

# BUSY ATLANTIC BLVD OFF 60 FREEWAY ENDCAP SPACE AVAILABLE

212 S. ATLANTIC BOULEVARD, LOS ANGELES, CA 90022



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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 footage 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.



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## PROPERTY FEATURES

- Well-maintained property features high street visibility, monument signage opportunity
- Unit has it's own private restroom and A/C control
- Tenant pays own electricity
- 2nd floor tenancy

## AREA AMENITIES

- Dense population demographics approx. 720,000 residents within a 3-mile radius
- Close to numerous successful national & regional tenants
- Immediately off the 60 freeway
- Situated on Atlantic Boulevard



DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	40,728	264,023	720,038
Average HH Income	\$68,077	\$72,414	\$71,008
Daytime Population	32,290	210,497	574,054
Traffic Count	± 39,381 CPD on Intersection		

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