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NEC La Brea & Obama | Los Angeles, CA

BREA



Rare Box Opportunity at Major Intersection in Los Angeles

19,451 SF AVAILABLE FOR LEASE

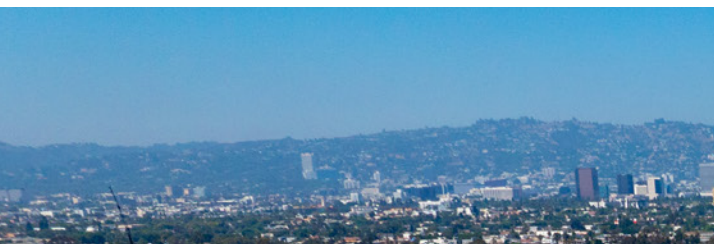
CBRE

# PROPERTY HIGHLIGHTS

- 19,451 SF Available For Lease
- Major Signalized Intersection
- Tremendous Frontage On Two Major Corridors
- Adjacent to the Expo (E-Line)
- Located Just South of the Santa Monica 10 Freeway
- Over 70,000 CPD at the Intersection of La Brea & Obama Ave



# PROPERTY PHOTOS



# SURROUNDING AREA



DTLA

WEST ADAMS



DORSEY HIGH SCHOOL

RANCHO CIENEGA RECREATION CENTER

BALDWIN VILLAGE

3550  
**S LA BREA**

E-LINE EXPO/LA BREA METRO STATION

MARTIN LUTHER KING JR. BLVD

800 UNIT APPROVED MIXED USE DEVELOPMENT SITE

JEFFERSON BLVD  
EXPOSITION BLVD

PRICE SELF STORAGE  
Storage Made Simple. Live Uncluttered.

SUPERIOR GROCERS

OBAMA BLVD

LA BREA AVE

CVS pharmacy



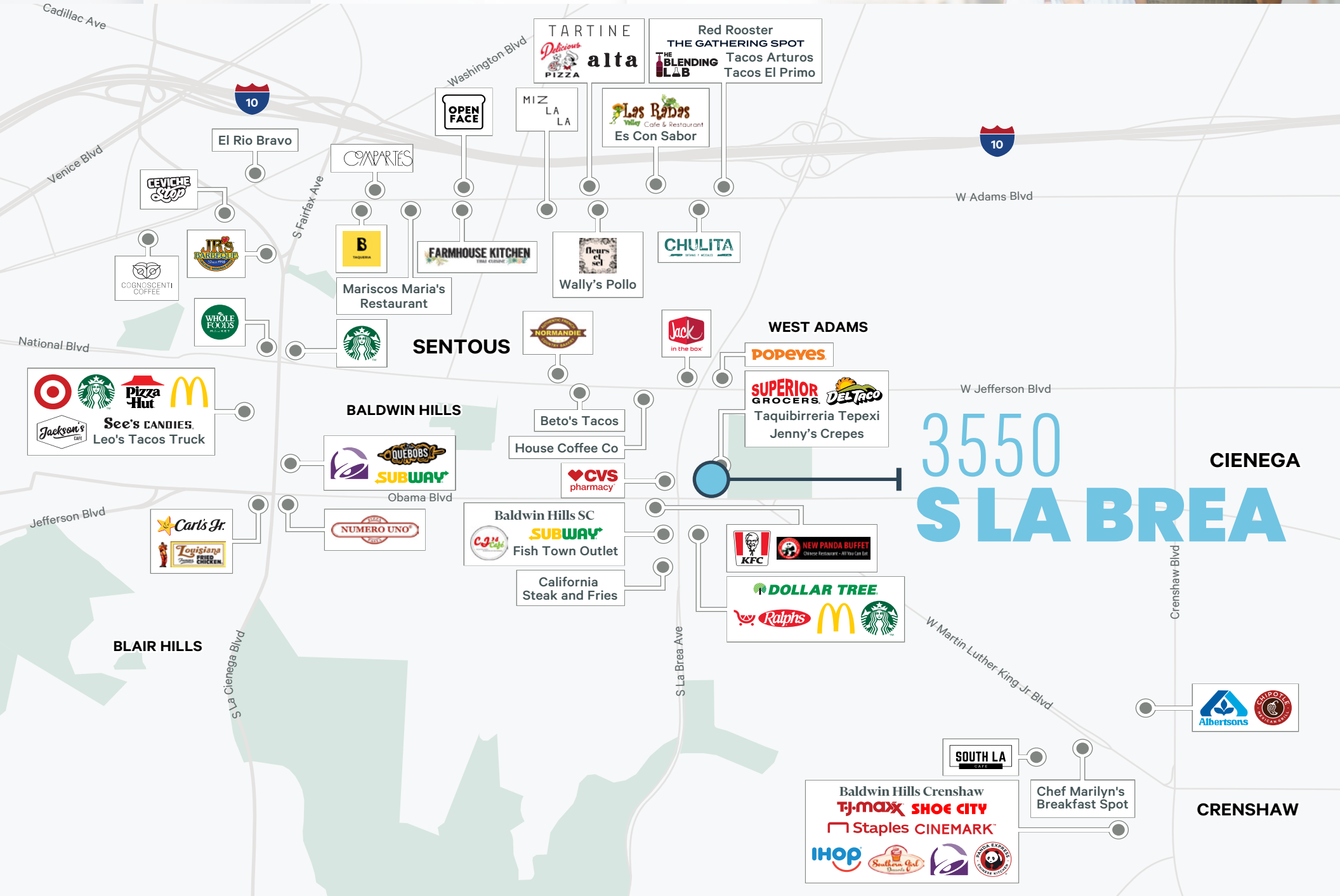
Ralphs

T-Mobile

COSTCO WHOLESALE

Rainbow usbank Walgreens KFC  
BANK OF AMERICA CareMore HEALTH

# AREA RETAILER MAP



3550  
S LA BREA

- Blair Hills:** COGNOSCENTI COFFEE, CEVICHE SUP, JRS RESTAURANT, WHOLE FOODS MARKET
- Baldwin Hills:** Starbucks, B, FARMHOUSE KITCHEN, Mariscos Maria's Restaurant, SENTOUS, NORMANDIE, Jack in the box, POPEYES, SUPERIOR GROCERS, DEL TACO, Taquibirreria Tepexi, Jenny's Crepes
- West Adams:** Wally's Pollo, CHULITA, Wally's Pollo, Jack in the box, POPEYES, SUPERIOR GROCERS, DEL TACO, Taquibirreria Tepexi, Jenny's Crepes
- Baldwin Hills SC:** Baldwin Hills SC, Fish Town Outlet, California Steak and Fries, CVS pharmacy, House Coffee Co, Beto's Tacos
- Crenshaw:** SOUTH LA GATE, Baldwin Hills Crenshaw, TJ-maxx, SHOE CITY, Staples, CINEMARK, IHOP, Southern Good, SANTA MONICA MARKET, Chef Marilyn's Breakfast Spot
- Other Locations:** El Rio Bravo, COMPANIES, OPEN FACE, MIZ LA LA, Tartine, Red Rooster THE GATHERING SPOT, Tacos Arturos, Tacos El Primo, Las Badas Cafe & Restaurant, Es Con Sabor, Wally's Pollo, CHULITA, Jack in the box, POPEYES, SUPERIOR GROCERS, DEL TACO, Taquibirreria Tepexi, Jenny's Crepes, KFC, NEW PANDA BUFFET, DOLLAR TREE, Ralphs, McDonald's, Starbucks

# DEMOGRAPHICS



DAYTIME POPULATION WITHIN 3 MILES

**305,115 VPD**



POPULATION WITHIN 3 MILES

**324,681**



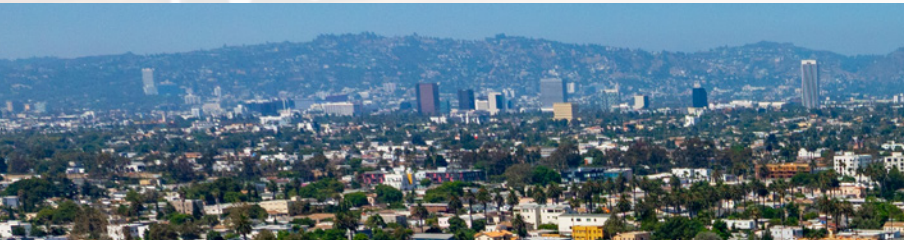
HOUSEHOLDS WITHIN 1 MILE

**16,577**



AVG. HOUSEHOLD INCOME WITHIN 3 MILES

**\$123,365**



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**FOR MORE  
INFORMATION,  
PLEASE  
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