

FOR LEASE | ±865 - 2,500 SF AVAILABLE

RETAIL + OFFICE SPACES NEAR DOWNTOWN

NEC S Alvarado St & 6th St | Los Angeles, CA

beta.



For leasing, please contact:

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PROJECT HIGHLIGHTS

- ±865 - 2,500 SF retail shop spaces available for lease
- Medical office space fully built-out by former community medical health care facility
- One minute walk to Westlake/MacArthur Park metro station (just north)
- Minutes from Downtown Los Angeles & Koreatown
- Rapidly developing neighborhood with 15 mixed-use projects in the vicinity of the subject property
- Very dense population demographics
- Tons of foot traffic
- Ample parking – approx. 32 on-site spaces

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Total Households	45,876	226,134	450,087
Total Population	126,202	590,649	1.23 M
Avg. Household Income	\$61,083	\$76,875	\$86,681

NEIGHBORING RETAILERS:



AERIAL

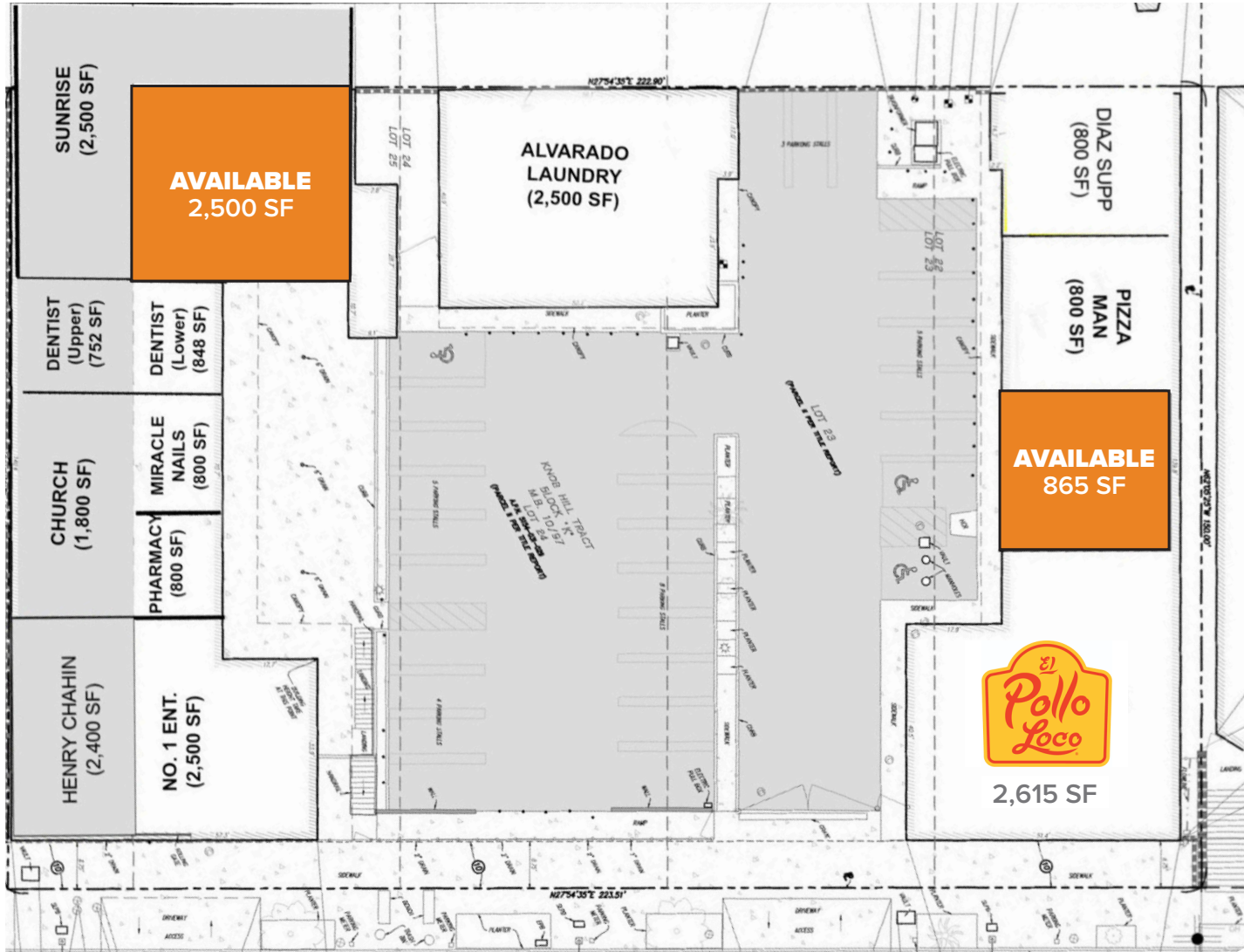


AREA OVERVIEW



SITE PLAN

SIXTH ST | 14,270 CPD



ALVARADO ST | 23,884 CPD

DEMOGRAPHIC REPORT

Population	1 Mile	3 Mile	5 Mile
Total population	126,202	590,649	1.23 M
Average age	33.8	35.4	35.1
Average age (Male)	33.2	34.8	34.5
Average age (Female)	34.8	36.3	35.9
Households & Income	1 Mile	3 Mile	5 Mile
Total households	45,876	226,134	450,087
# of persons per HH	2.7	2.4	2.6
Average HH income	\$61,083	\$76,875	\$86,681
Average house value	\$749,060	\$881,799	\$883,578
Race (%)	1 Mile	3 Mile	5 Mile
White	20.9%	25.2%	27.4%
Hispanic	60.0%	50.3%	53.7%
Black	6.8%	8.1%	9.9%
Asian	19.9%	22.5%	15.7%
Hawaiian	-	0.1%	0.1%
American Indian	3.5%	2.2%	2.1%
Other	27.5%	23.8%	23.6%

