

1,485 SF FREESTANDING BUILDING - FOR LEASE

1750 E FLORENCE AVENUE

LOS ANGELES, CA 90001-2550



CORNER PYLON SIGN



±1,485 SQ. FT. Remodeled Building on ±5,876 Lot

LEASE RATES & AVAILABILITY

- **±1,485 SQ. FT. - \$2.75 PSF Plus .53¢ NNN Charges**
- **Seeking Retail, Discount Store, Restaurant, Office, Dental, Vision, or Specialty Medical Uses**
- **Large front open space, 2 smaller offices, and 1 restroom.**

PROPERTY HIGHLIGHTS

- Freestanding Corner Building located at the busy signalized S. E. corner of Florence Ave & Holmes Ave.
- Strong visibility, traffic & density at this corner location.
- Population **1,095,085 People within Five Miles Radius.**

- Fenced Parking: On-site parking for 10 vehicles provides convenience and security for clients and staff.
- Excellent Access with 2 entry points on Holmes Ave
- Store Front Signage, Plus Large Corner Pylon Sign.

TRAFFIC COUNTS: 38,000 Cars Per Day

	1- Mile	3-Mile	5-Mile
Population:	54,179	466,421	1,095,085
Medium Income	\$57,252	\$55,642	\$57,474
Average Income:	\$73,278	\$74,099	\$79,531

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Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

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Pylon Signage Availability



Open Floor Plan
& 1 Restrooms

Available
1,485 Sq. Ft.

Seeking:



Retail



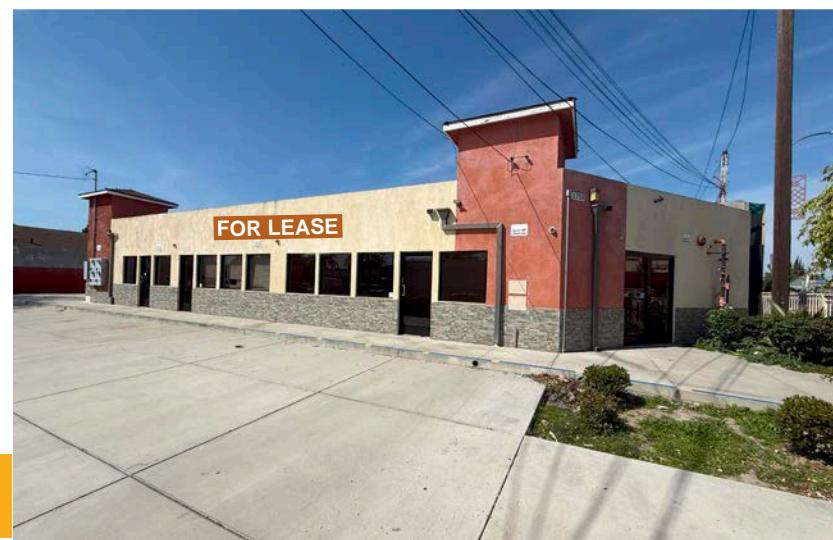
Restaurant



Office



Medical



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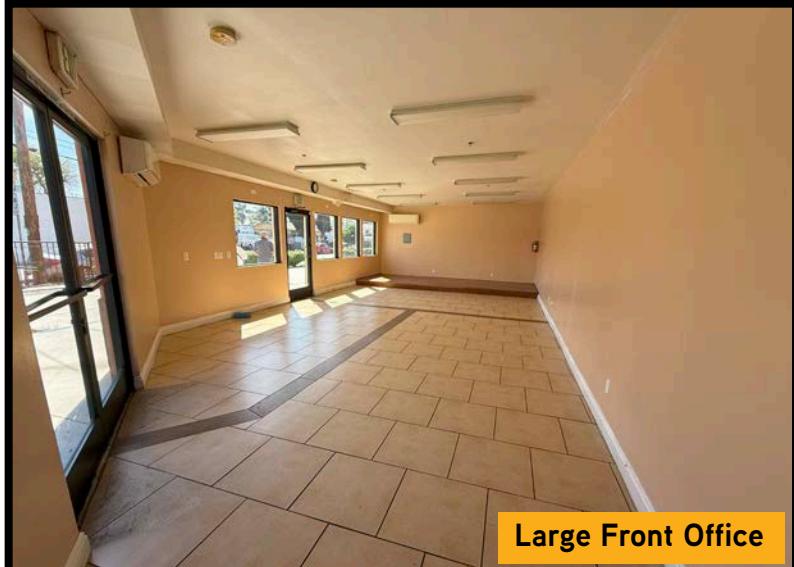
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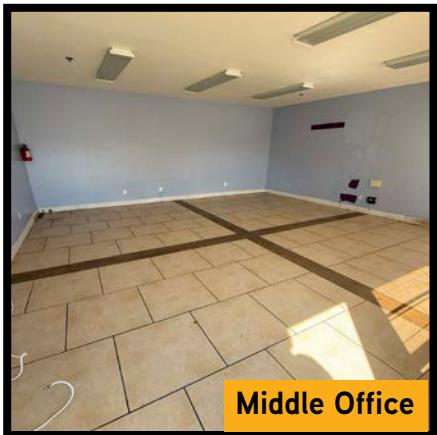
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Large Front Office



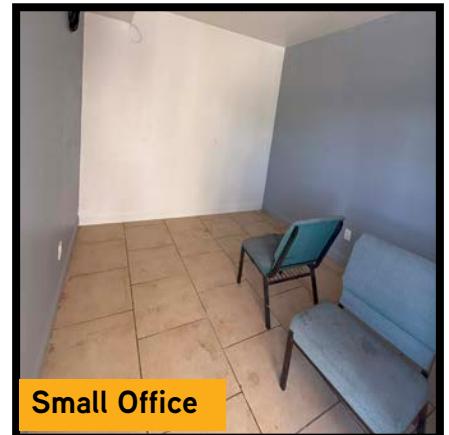
Large Front Office



Middle Office



Middle Office



Small Office

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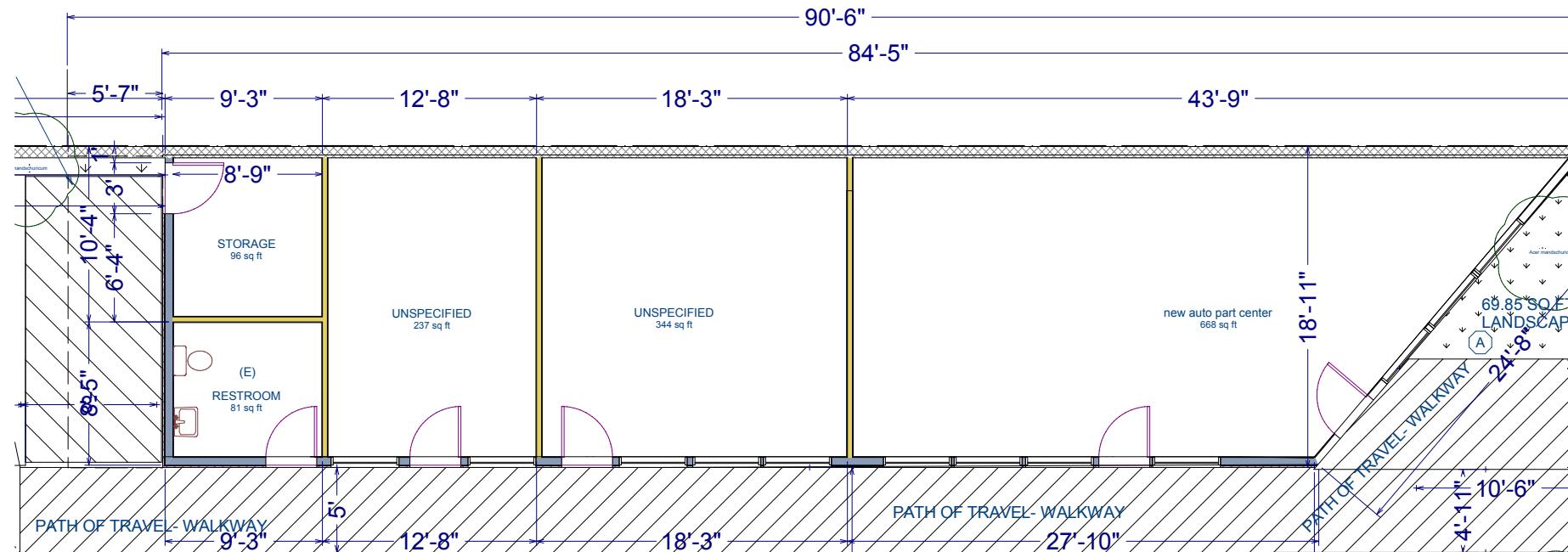
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South District Office 1401 E. Willow St. Signal Hill, CA 90755 Phone: (562) 256-1701
Verify Zoning & Use.

Available Leased Pending

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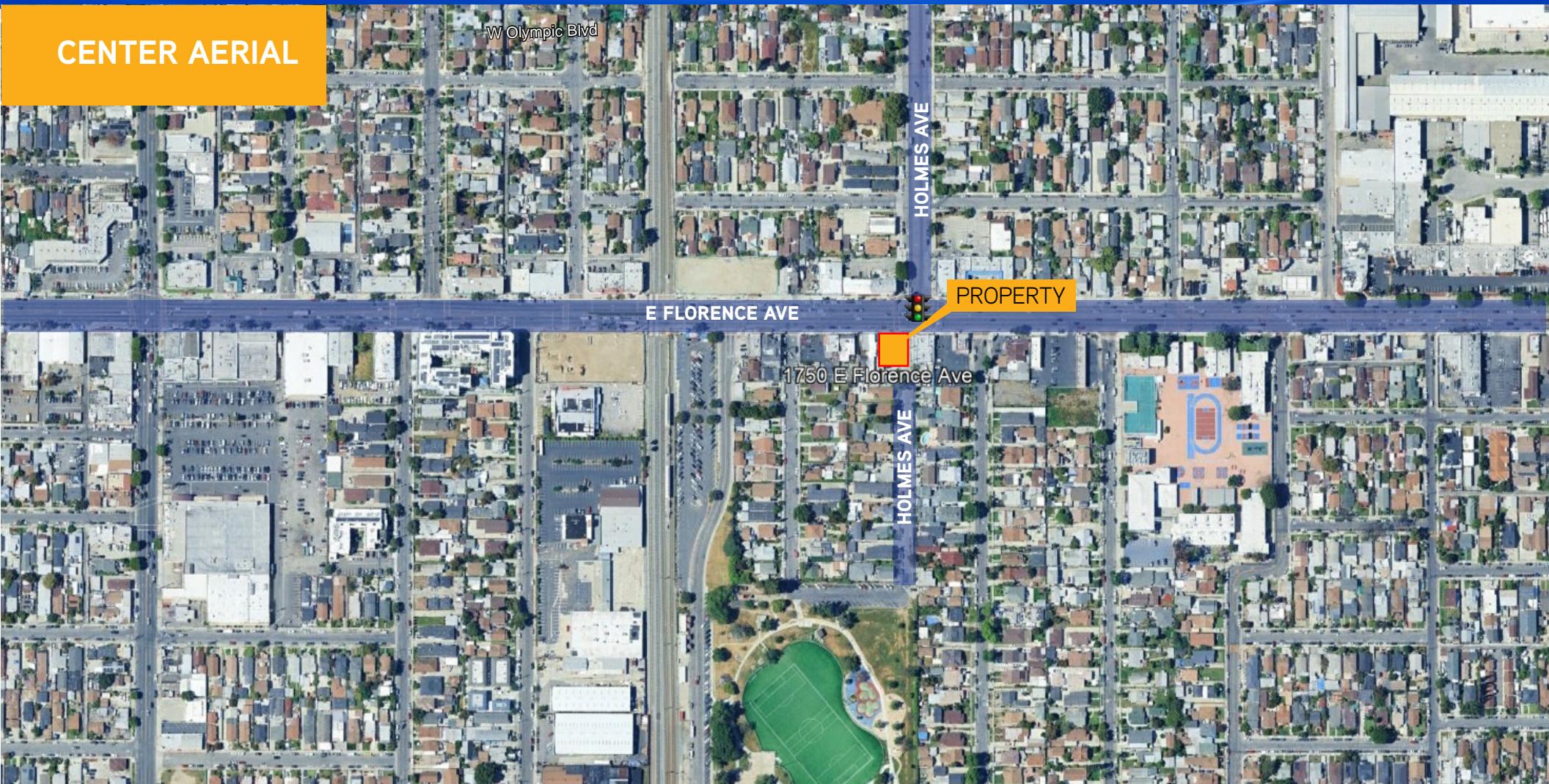
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CENTER AERIAL



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Demographic and Income Comparison Profile

1750 E Florence Ave, Los Angeles, CA, 90001, USA

Rings: 1, 3, 5 mile radii

Latitude: 33.974

Longitude: -118.241

	1 mile	3 mile	5 mil
Census 2020 Summary			
Population	56,056	483,277	1,129,33
Households	13,860	120,817	306,25
Average Household Size	4.02	3.96	3.5
2024 Summary			
Population	54,179	466,421	1,095,85
Households	13,851	120,232	307,16
Families	11,559	96,798	223,48
Average Household Size	3.89	3.84	3.4
Owner Occupied Housing Units	4,275	37,649	99,75
Renter Occupied Housing Units	9,576	82,583	207,41
Median Age	32.2	32.3	33.
Median Household Income	\$57,252	\$55,642	\$57,47
Average Household Income	\$73,778	\$74,099	\$79,53
2029 Summary			
Population	52,799	453,867	1,073,11
Households	13,915	120,531	311,19
Families	11,627	97,170	225,41
Average Household Size	3.77	3.73	3.3
Owner Occupied Housing Units	4,486	39,137	103,11
Renter Occupied Housing Units	9,429	81,394	208,07
Median Age	32.8	32.9	34.
Median Household Income	\$67,217	\$65,731	\$69,57
Average Household Income	\$87,757	\$88,819	\$95,52
Trends: 2024-2029 Annual Rate			
Population	-0.51%	-0.54%	-0.42%
Households	0.09%	0.05%	0.26%
Families	0.12%	0.08%	0.17%
Owner Households	0.97%	0.78%	0.66%
Median Household Income	3.26%	3.39%	3.89%

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1750 E Florence Ave, Los Angeles, CA, 90001, USA

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Latitude: 33.9745

Longitude: -118.2415

2024 Households by Income	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,318	9.5%	15,590	13.0%	44,986	14.6%
\$15,000 - \$24,999	1,256	9.1%	10,894	9.1%	26,881	8.8%
\$25,000 - \$34,999	1,350	9.7%	11,520	9.6%	27,251	8.9%
\$35,000 - \$49,999	1,928	13.9%	15,309	12.7%	34,604	11.3%
\$50,000 - \$74,999	2,803	20.2%	22,357	18.6%	51,699	16.8%
\$75,000 - \$99,999	2,043	14.7%	16,436	13.7%	40,442	13.2%
\$100,000 - \$149,999	1,964	14.2%	16,608	13.8%	44,455	14.5%
\$150,000 - \$199,999	785	5.7%	7,007	5.8%	20,519	6.7%
\$200,000+	404	2.9%	4,511	3.8%	16,324	5.3%
Median Household Income	\$57,252		\$55,642		\$57,474	
Average Household Income	\$73,778		\$74,099		\$79,531	
Per Capita Income	\$18,791		\$19,123		\$22,562	
2029 Households by Income	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,148	8.3%	13,806	11.5%	40,861	13.1%
\$15,000 - \$24,999	946	6.8%	8,335	6.9%	21,040	6.8%
\$25,000 - \$34,999	1,102	7.9%	9,583	8.0%	23,082	7.4%
\$35,000 - \$49,999	1,674	12.0%	13,267	11.0%	29,698	9.5%
\$50,000 - \$74,999	2,731	19.6%	21,496	17.8%	48,962	15.7%
\$75,000 - \$99,999	2,229	16.0%	17,730	14.7%	43,295	13.9%
\$100,000 - \$149,999	2,385	17.1%	19,969	16.6%	52,912	17.0%
\$150,000 - \$199,999	1,087	7.8%	9,661	8.0%	27,931	9.0%
\$200,000+	612	4.4%	6,685	5.5%	23,408	7.5%
Median Household Income	\$67,217		\$65,731		\$69,570	
Average Household Income	\$87,757		\$88,819		\$95,522	
Per Capita Income	\$23,041		\$23,604		\$27,980	

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