

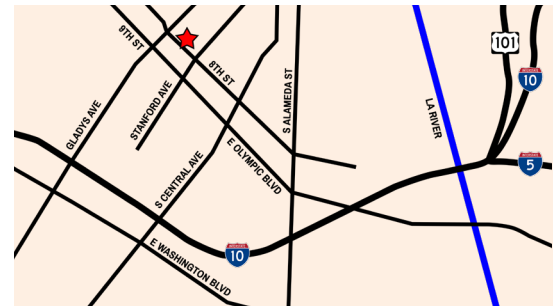
1000-1008 E. 8th Street
Los Angeles, CA 90021

FOR LEASE - 12,825 SF



DESCRIPTION

- Zoned for light manufacturing
- On the hard corner of 8th and Gladys Ave
- Located in the greater downtown area with plenty of parking
- Property a part of the Hub Zone Program, which is an excellent opportunity for small businesses, women and minority owners
- Adaptive reuse incentive area



DEMOGRAPHICS

2019 ESTIMATE	POPULATION	MED. HH INCOME
1-MILE	31,379	\$20,205
2-MILE	464,327	\$30,750
3-MILE	1,290,102	\$36,670

TRAFFIC COUNTS

8TH ST / GLADYS AVE	6,464 VPD
E OLYMPIC BLVD / CERES AVE	20,341 VPD
S CENTRAL AVE / E 8TH ST	25,799 VPD

CONTACT

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INVESTMENT ASSOCIATE
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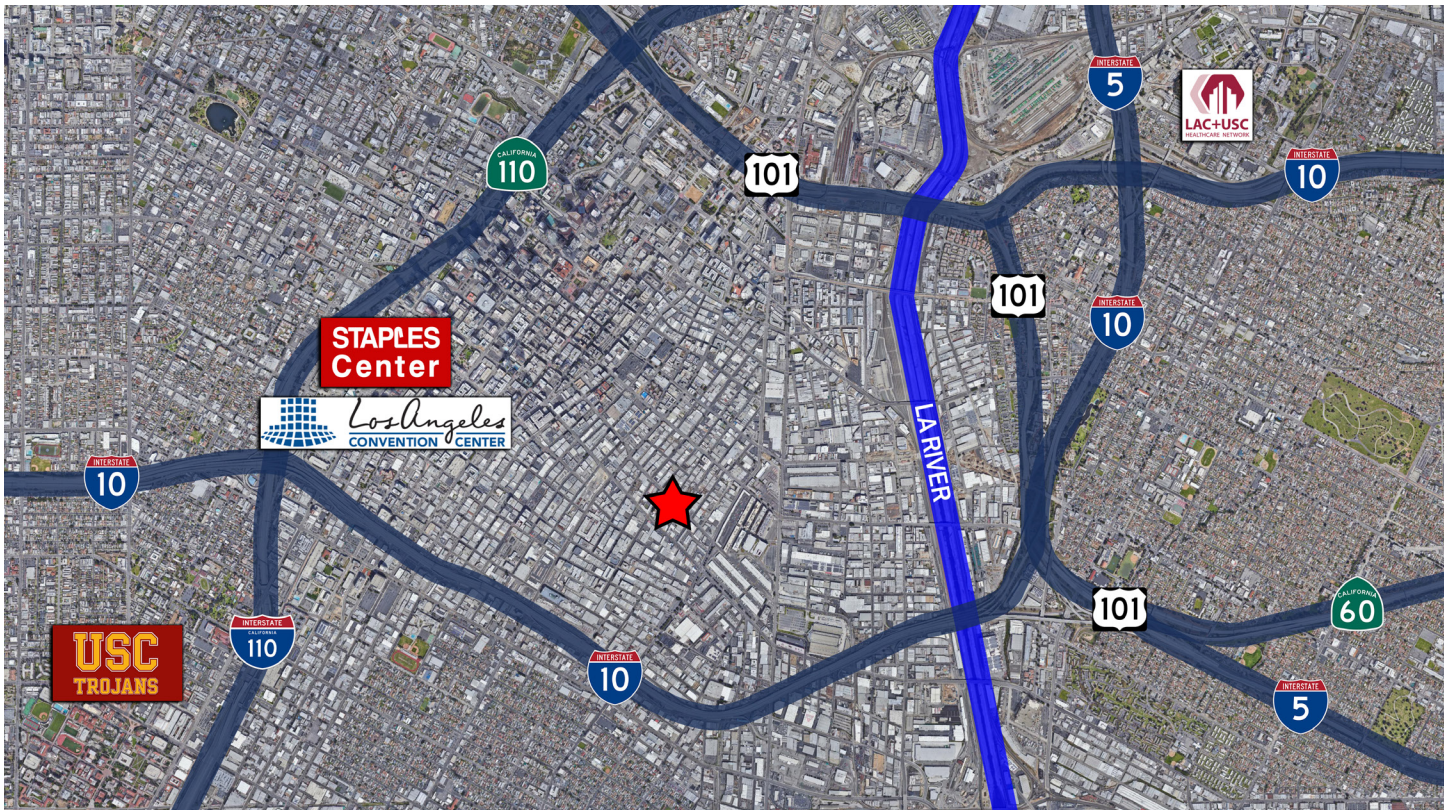
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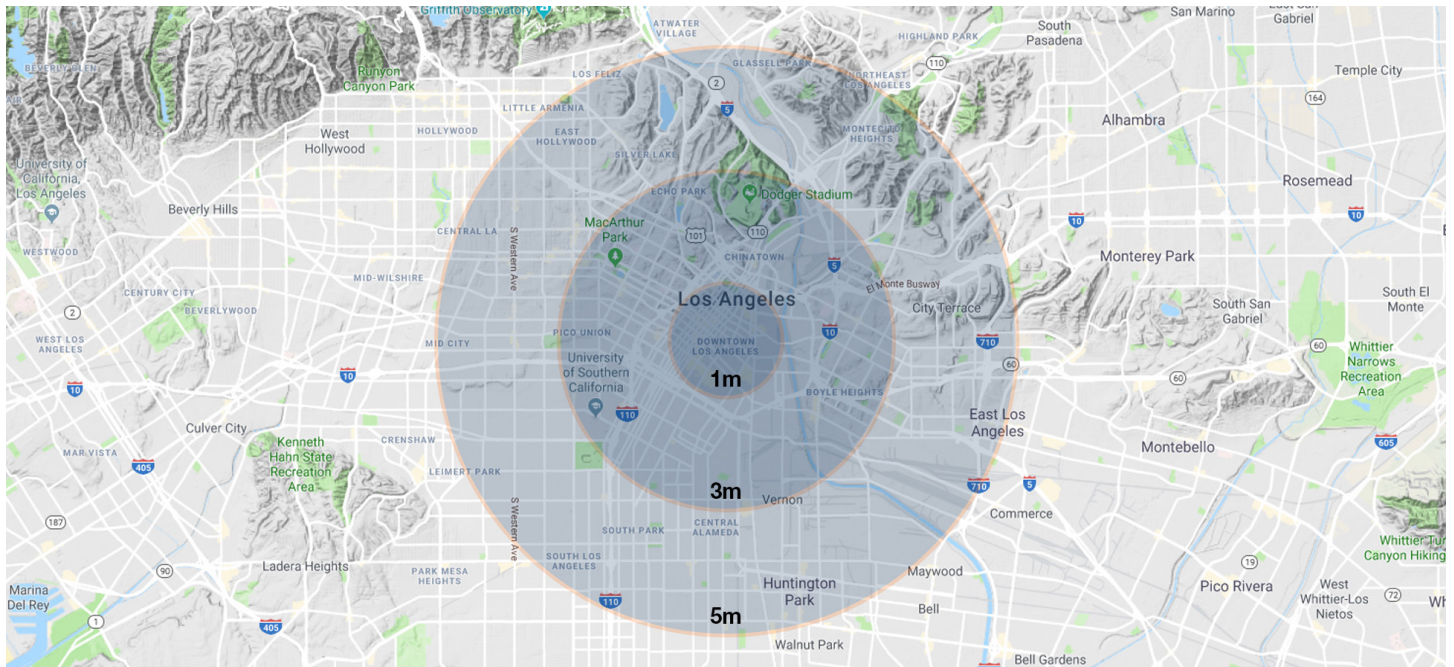
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,379	464,327	1,290,102
Male Population	62.71%	53.03%	51.00%
Female Population	37.29%	46.97%	49.00%
Median Age	41.9	31.3	32.3
HOUSE HOLDS AND INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,912	142,636	392,043
# of persons per HH	1.51	3.00	3.16
Average HH Income	\$57,722	\$51,852	\$57,012
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic Origin	32.3%	72.1%	71.7%
RACE (%)	1 MILE	3 MILES	5 MILES
White	37.5%	35.7%	36.0%
Black	25.0%	7.4%	8.8%
Asian	16.1%	12.9%	12.9%
American Indian	1.2%	1.2%	1.0%
Other	20.3%	42.7%	41.2%