

# NEWLY RENOVATED RETAIL / OFFICES ON BUSY 3RD STREET

4547 - 4555 3rd Street, Los Angeles, CA 90022

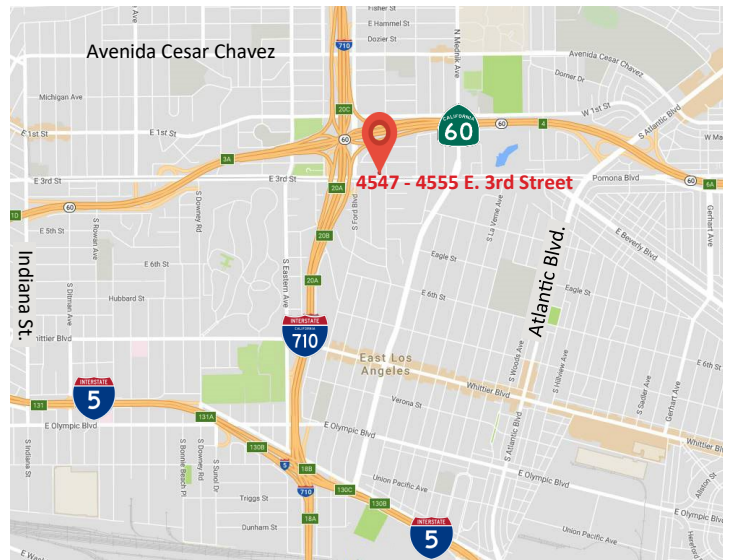


## FEATURES

- Office & Retail Space ±1,040 SF Available
- Signalized Intersection in Enterprise Zone
- Easy Ingress / Egress Access
- Ample Parking and Great Visibility
- 30 ft. Tall Monument Sign

## AREA AMENITIES

- Adjacent to Metro Gold Line's Maravilla Station
- Easy Access to 710 and 60 Freeways
- Near East Los Angeles Civic Center
- State Enterprise Zone



DEMOS	1 mile	3 mile	5 mile
Population	11,820	17,074	17,635
Avg. HH Income	\$73,228	\$74,380	\$75,379
Daytime Pop.	2,613	3,482	3,645
Traffic Count	35,000 cars per day		

## NEIGHBORING RETAILERS



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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### EXCLUSIVE LEASING AGENTS

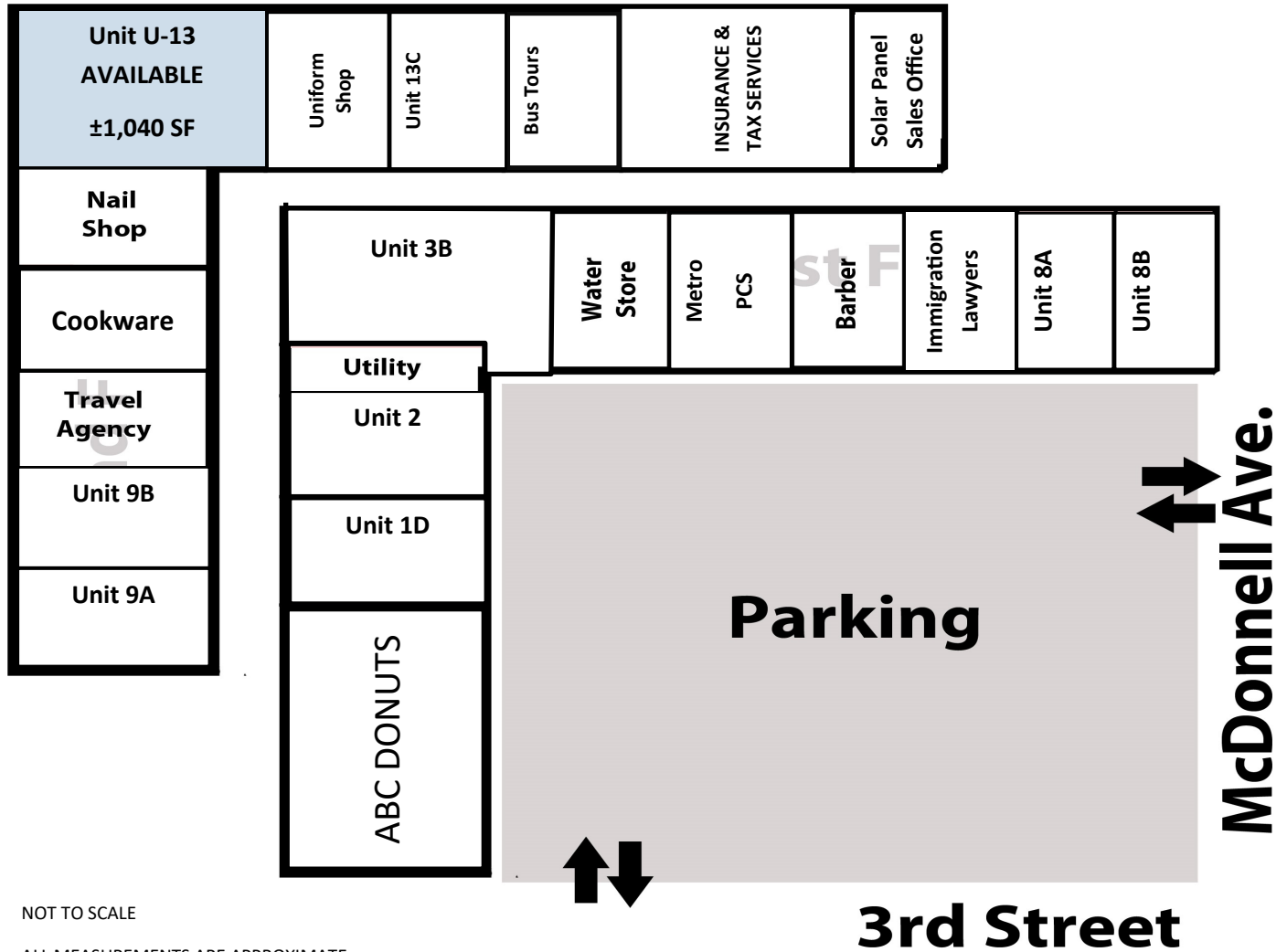
**Dragana Bozilovic** (818) 697-9382, dragana@illicre.com, DRE# 01958060  
**Todd Nathanson** (818) 514-2204, todd@illicre.com, DRE# 00932779

Please visit us at:



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NOT TO SCALE

ALL MEASUREMENTS ARE APPROXIMATE

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