



## PRIME LOCATION: OFF THE CORNER OF MLK JR & VERMONT

1030 MARTIN LUTHER KING BOULEVARD, LOS ANGELES, CA 90037

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ASSET GROUP



## OFF THE CORNER OF MARTIN LUTHER KING BLVD & VERMONT

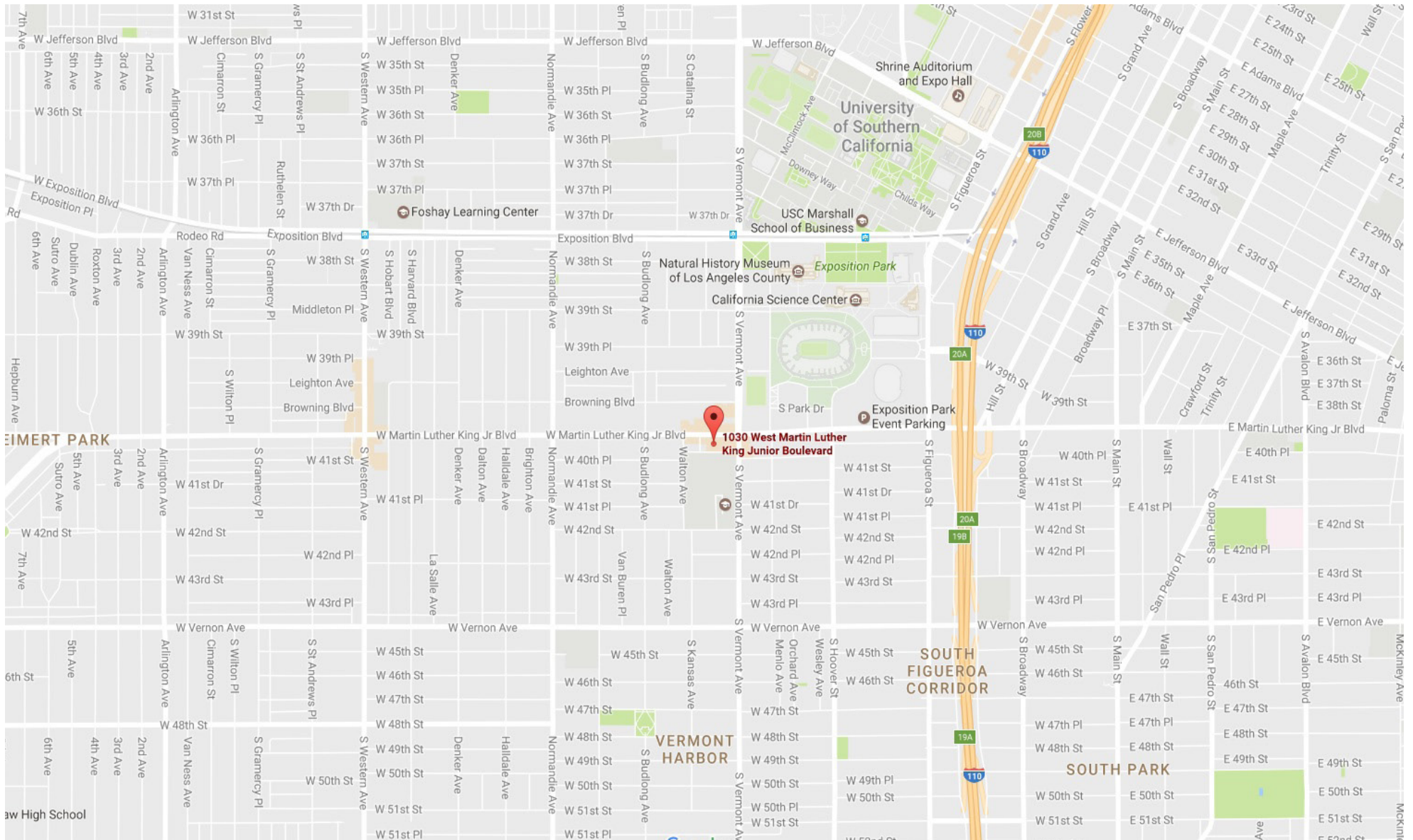
1030 MARTIN LUTHER KING BOULEVARD, LOS ANGELES, CA 90037

### Highlights

- Approximately 2,500 Sq Ft space in a very busy Shopping Center
  - Tremendous Visibility
  - Busy intersection
  - Ample Parking
  - Variety of Signage
  - Co Tenants: Subway, Boost Mobile, TitleMax, Liberty Tax , Louisiana Fried Chicken
  - Seeking: Ice Cream, Insurance, Market, Smoke Shop
- USC & LA Coliseum Vicinity.
  - Right off Signalized Intersection
  - Excellent Traffic Counts
  - All day walking Traffic
  - Strong Area Demographics
  - 1-Mile AVG HH Income: \$38,000
  - 1-Mile Population: 57,000
  - 65% Hispanic

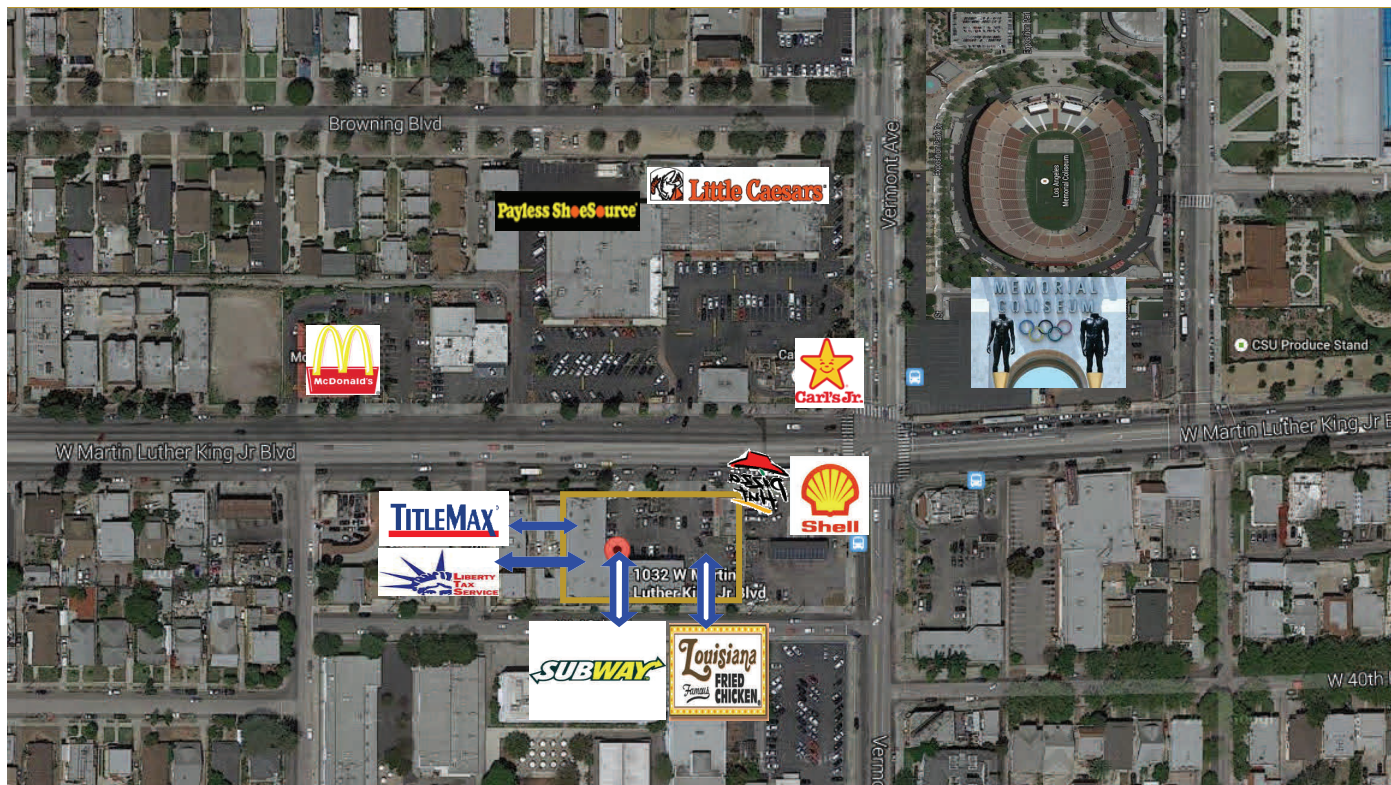
# MAP

1030 MARTIN LUTHER KING BOULEVARD, LOS ANGELES, CA 90037



## AERIAL

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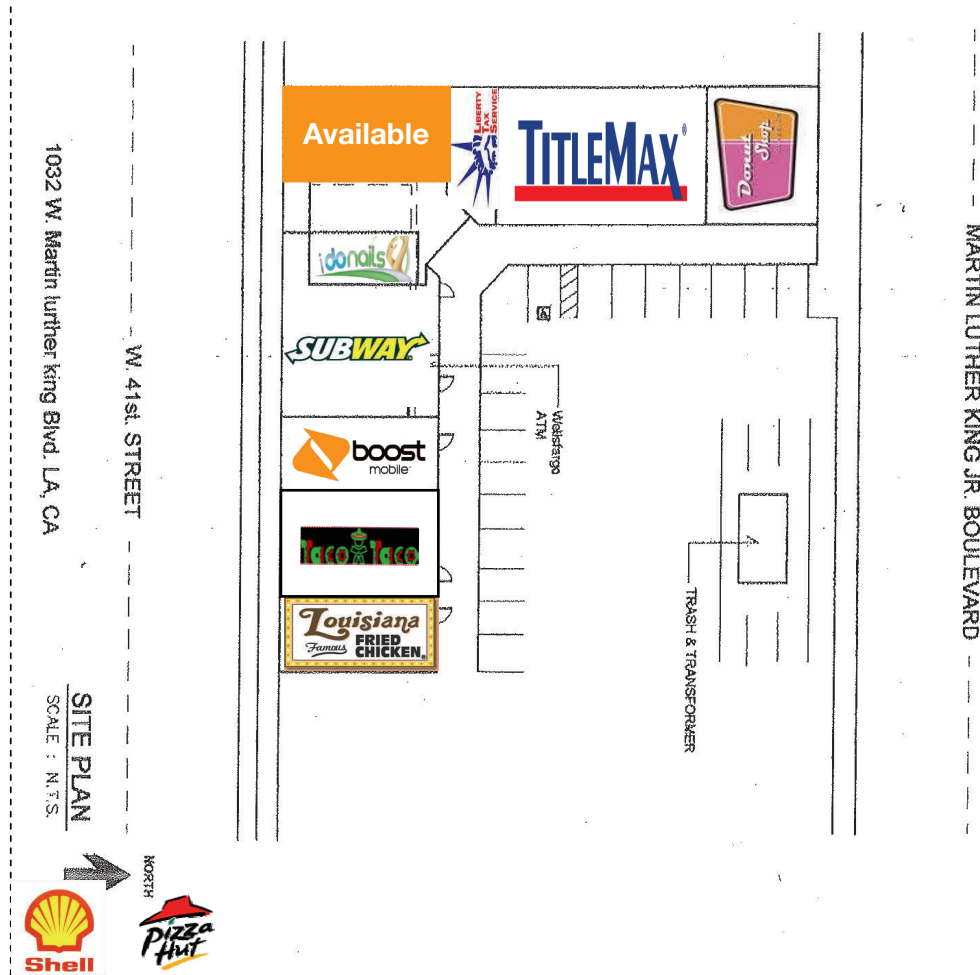
## DEMOGRAPHICS

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|   | 1 mile(s) | 3 mile(s) | 5 mile(s) |
|---|-----------|-----------|-----------|
| <b>Population: 2015B</b>                      |           |           |           |
| Total Population                              | 61,205    | 508,951   | 1,296,518 |
| Female Population                             | 50.38%    | 50.49%    | 49.91%    |
| Male Population                               | 49.62%    | 49.51%    | 50.09%    |
| Population Density                            | 19,480    | 17,998    | 16,505    |
| Population Median Age                         | 27.8      | 29.9      | 32.1      |
| Employed Civilian Population 16+              | 23,405    | 200,536   | 536,101   |
| % White Collar                                | 34.5%     | 37.4%     | 43.2%     |
| % Blue Collar                                 | 65.5%     | 62.6%     | 56.8%     |
| Total Employees                               | 21,175    | 139,602   | 544,097   |
| Total Establishments*                         | 924       | 14,703    | 49,141    |
| Population Growth 2000-2010                   | 13.57%    | 3.87%     | 2.46%     |
| Population Growth 2015B-2020                  | 1.44%     | 0.93%     | 1.54%     |
| <b>Income: 2015B</b>                          |           |           |           |
| Average Household Income                      | \$39,578  | \$45,224  | \$50,446  |
| Median Household Income                       | \$26,502  | \$29,548  | \$31,899  |
| Per Capita Income                             | \$11,461  | \$13,239  | \$16,648  |
| Avg Income Growth 2000-2010                   | 28.21%    | 28.50%    | 33.16%    |
| Avg Income Growth 2015B-2020                  | 19.58%    | 20.40%    | 19.07%    |
| <b>Households: 2015B</b>                      |           |           |           |
| Households                                    | 15,795    | 143,385   | 414,419   |
| Average Household Size                        | 3.56      | 3.40      | 3.01      |
| Hhld Growth 2000-2010                         | 4.44%     | 2.75%     | 5.00%     |
| Hhld Growth 2015B-2020                        | 1.71%     | 1.37%     | 2.68%     |
| <b>Housing Units: 2015B</b>                   |           |           |           |
| Occupied Units                                | 15,795    | 143,385   | 414,419   |
| % Occupied Units                              | 95.84%    | 96.17%    | 96.01%    |
| % Vacant Housing Units                        | 4.16%     | 3.83%     | 3.99%     |
| Owner Occ Housing Growth 2000-2010            | 0.36%     | 0.23%     | 1.65%     |
| Owner Occ Housing Growth 2000-2020            | -1.08%    | 0.81%     | 3.01%     |
| Owner Occ Housing Growth 2015B-2020           | 0.43%     | 0.52%     | 1.05%     |
| Occ Housing Growth 2000-2010                  | 4.44%     | 2.75%     | 5.00%     |
| Occ Housing Growth 2010-2020                  | 5.64%     | 6.04%     | 7.91%     |
| Occ Housing Growth 2015B-2020                 | 1.71%     | 1.37%     | 2.68%     |
| <b>Race and Ethnicity: 2015B</b>              |           |           |           |
| % American Indian or Alaska Native Population | 1.02%     | 0.94%     | 0.94%     |
| % Asian Population                            | 4.10%     | 5.04%     | 10.66%    |
| % Black Population                            | 22.99%    | 22.41%    | 21.67%    |
| % Hawaiian or Pacific Islander Population     | 0.13%     | 0.08%     | 0.10%     |
| % Multirace Population                        | 4.67%     | 4.56%     | 4.48%     |
| % Other Race Population                       | 40.81%    | 39.02%    | 33.24%    |
| % White Population                            | 26.28%    | 27.95%    | 28.91%    |
| % Hispanic Population                         | 67.96%    | 68.85%    | 61.39%    |
| % Non Hispanic Population                     | 32.04%    | 31.15%    | 38.61%    |

## SITE PLAN

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# Vermont Ave



For more information, please call.



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