

AVAILABLE FOR SUBLEASE
APPROX. 9,269 SQ. FT.

Downtown/Arts District Adjacent



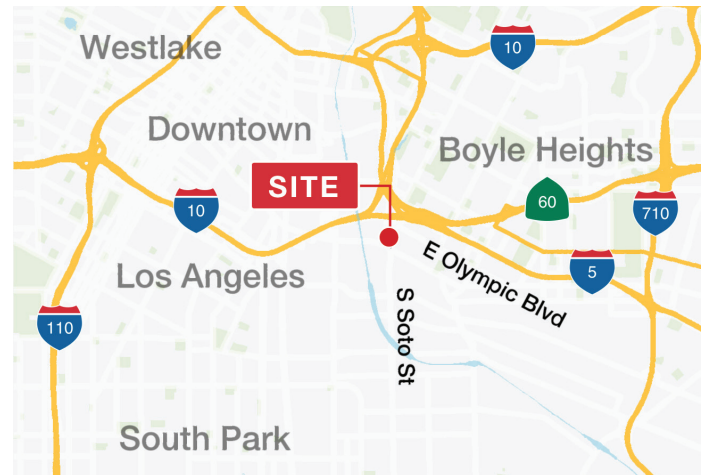
2711 E. Olympic Blvd.
SEC Olympic Blvd. Soto St.
Boyle Heights, CA

Property Highlights:

- Approx. 9,269 Sq. Ft. ± of a 22,000 Sq. Ft. Prominent Freestanding Retail Bldg. Presently Occupied by Warehouse Shoe Sales (WSS), Who Will Continue to Operate in the Balance of the Bldg.
- Major Signalized Corner
- Full Remodel In 2015
- Prominent Tower Element
- Adjacent Former Sears Headquarters (13 Acres Planned Mixed-Use Redevelopment of 1,030 Live/Work Units, Retail, Restaurant, and Creative Office) and Wyvernwood Garden Apartments (70 Acre Planned Mixed-Use Redevelopment with 4,400 New Units Plus 300,000 Sq. Ft. of Retail)
- Contact Broker Regarding Economics

*** As This is an Operating Store, Please Contact Broker for Access; Do Not Approach Any Employee**

DEMOGRAPHICS	1 MILES	2 MILES	3 MILES
TOTAL POPULATION	20,770	114,599	354,632
AVG. HH INCOME	\$59,211	\$56,152	\$60,163
NO. OF EMPLOYEES	16,225	79,877	291,111



Traffic Count

SOTO STREET	42,714 ADT
E. OLYMPIC BLVD.	25,050 ADT
TOTAL	67,764 ADT

FOR MORE INFORMATION:

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Site Plan

