

# **±1,000SF OF RETAIL SPACE AVAILABLE / LOS ANGELES**

6217-6225 S St., Figueroa, Los Angeles, CA 90033



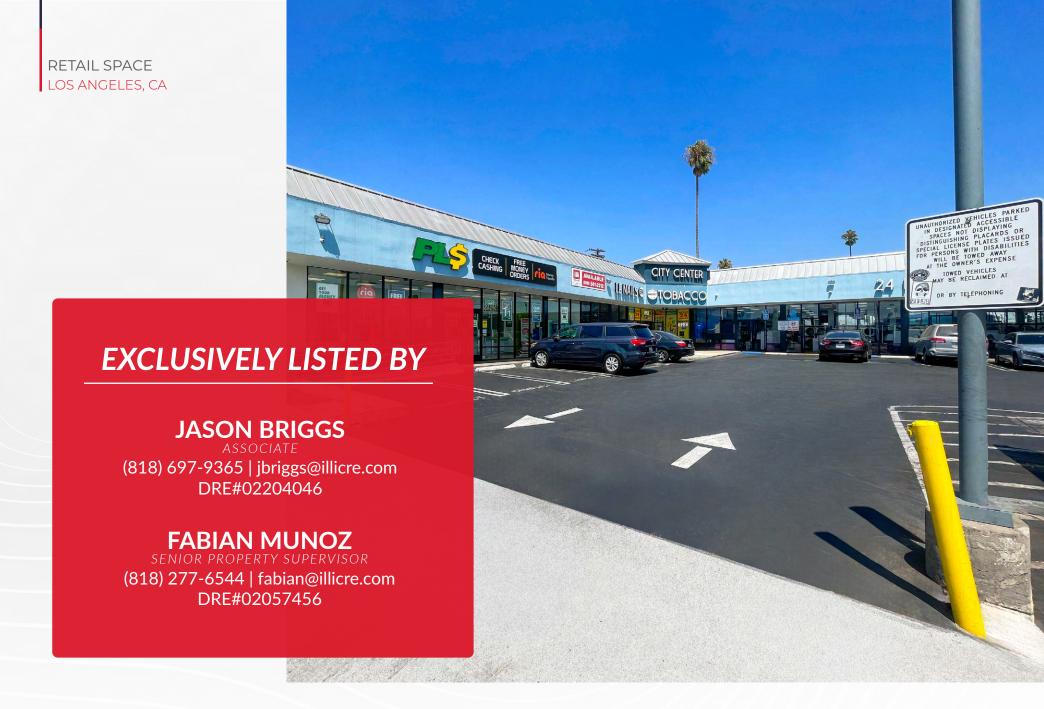
#### **JASON BRIGGS**

(818) 697-9365 | jbriggs@illicre.com DRE#02204046

#### **FABIAN MUNOZ**

(818) 277-6544 | fabian@illicre.com DRE#02057456





This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

RETAIL SPACE LOS ANGELES, CA

## **PROPERTY FEATURES**

COMMERCIAL REAL ESTATE the sign of a profitable property

6217-6225 S St., Figueroa, Los Angeles, CA 90033





### **APPROX. 1,128 SF**

RETAIL SPACE AVAILABLE FOR LEASE

- ✓ High visibility corner plaza
- ✓ Ample foot traffic and customer base

### **AREA AMENITIES**

- ✓ Surrounded by a diverse mix of local businesses, service providers, and community amenities
- ✓ Positioned on a signalized corner
- ✓ Near the I-110 Freeway
- ✓ Close proximity to many schools and community centers

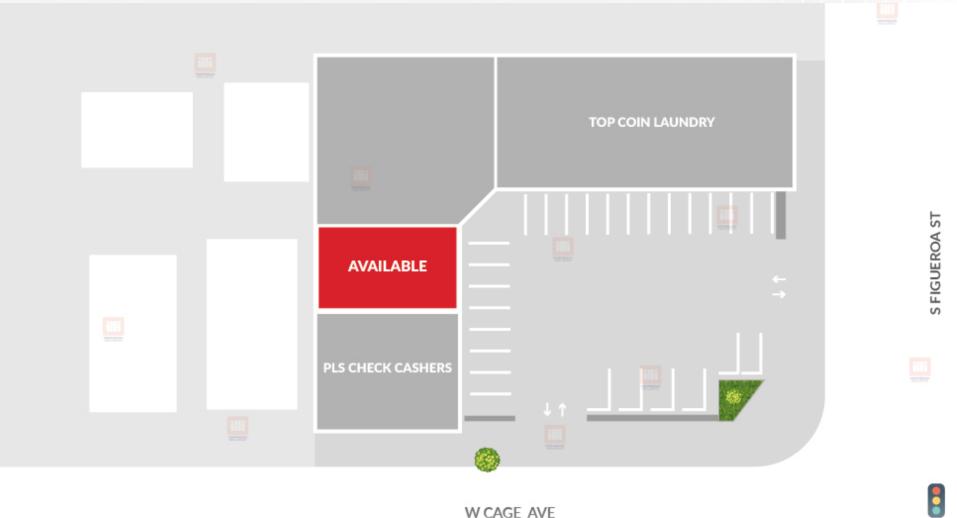
| — DEMOGRAPHICS | 1 MILE  | 3 MILE   | 5 MILE    |
|----------------|---|----------|-----------|
| Population     | 61,588  | 458,554  | 1,099,999 |
| Avg. HH Income | \$65,608                                      | \$66,348 | \$71,699  |
| Q Daytime Pop  | 52,196  | 390,006  | 989,593   |
| Traffic Count  | ± 59,677 CPD ON<br>S FIGUEROA ST & W GAGE AVE |          |           |

**RETAIL SPACE** LOS ANGELES, CA

## **SITE PLAN**



6217-6225 S St., Figueroa, Los Angeles, CA 90033



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



