

# FOR LEASE

RETAIL SPACE AVAILABLE IN PRIME EAST LA LOCATION

3470 CESAR E. CHAVES AVENUE | EAST LOS ANGELES, CA 90063



## GEOFF GROSSMAN

CA REAL ESTATE LIC #1265002

310.575.1517 X235

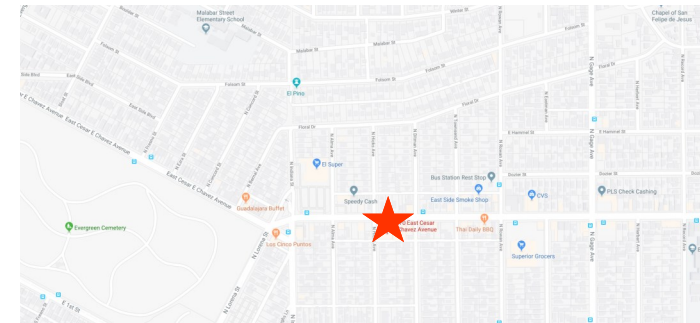
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1517 S. SEPULVEDA BLVD. | LOS ANGELES, CA 90025

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RETAIL SPACE AVAILABLE IN PRIME EAST LA LOCATION  
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**FEATURES + AMENITIES**

- 1,500 SQFT SPACE AVAILABLE
- CURRENTLY OCCUPIED BY GAMESTOP
- SUCCESSFUL, CORPORATE, HIGH-IDENTITY RETAIL CO-TENANTS
- HIGH VISIBILITY MONUMENT SIGNAGE
- HIGH TRAFFIC COUNTS: APPROX. 40,000 CARS PER DAY
- CLOSE TO 10, 60 + 710 FREEWAYS

**STRONG DEMOGRAPHICS:**

- 3 MILE POPULATION: 298,720
- 3 MILE TOTAL EMPLOYEES: 149,176

**NEIGHBORING RETAILERS**



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	65,665	298,720	905,517
AVG HH INCOME	\$51,794	\$56,7437	\$58,993

EXCLUSIVELY REPRESENTED BY

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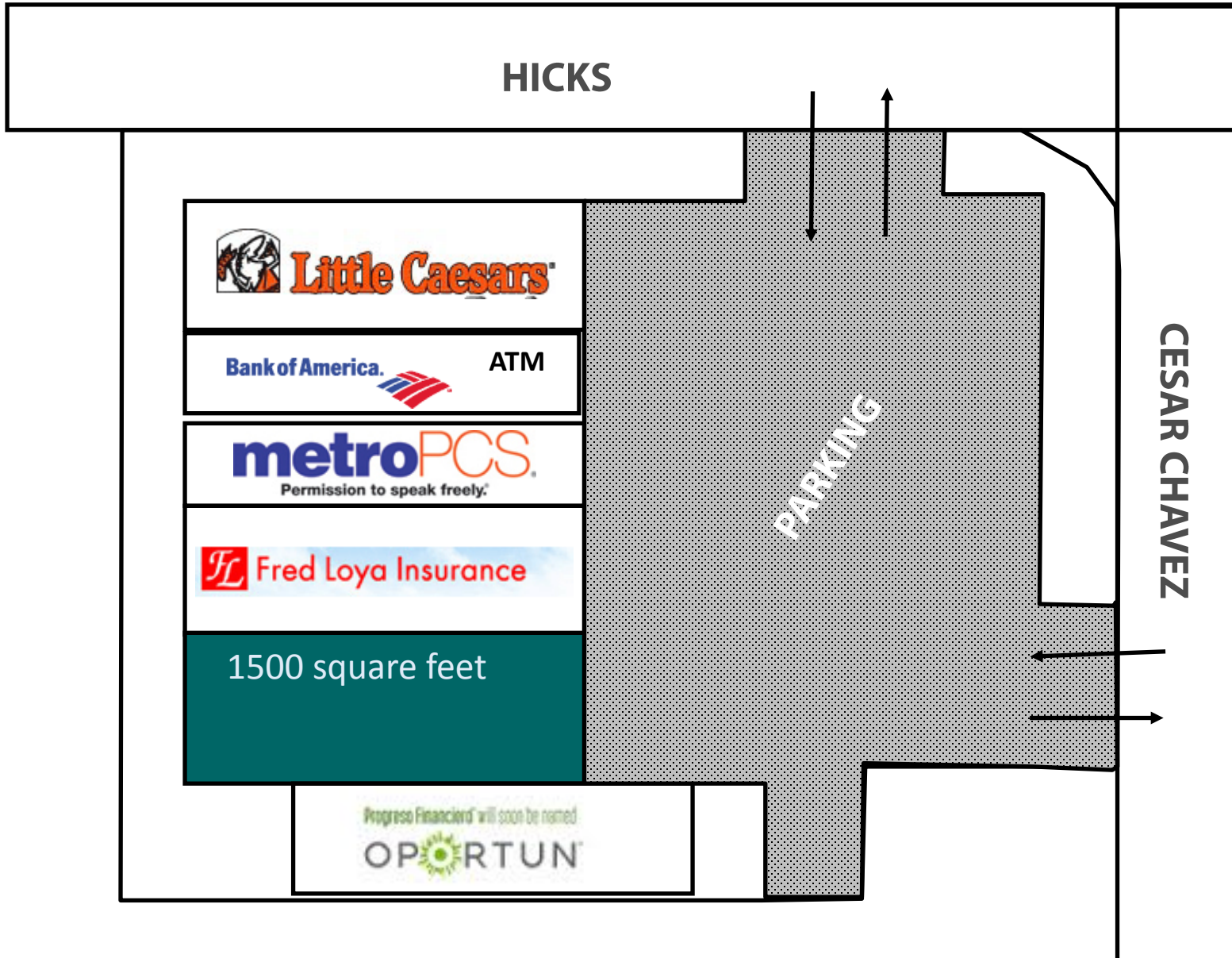
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# SITE PLAN

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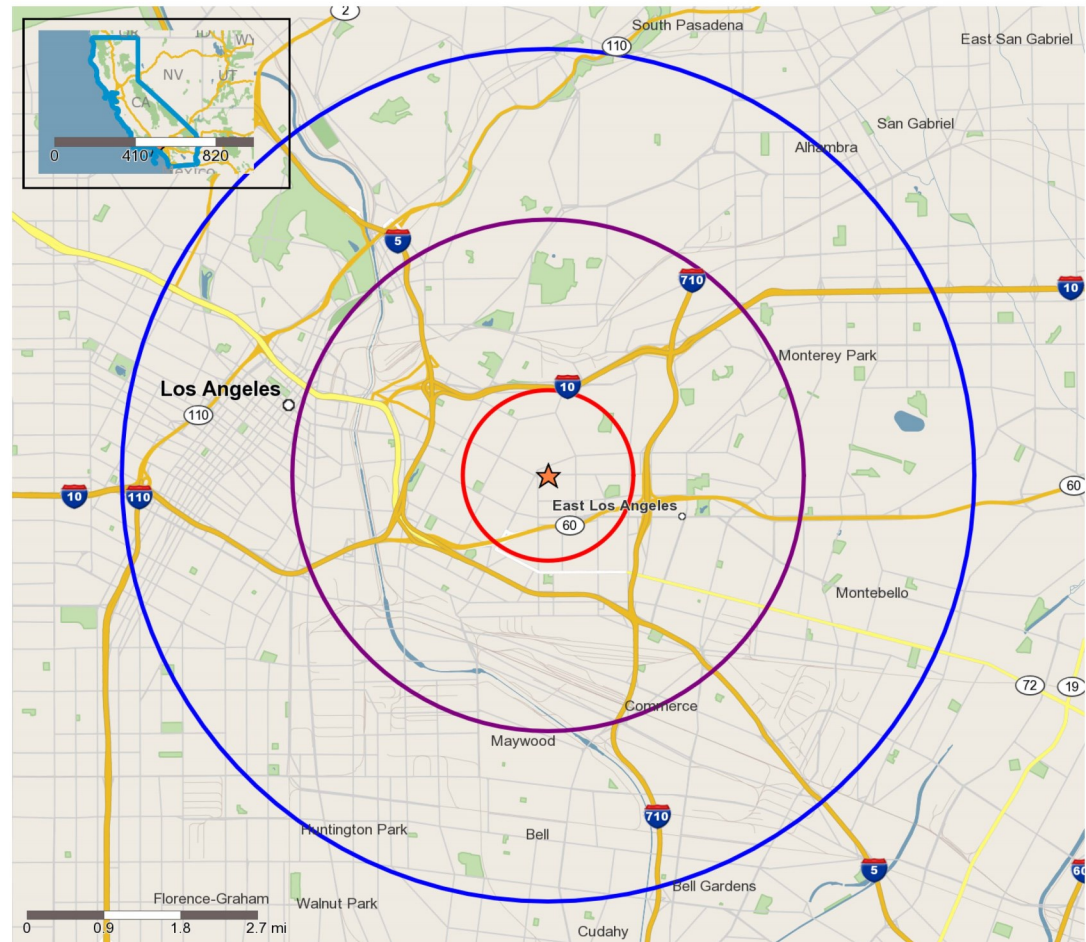
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# DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2017B</b>			
Total Population	65,665	298,720	905,517
Female Population	50.18%	48.70%	49.18%
Male Population	49.82%	51.30%	50.82%
Population Density	20,899	10,564	11,528
Population Median Age	29.9	32.1	33.3
Employed Civilian Population 16+	26,903	120,069	383,303
% White Collar	37.2%	43.0%	44.8%
% Blue Collar	62.8%	57.0%	55.2%
Total Q4 2017 Employees	5,552	144,592	524,670
Total Q4 2017 Establishments*	664	9,318	39,890
Population Growth 2000-2010	-0.09%	-0.38%	0.36%
Population Growth 2017B-2022	-1.37%	-0.41%	0.29%
<b>Income: 2017B</b>			
Average Household Income	\$51,794	\$56,737	\$58,993
Median Household Income	\$39,578	\$39,198	\$38,053
Per Capita Income	\$12,583	\$15,574	\$17,824
Avg Income Growth 2000-2010	28.97%	33.69%	34.24%
Avg Income Growth 2017B-2022	15.34%	15.80%	15.98%
<b>Households: 2017B</b>			
Households	15,878	78,038	266,906
Average Household Size	4.02	3.61	3.26
Hhld Growth 2000-2010	1.41%	4.63%	7.01%
Hhld Growth 2017B-2022	0.97%	2.26%	3.32%
<b>Housing Units: 2017B</b>			
Occupied Units	15,878	78,038	266,906
% Occupied Units	97.32%	97.18%	96.41%
% Vacant Housing Units	2.68%	2.82%	3.59%
Owner Occ Housing Growth 2000-2010	0.74%	4.81%	5.63%
Owner Occ Housing Growth 2000-2022	-0.14%	6.57%	6.57%
Owner Occ Housing Growth 2017B-2022	0.55%	1.47%	1.50%
Occ Housing Growth 2000-2010	1.41%	4.63%	7.01%
Occ Housing Growth 2010-2022	4.59%	6.90%	9.04%
Occ Housing Growth 2017B-2022	0.97%	2.26%	3.32%
<b>Race and Ethnicity: 2017B</b>			
% American Indian or Alaska Native Population	1.09%	1.07%	1.10%
% Asian Population	1.22%	9.27%	16.07%
% Black Population	0.76%	2.54%	3.45%
% Hawaiian or Pacific Islander Population	0.05%	0.07%	0.07%
% Multirace Population	3.44%	3.58%	4.11%
% Other Race Population	45.71%	38.71%	34.63%
% White Population	47.74%	44.76%	40.56%
% Hispanic Population	98.29%	85.76%	75.13%
% Non Hispanic Population	3.00%	15.20%	25.56%



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- Trade Areas (in miles) - 1
- Trade Areas (in miles) - 3
- Trade Areas (in miles) - 5

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