

ENDCAP RETAIL AVAILABLE ON HIGH TRAFFIC LA BREA AVE & COLISEUM

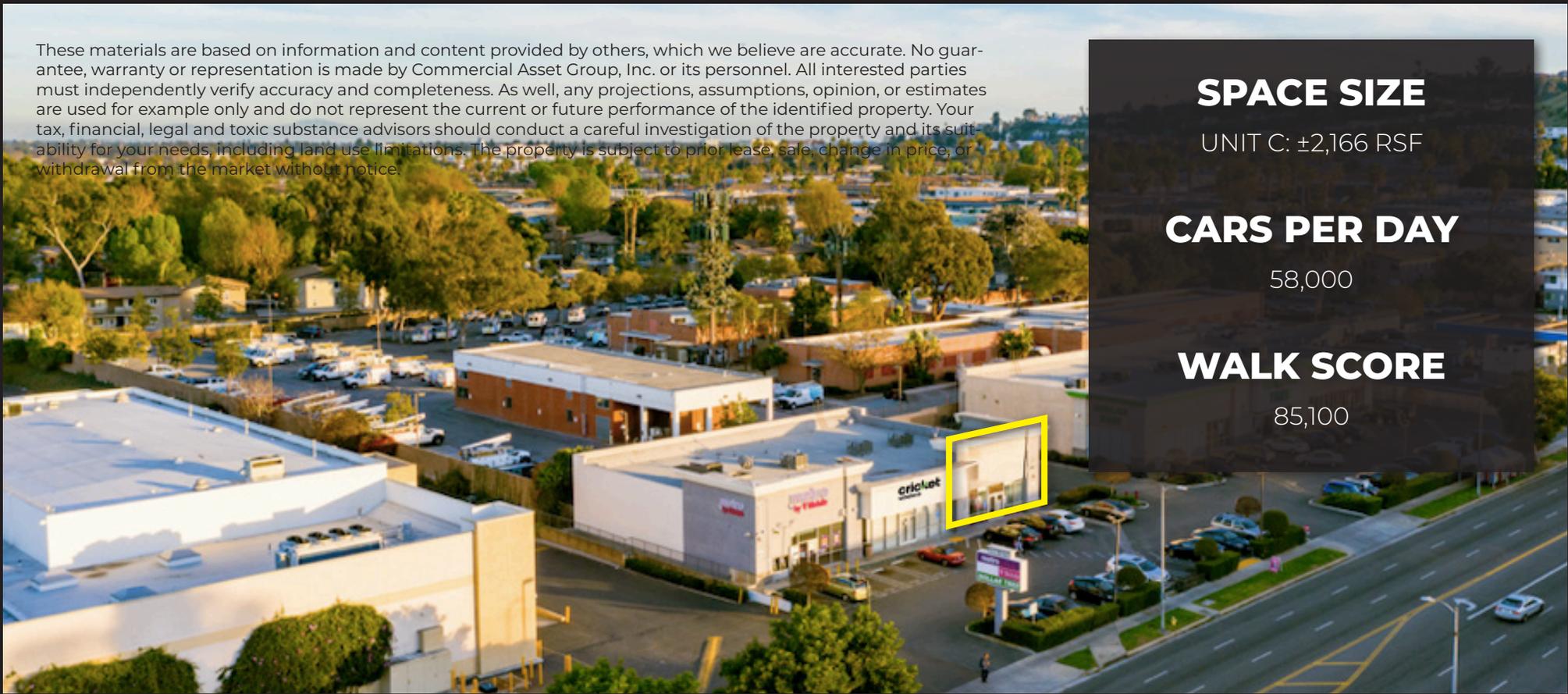
PRIME BALDWIN HILLS, LOS ANGELES



3700-C S. LA BREA AVENUE
LOS ANGELES, CA 90016



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SPACE SIZE

UNIT C: ±2,166 RSF

CARS PER DAY

58,000

WALK SCORE

85,100

- The property sits on La Brea Ave, a heavily traveled north-south arterial connecting Baldwin Hills, Inglewood, Mid-City, and Hollywood
- Wide street frontage increases signage exposure and drive-by visibility
- Metro stations and bus lines along La Brea and Jefferson provide accessibility for employees and customers
- West Adams and Baldwin Hills/Crenshaw areas are undergoing redevelopment, with new apartments, restaurants, and retail creating more demand
- Easy access to the 10 Freeway and 405 Freeway
- Being on a main retail corridor can bring spillover traffic from grocery stores, restaurants, and neighborhood services nearby
- Adjacent to: Dollar Tree, Cricket Wireless, Metro/T-Mobile
- Average household income (1-mile radius): \$71,000
- Population: (1-mile radius) 42,000
- Ample surface parking available



highly likely

W ADAMS BLVD

Ralphs

Albertsons

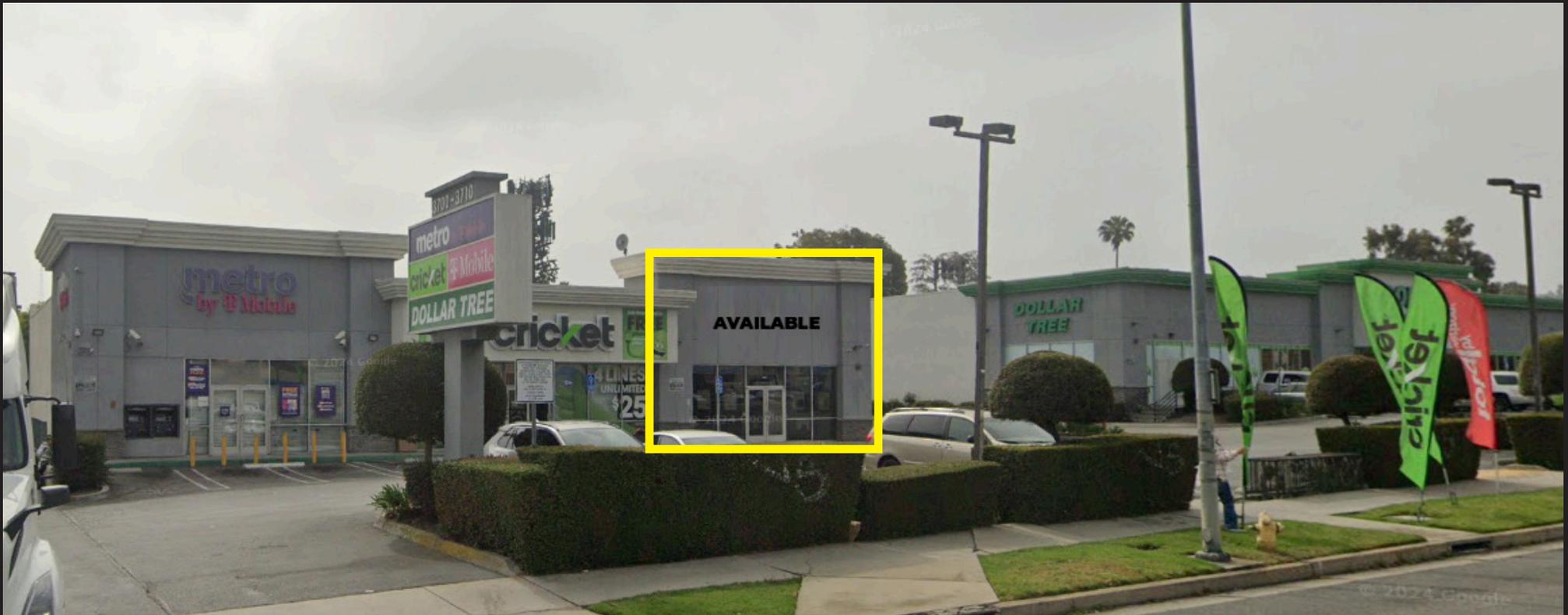
metro by T-Mobile

ALL YOU CAN EAT BUFFET
NEW PANDA BUFFET
Chinese Restaurant • All You Can Eat

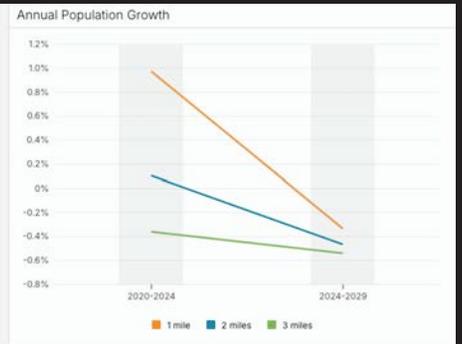
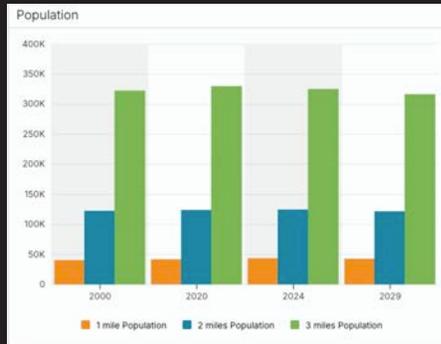
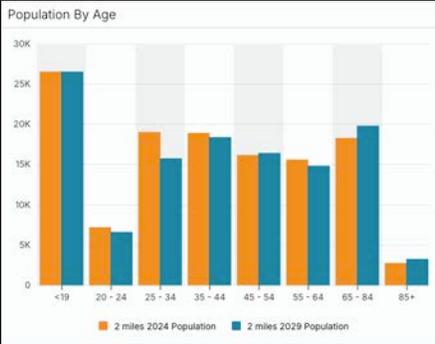
LA BREA AVE

- cricket wireless
- Dollar Tree
- McDonald's
- DEL TACO
- CVS
- Rainbow
- SUBWAY
- SUPERIOR GROCERS

AERIAL VIEW



ADDITIONAL PHOTOS



Population	1 mile	2 miles	3 miles
2020 Population	41,091	123,486	329,131
2024 Population	42,691	123,995	324,371
2029 Population Projection	41,973	121,090	315,577
Annual Growth 2020-2024	1.0%	0.1%	-0.4%
Annual Growth 2024-2029	-0.3%	-0.5%	-0.5%
Median Age	38.6	39.8	39.5
Bachelor's Degree or Higher	25%	30%	36%
U.S. Armed Forces	0	35	103

Population By Race	1 mile	2 miles	3 miles
White	4,154	16,520	70,249
Black	16,723	43,860	87,713
American Indian/Alaskan Native	793	2,003	4,646
Asian	1,438	6,086	26,279
Hawaiian & Pacific Islander	50	203	468
Two or More Races	19,533	55,324	135,015
Hispanic Origin	19,473	54,461	131,181

Households	1 mile	2 miles	3 miles
2020 Households	15,786	47,295	126,977
2024 Households	16,214	46,950	124,211
2029 Household Projection	15,896	45,723	120,595
Annual Growth 2020-2024	1.9%	1.0%	0.7%
Annual Growth 2024-2029	-0.4%	-0.5%	-0.6%
Owner Occupied Households	4,241	16,427	42,727
Renter Occupied Households	11,655	29,296	77,868
Avg Household Size	2.5	2.5	2.5
Avg Household Vehicles	1	2	2
Total Specified Consumer Spendi...	\$424.3M	\$1.4B	\$3.9B

Income	1 mile	2 miles	3 miles
Avg Household Income	\$71,556	\$88,306	\$99,927
Median Household Income	\$45,419	\$61,570	\$72,901
< \$25,000	5,095	10,728	24,715
\$25,000 - 50,000	3,580	9,424	21,701
\$50,000 - 75,000	2,198	6,941	17,167
\$75,000 - 100,000	1,622	5,125	14,693



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