



## PRIME LOCATION - BUSY INTERSECTION OF FLORENCE & CRENSHAW FOR LEASE

3411 W FLORENCE AVENUE, LOS ANGELES, CA 90043

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ASSET GROUP



## SIGNALIZED CORNER OF CRENSHAW AND FLORENCE

3411 FLORENCE AVENUE, LOS ANGELES, CA 90043

### Highlights

- 2 Retail Spaces
- Part of a Very Busy Arco Gas Station
- Tremendous Visibility
- Busy intersection
- Ample Parking

**Unit B:** 572 SF Inline

**Unit C:** 1,183 SF Inline

- Adjacent to Metro Station
- Right off Signalized Intersection
- Excellent Traffic Counts; 66,000 CPD
- All day walking Traffic
- Strong Area Demographics
- 2-Mile AVG HH Income: \$51,000
- 2-Mile Population: 147,000
- Neighboring Tenants: AmPm, 7-11, Boost, MetroPCS, McDonald's

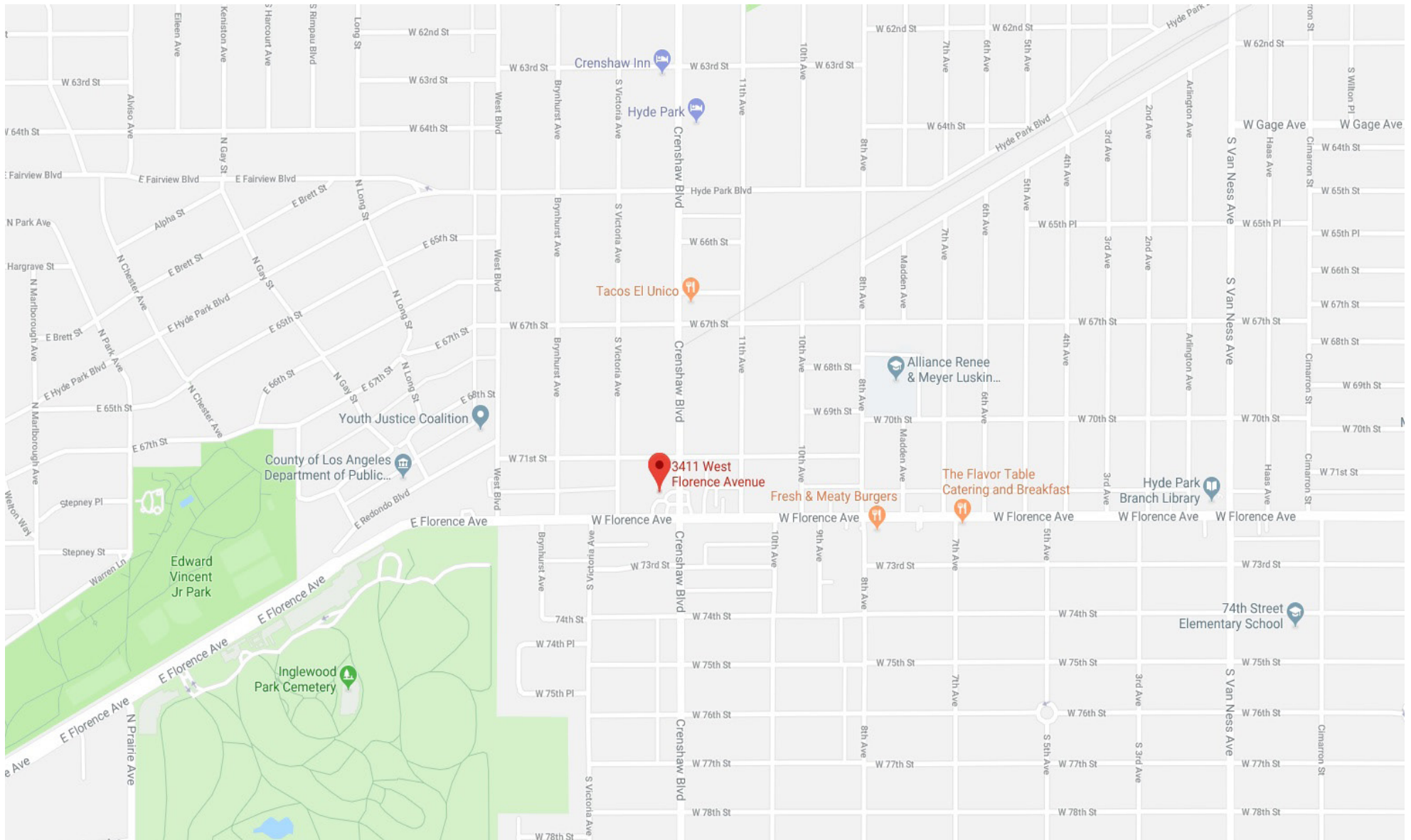
## ADDITIONAL PHOTO

3411 FLORENCE AVENUE, LOS ANGELES, CA 90043



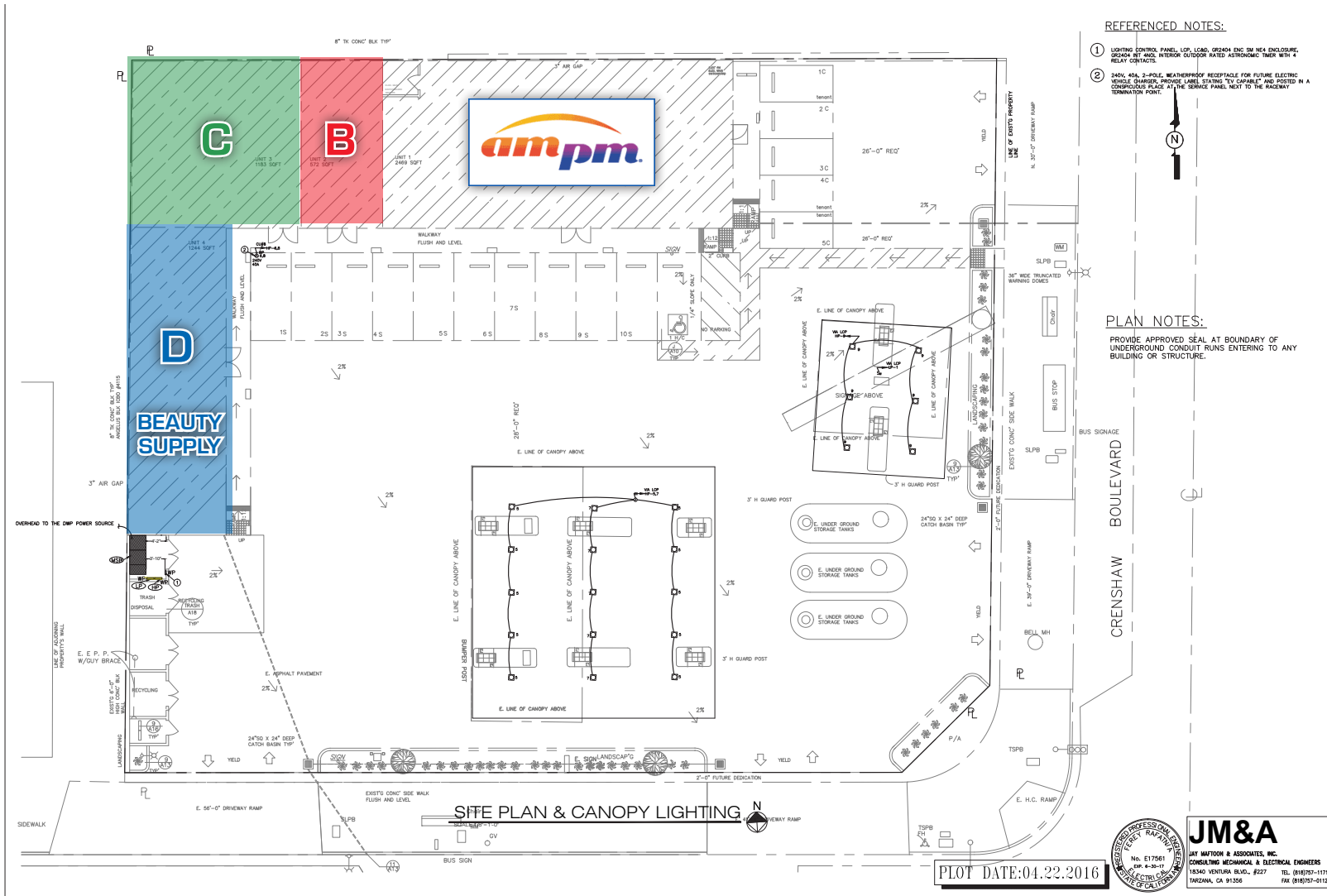
# MAP

3411 FLORENCE AVENUE, LOS ANGELES, CA 90043



# SITE PLAN

3411 FLORENCE AVENUE, LOS ANGELES, CA 90043



**REFERENCED NOTES:**

- ① LIGHTING CONTROL PANEL, LDF, LOAD, GREENH ENC OR NEA ENCLOSURE, SREACH BY WAC, INTERIOR QUADROUT PATED ASTROTRAC TRIGR WITH 4 RELAY CONTACTS.
- ② 240V, 40A, 2-POLE, WEATHERPROOF RECEPTACLE FOR FUTURE ELECTRIC VEHICLE CHARGER, PROVIDE LABELS STATING 'EV CAPABLE', AND POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL NEXT TO THE RACEWAY TERMINATION POINT.

**PLAN NOTES:**

PROVIDE APPROVED SEAL AT BOUNDARY OF UNDERGROUND CONDUIT RUNS ENTERING TO ANY BUILDING OR STRUCTURE.

**CRENSHAW BLVD**

**FLORENCE AVE**

PILOT DATE: 04.22.2016

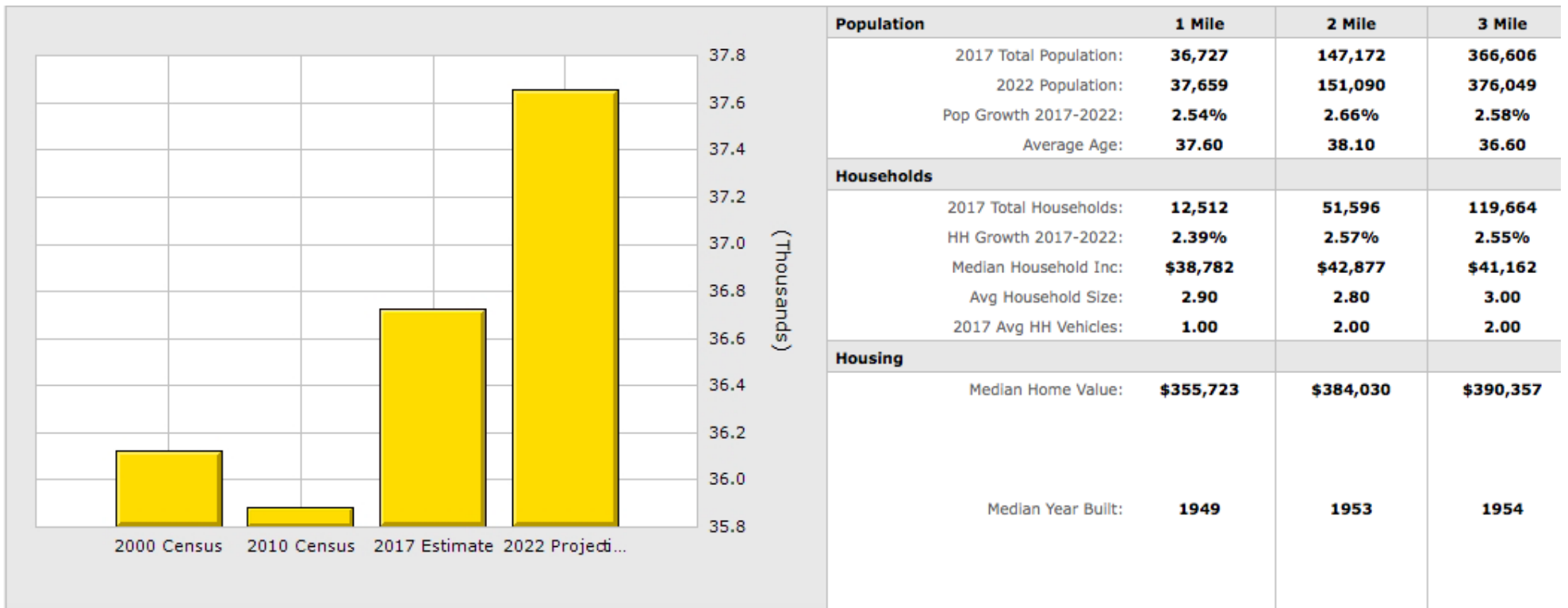
**JM&A**

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ISS. 4-30-14  
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## DEMOGRAPHICS

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	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2017 Total Population:	<b>36,727</b>	<b>147,172</b>	<b>366,606</b>
2022 Population:	<b>37,659</b>	<b>151,090</b>	<b>376,049</b>
Pop Growth 2017-2022:	<b>2.54%</b>	<b>2.66%</b>	<b>2.58%</b>
Average Age:	<b>37.60</b>	<b>38.10</b>	<b>36.60</b>
<b>Households</b>			
2017 Total Households:	<b>12,512</b>	<b>51,596</b>	<b>119,664</b>
HH Growth 2017-2022:	<b>2.39%</b>	<b>2.57%</b>	<b>2.55%</b>
Median Household Inc:	<b>\$38,782</b>	<b>\$42,877</b>	<b>\$41,162</b>
Avg Household Size:	<b>2.90</b>	<b>2.80</b>	<b>3.00</b>
2017 Avg HH Vehicles:	<b>1.00</b>	<b>2.00</b>	<b>2.00</b>
<b>Housing</b>			
Median Home Value:	<b>\$355,723</b>	<b>\$384,030</b>	<b>\$390,357</b>
Median Year Built:	<b>1949</b>	<b>1953</b>	<b>1954</b>



For more information, please call.



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