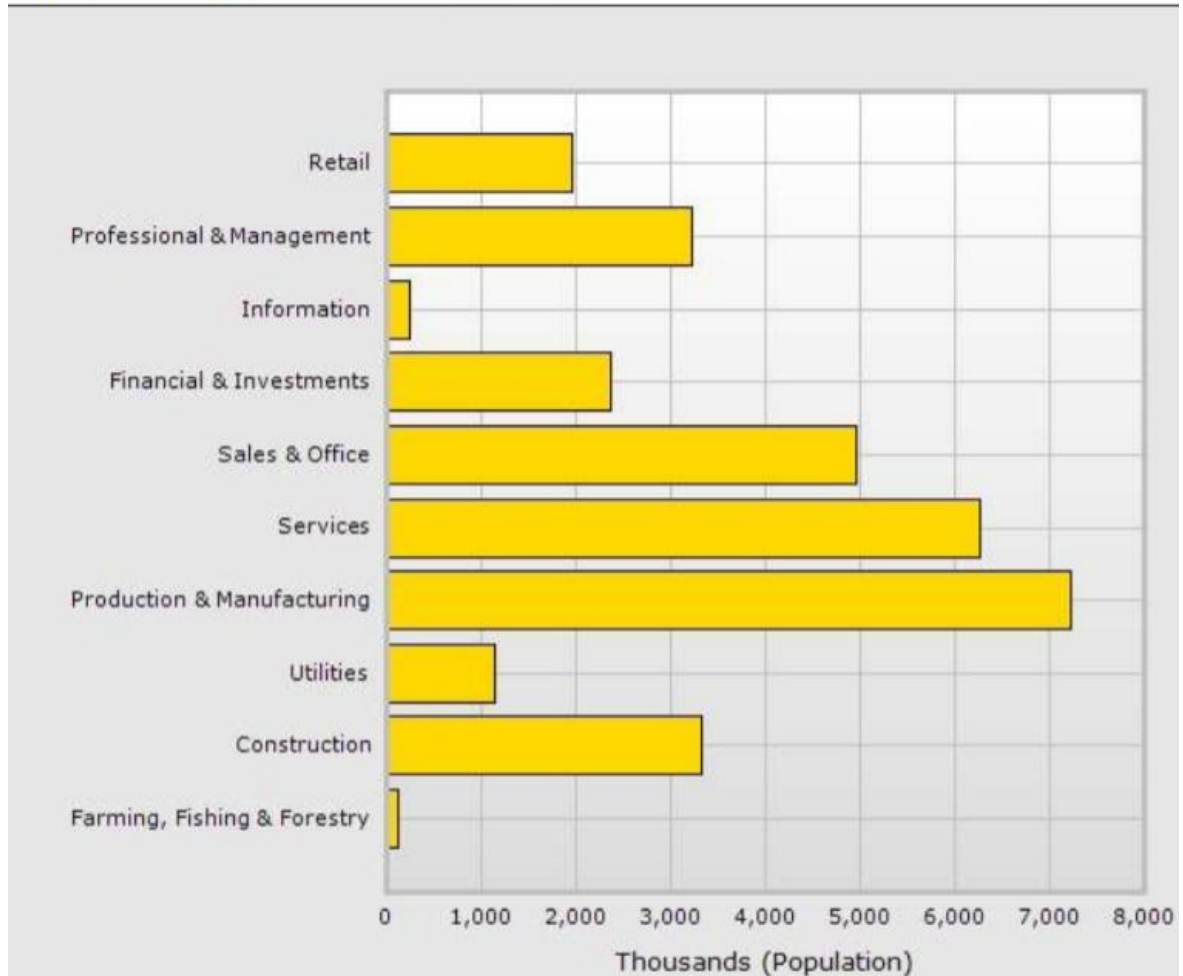
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DEMOGRAPHICS

Civilians Employed by Occupation

Civilians Employed by Occupation for 1 Mile Radius

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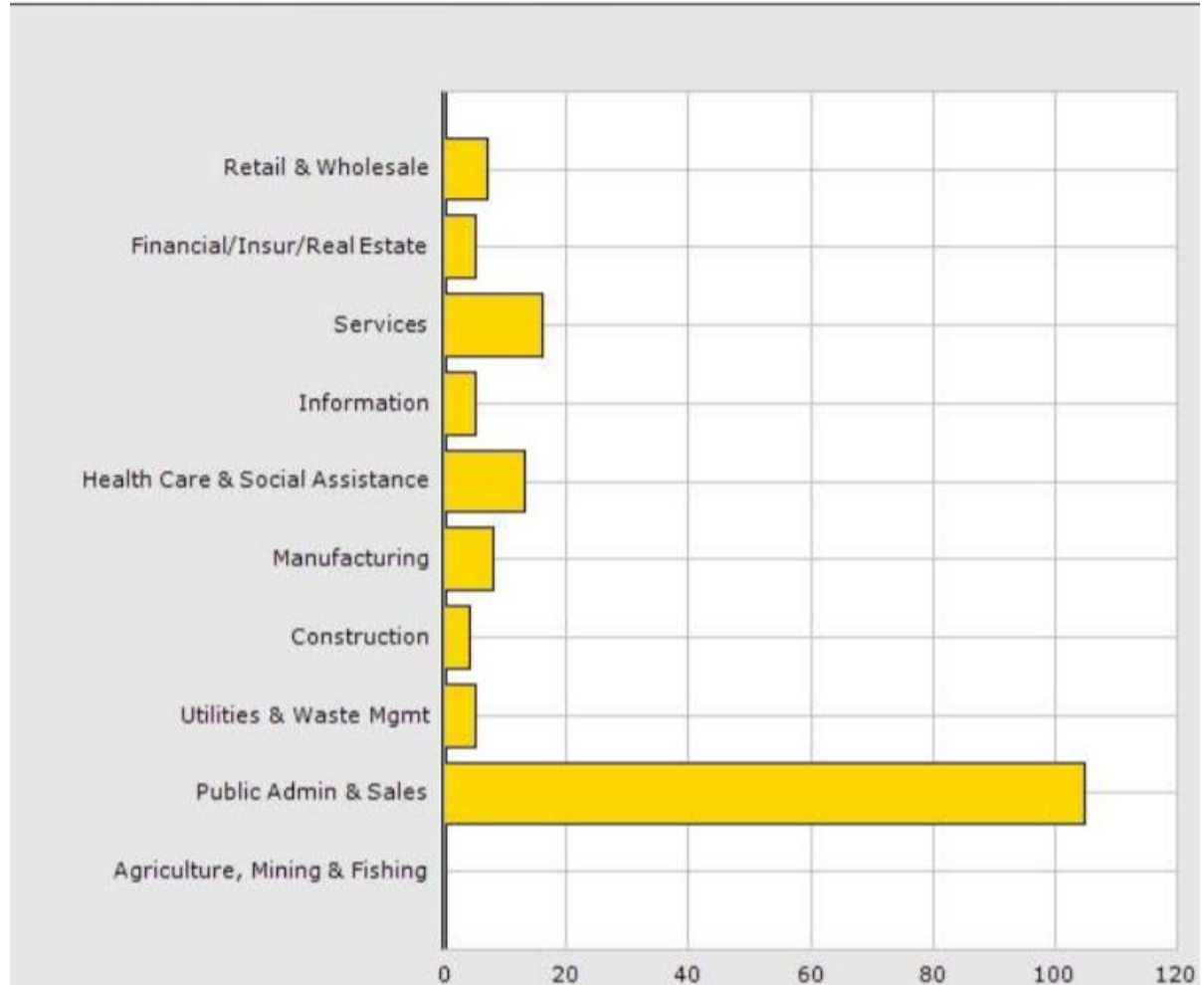
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DEMOGRAPHICS

Daytime Employment (Empl/Bus)

Daytime Employment (Empl/Bus) for 1 Mile Radius

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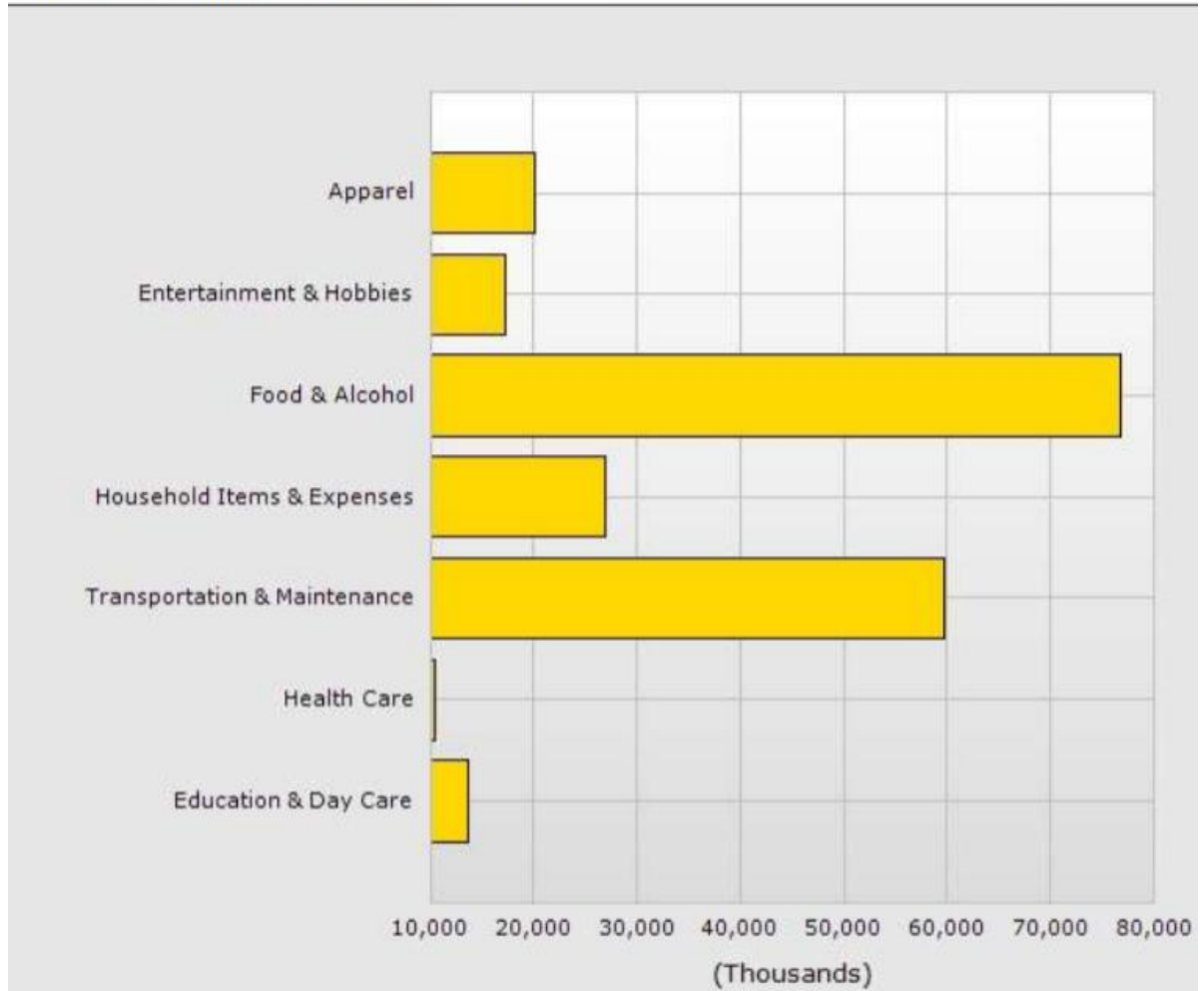
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DEMOGRAPHICS

Consumer Spending Totals

Consumer Spending Totals for 1 Mile Radius

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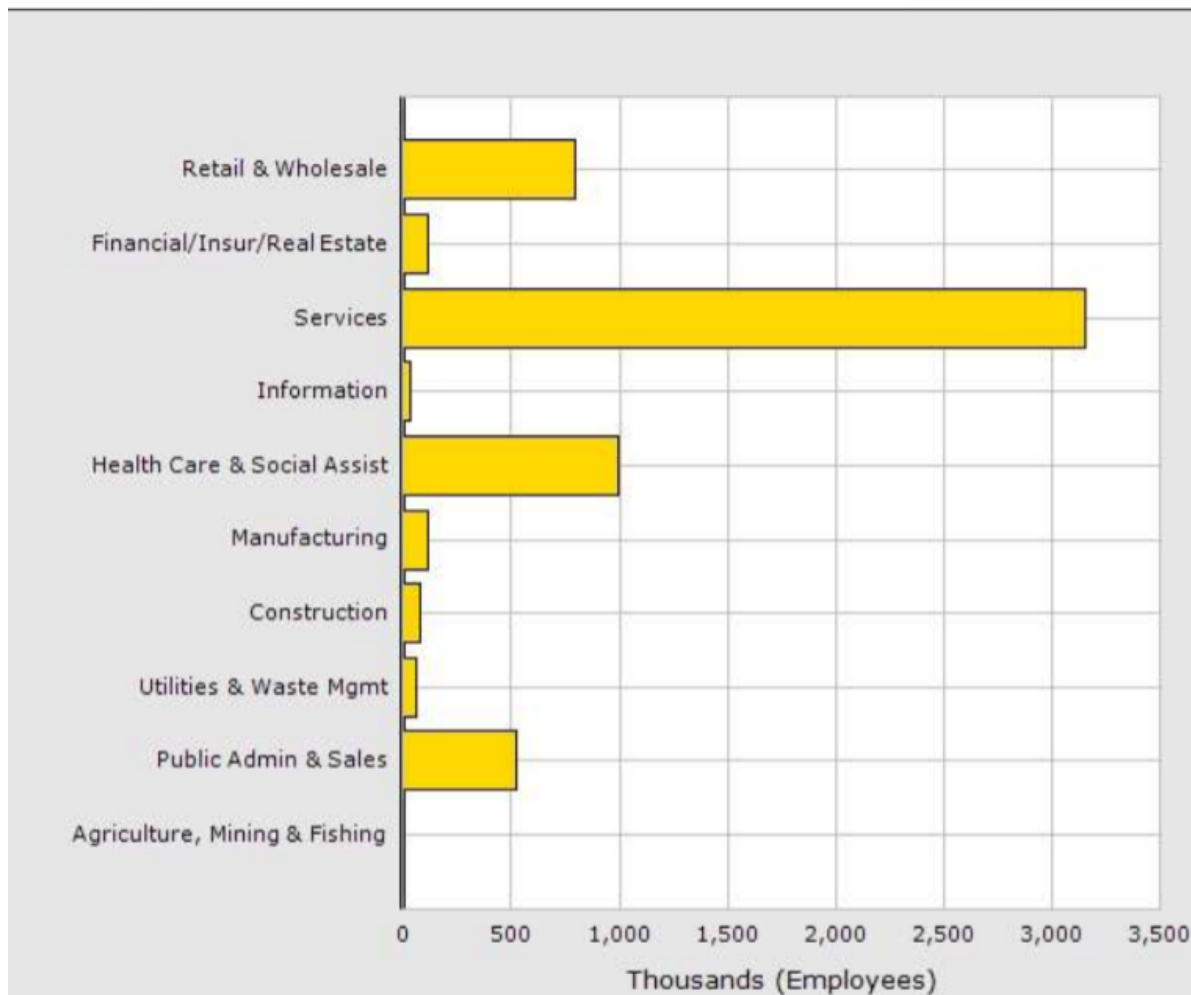
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DEMOGRAPHICS

Daytime Employees

Daytime Employees for 1 Mile Radius

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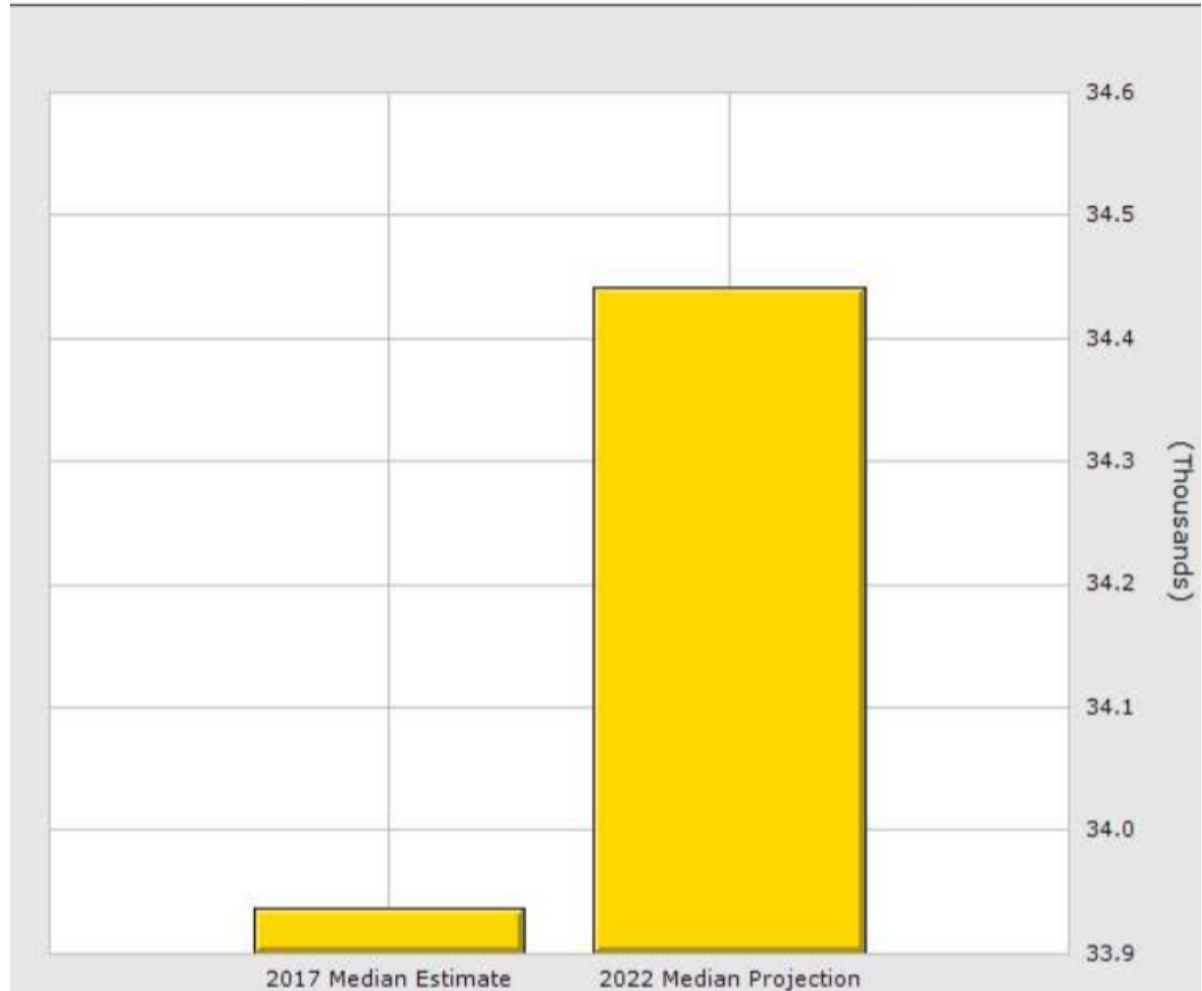
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DEMOGRAPHICS

Household Income

Household Income for 1 Mile Radius

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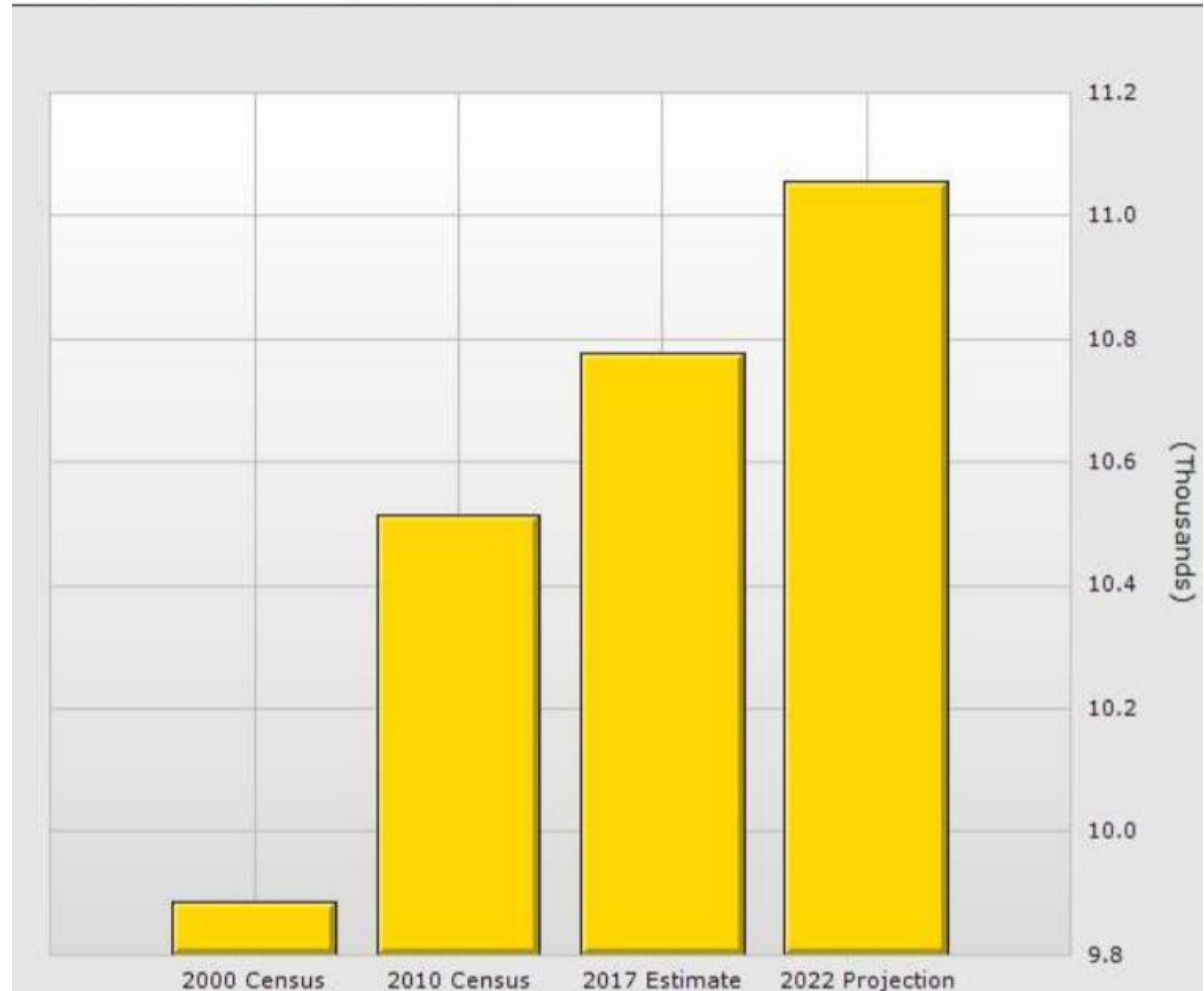
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DEMOGRAPHICS

Households

Households for 1 Mile Radius

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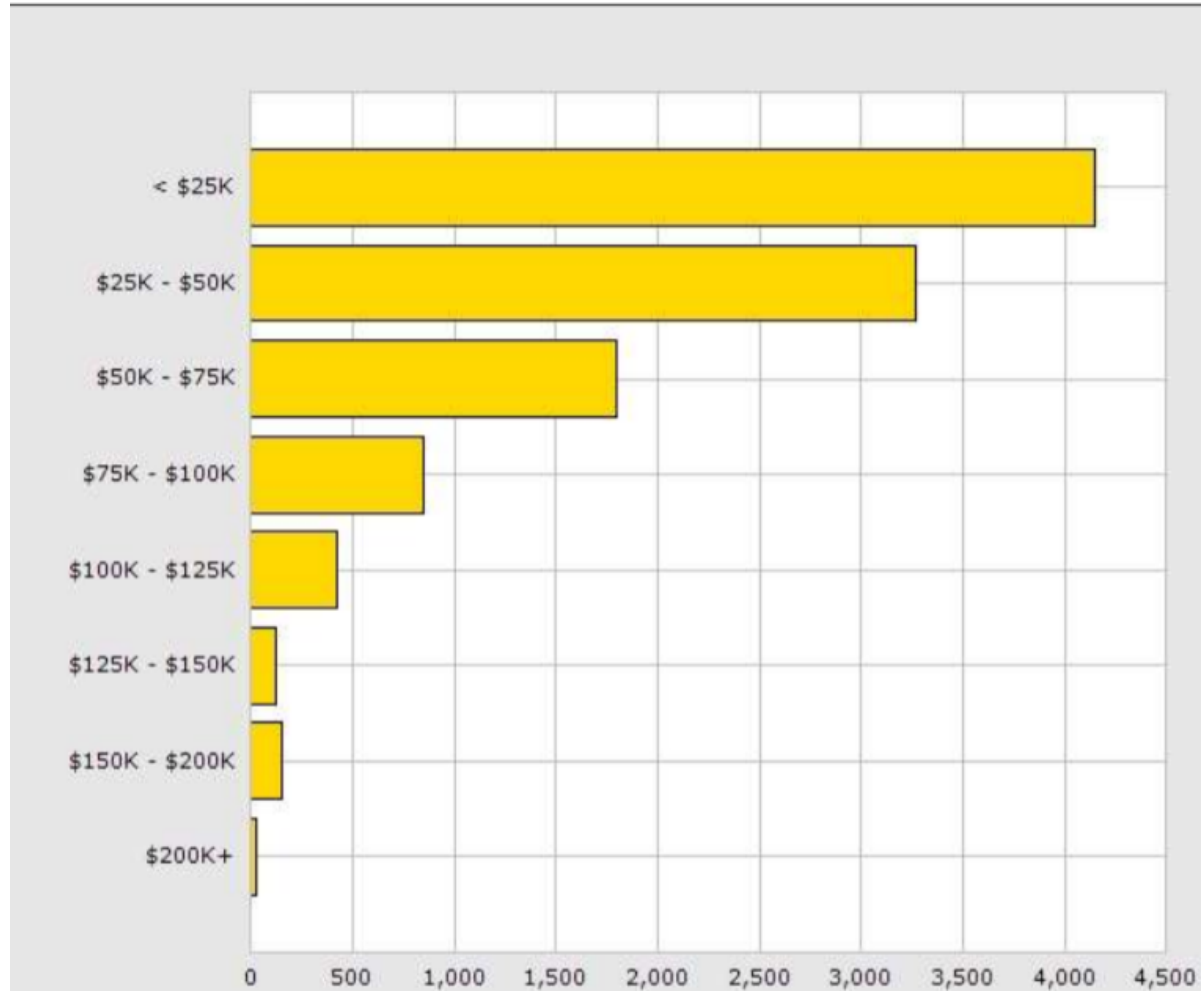
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DEMOGRAPHICS

Households by Income

Households by Income for 1 Mile Radius

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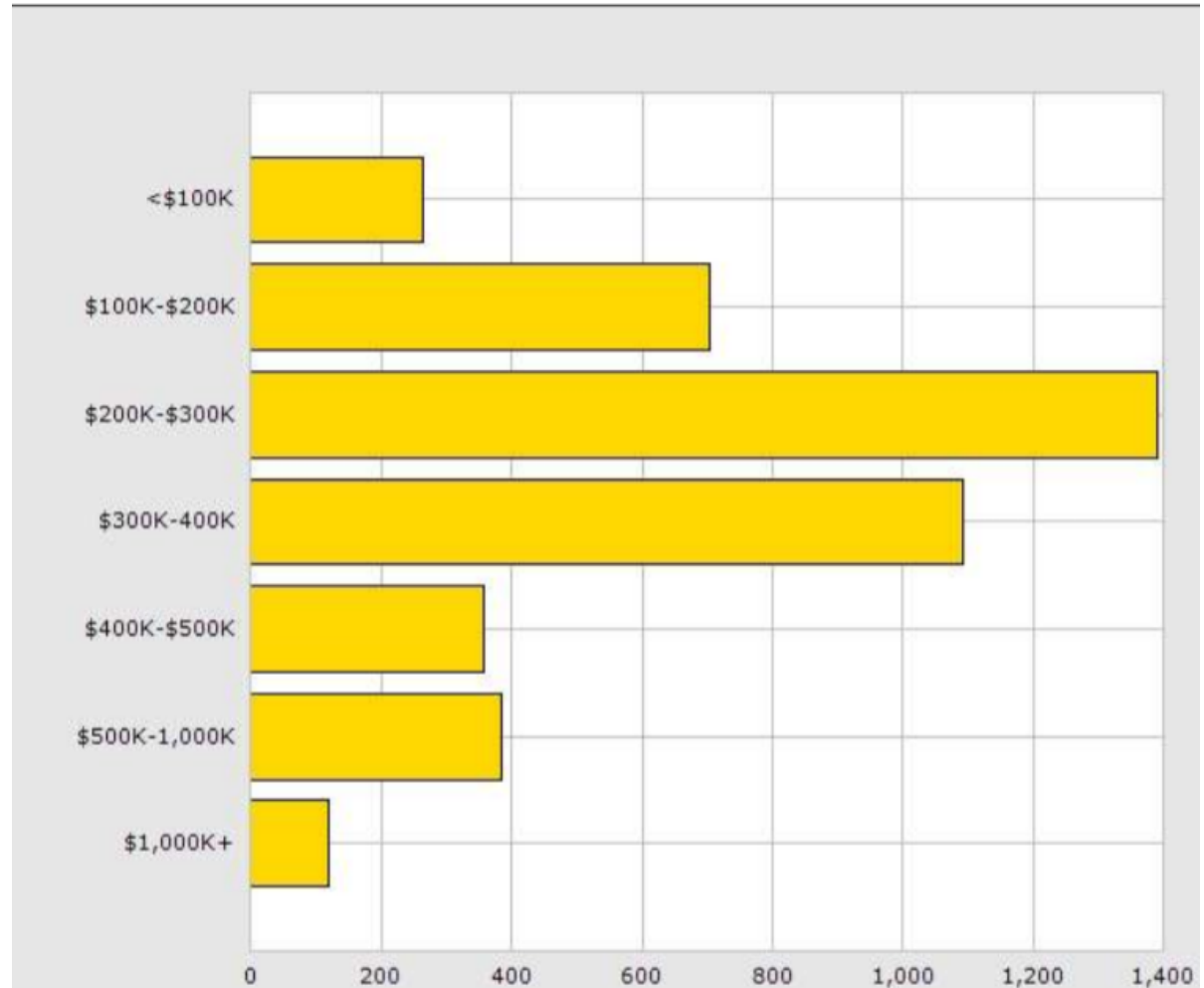
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Housing Values

Housing Values for 1 Mile Radius

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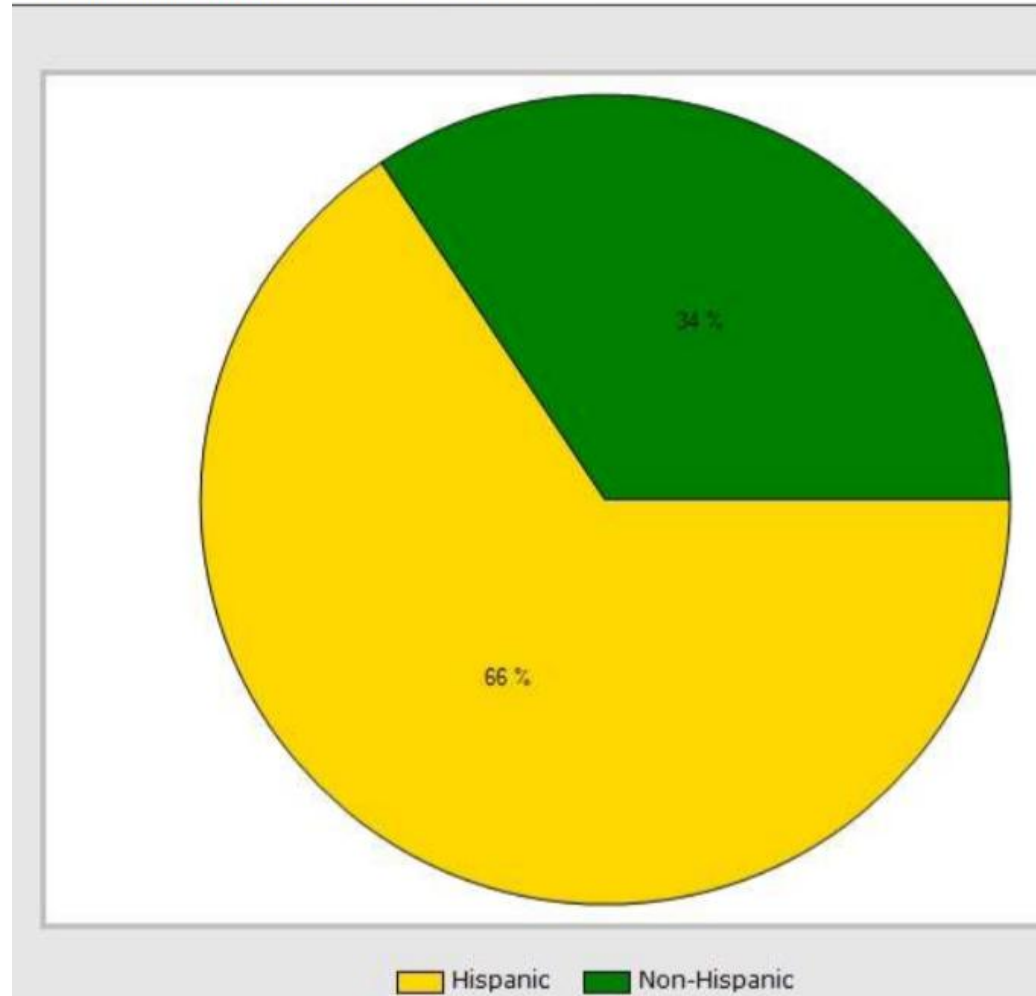
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DEMOGRAPHICS

Population by Hispanic Origin

Population by Hispanic Origin for 1 Mile Radius

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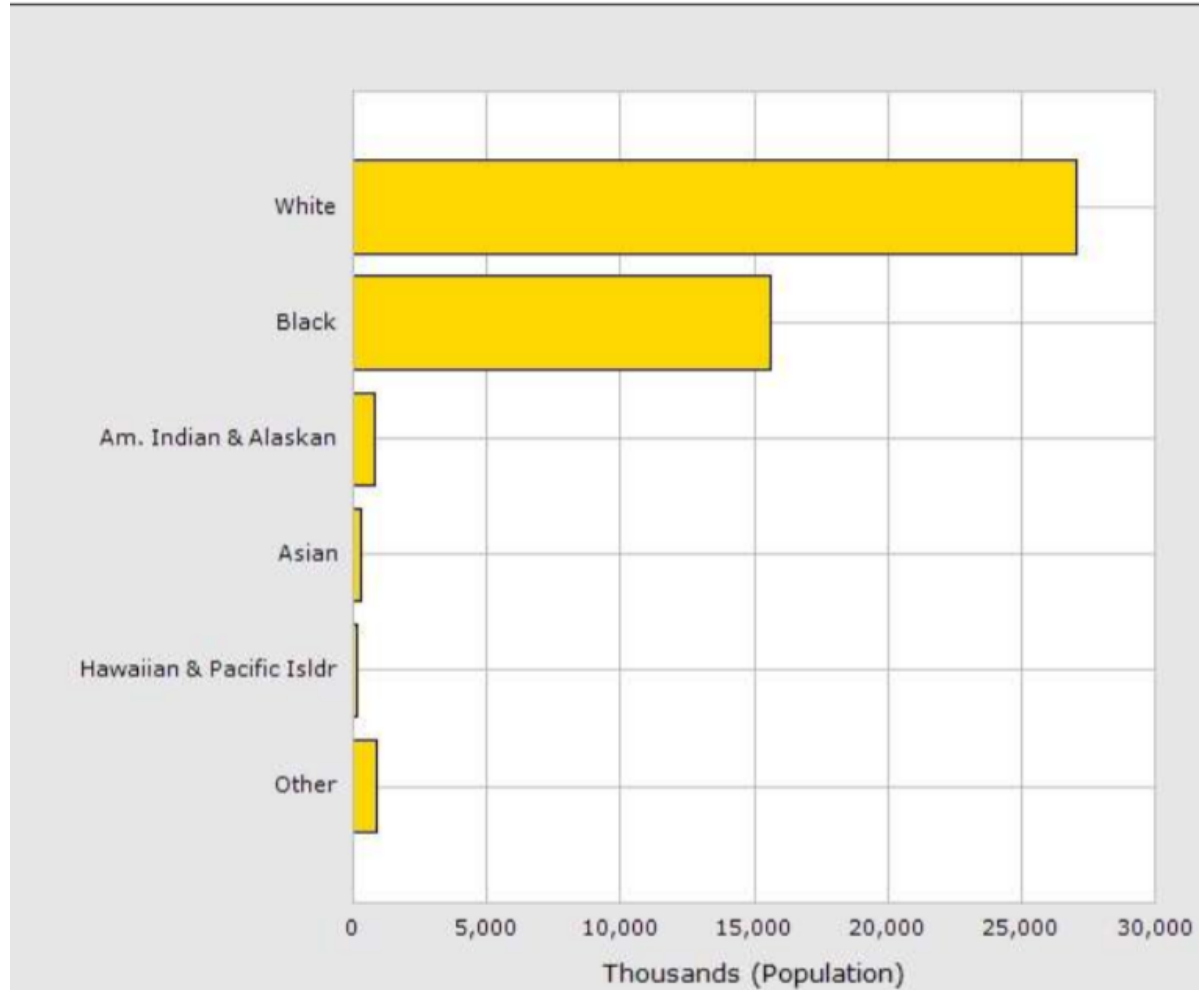
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Population by Race

Population by Race for 1 Mile Radius

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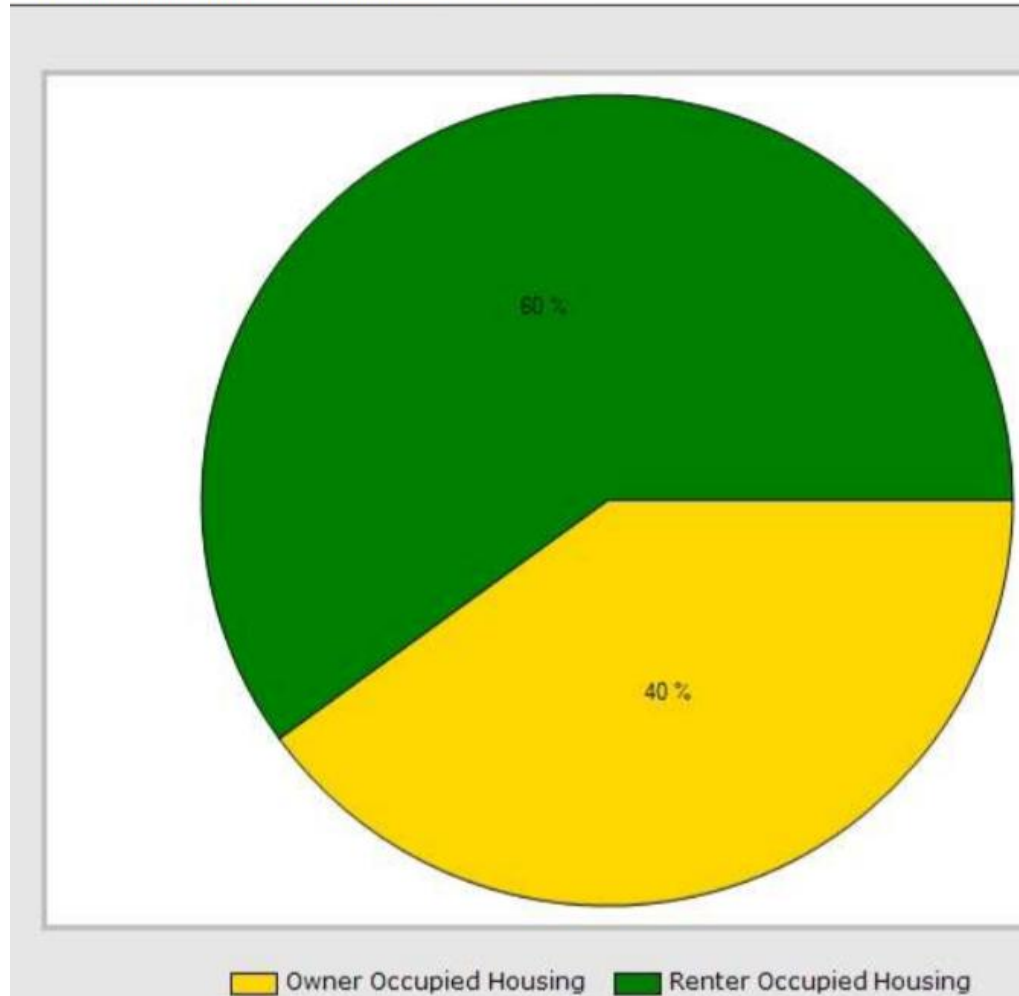
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Tenure of Occupied Housing

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