

FOR LEASE

RESTAURANT + RETAIL DEVELOPMENT IN PRIME VERNON

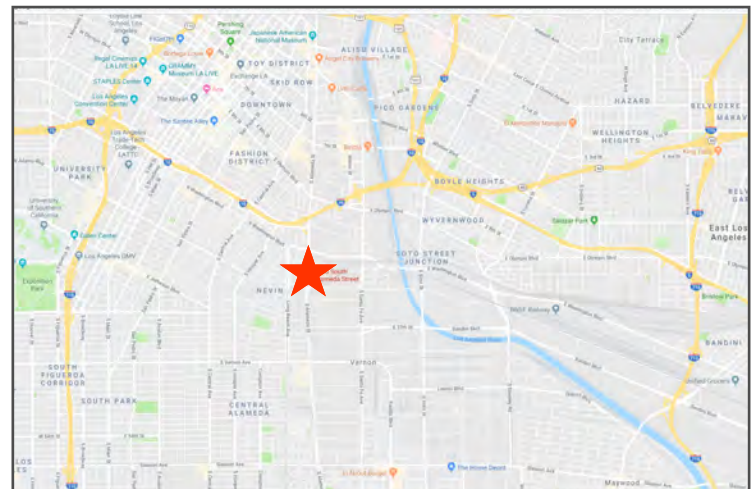


2500 S. ALAMEDA STREET | VERNON, CA 90058

ALAMEDA STREET + 25TH STREET

FEATURES + AMENITIES

- APPROX. 2,045 SQFT FORMER BURGERIM RESTAURANT AVAILABLE
- ADDITIONAL 1,155 SQFT TURN-KEY RESTAURANT SPACE
- JOIN JERSEY MIKE'S, CAFE DULCE, PIZZA + MEXICAN RESTAURANT (BOTH COMING SOON)
- PATIO AREA DESIGNATED FOR FOOD COURT SEATING
- MASSIVE DAYTIME POPULATION IN THE SURROUNDING AREA
- DAILY TRAFFIC COUNTS: 44K CPD



EXCLUSIVELY REPRESENTED BY

JASON EHRENPREIS

CA REAL ESTATE LIC #1741961

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• UNDERSERVED RETAIL
TRADE AREA

| DEMOGRAPHICS | 1-MILE | 3-MILE | 5-MILE |
|---------------|----------|----------|----------|
| POPULATION | 38,367 | 309,623 | 716,992 |
| AVG HH INCOME | \$70,880 | \$76,229 | \$84,941 |

ADDITIONAL PHOTOS

2500 S. ALAMEDA STREET | VERNON, CA 90053



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1517 S. SEPULVEDA BLVD.
LOS ANGELES, CA 90025

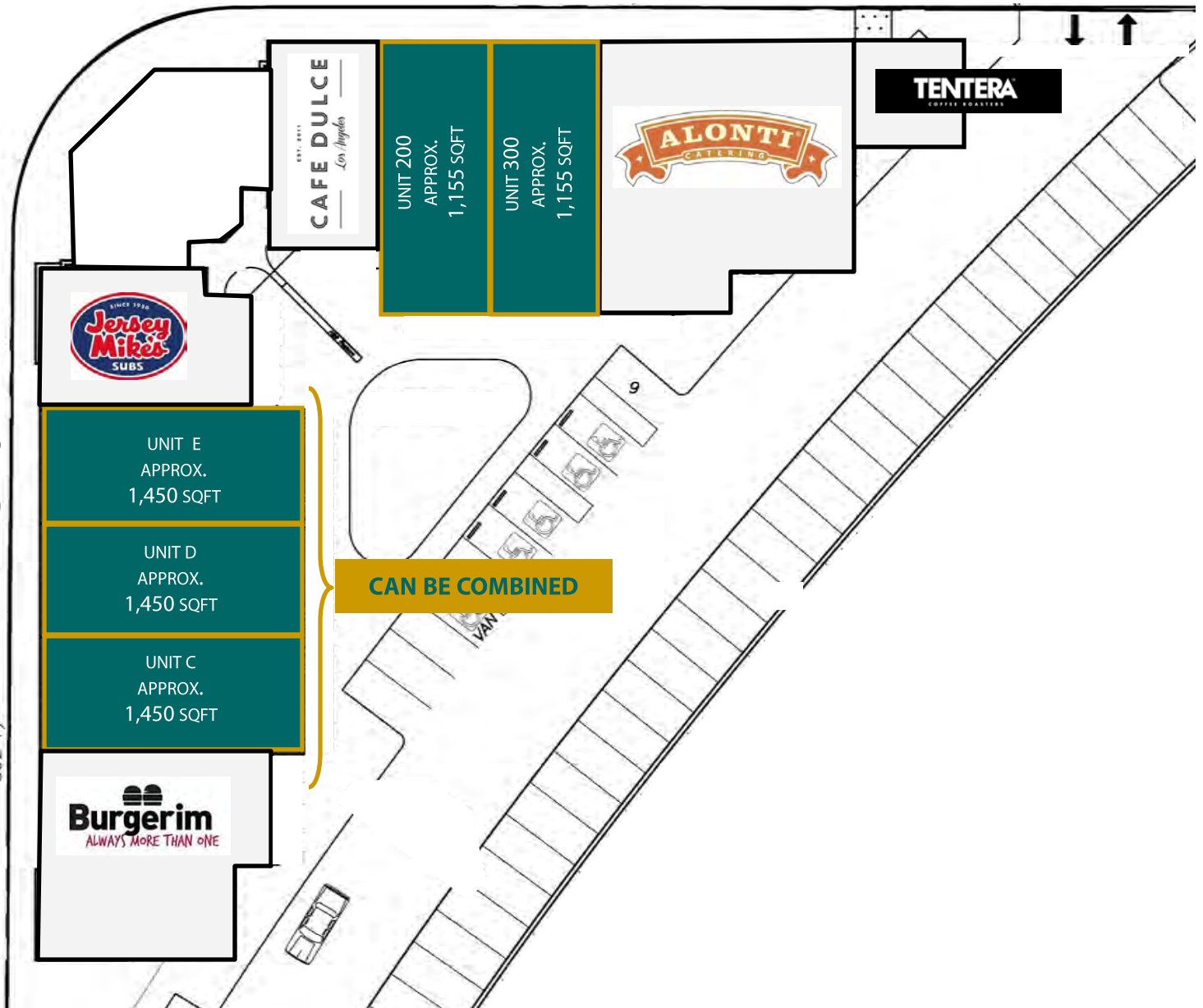
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SITE PLAN

2500 S. ALAMEDA STREET | VERNON, CA 90053

25TH STREET

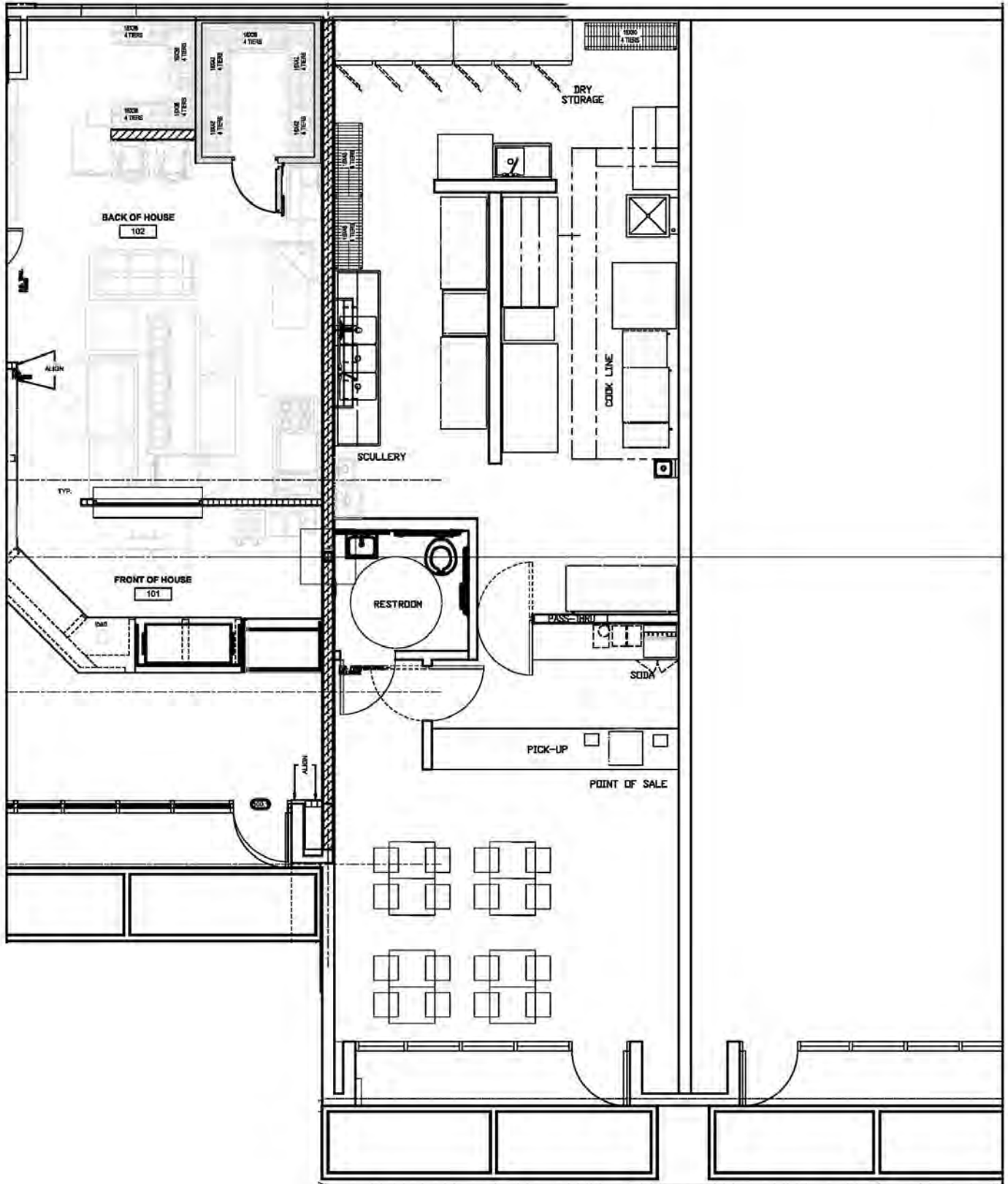
ALAMEDA STREET



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PROPOSED FLOOR PLAN | UNIT 200

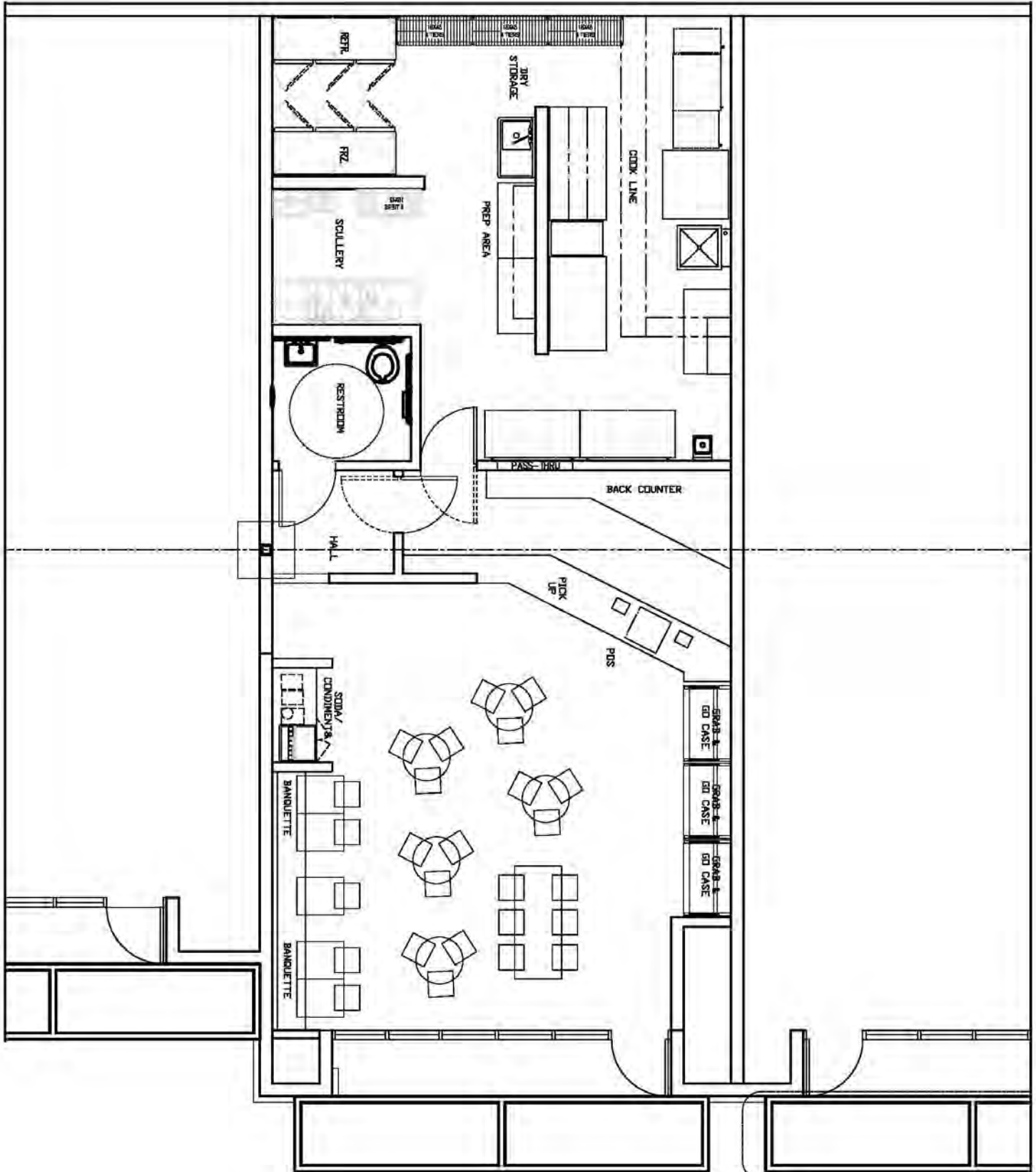
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PROPOSED FLOOR PLAN | UNIT C

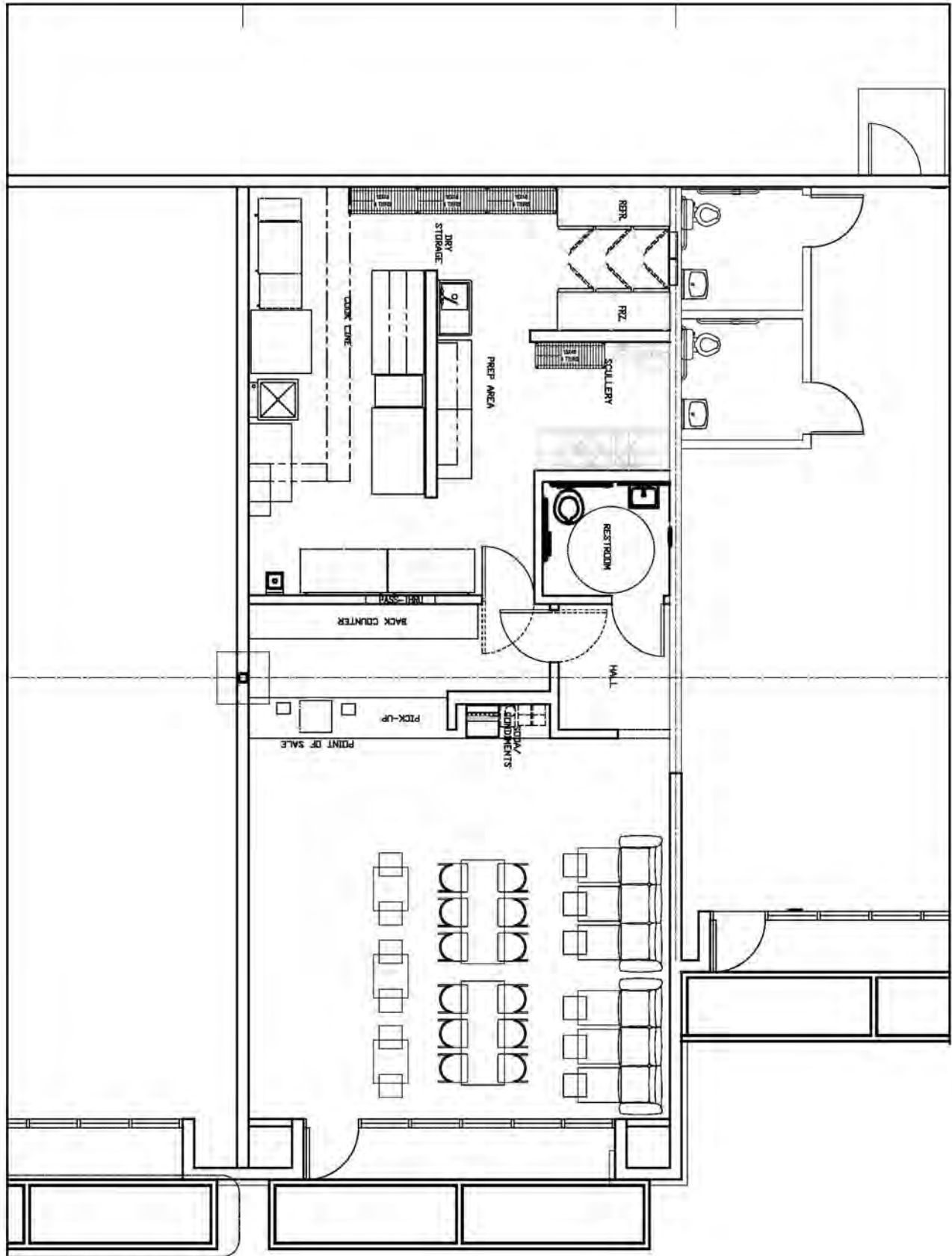
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PROPOSED FLOOR PLAN | UNIT E

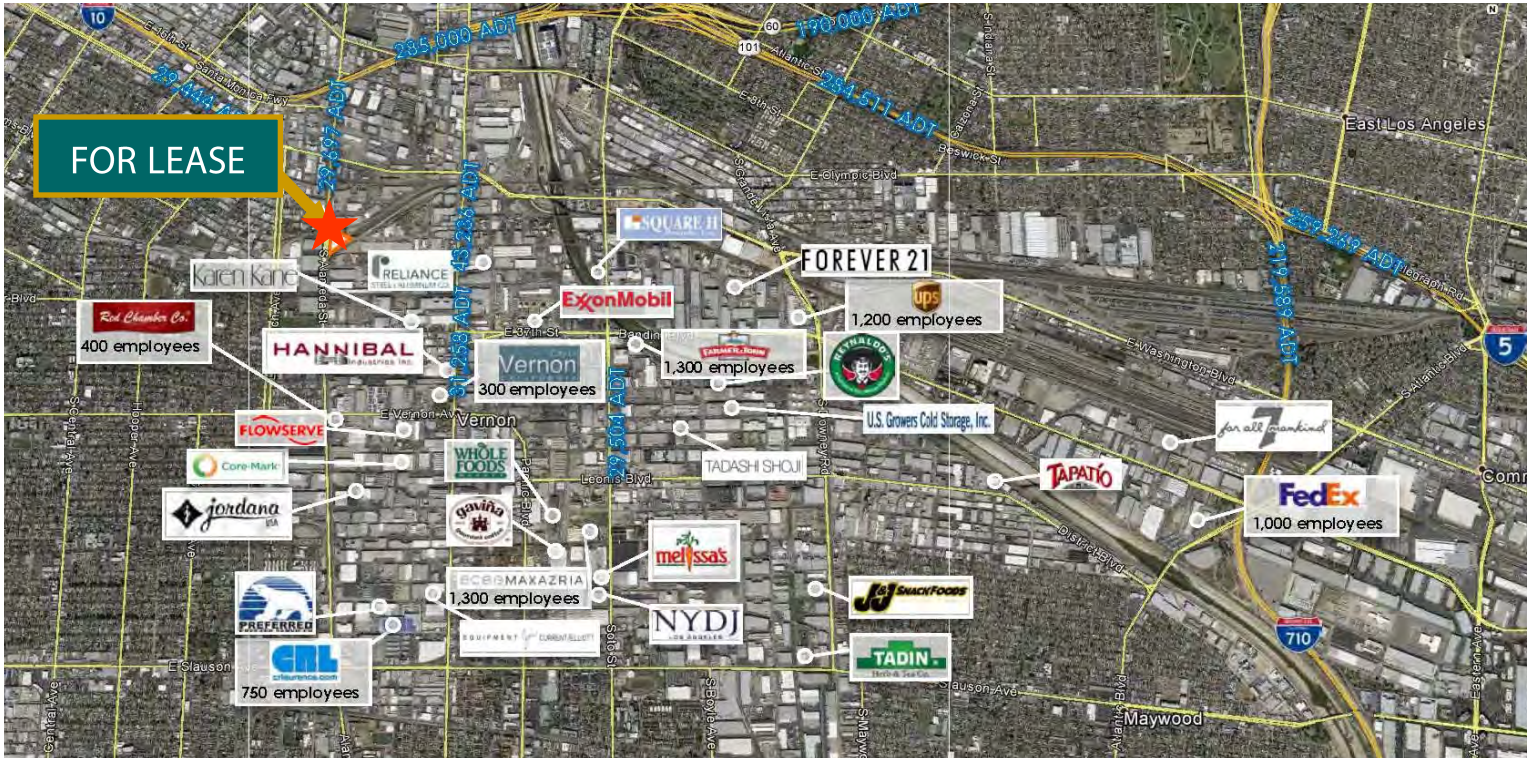
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AERIAL PHOTO

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LOS ANGELES, CA 90025

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DEMOGRAPHIC OVERVIEW

2500 S. ALAMEDA STREET | VERNON, CA 90053

| | 1 mile(s) | 3 mile(s) | 5 mile(s) |
|---|-----------|-----------|-----------|
| Population: 2018A | | | |
| Total Population | 23,326 | 382,728 | 1,299,119 |
| Female Population | 48.65% | 48.20% | 49.21% |
| Male Population | 51.35% | 51.80% | 50.79% |
| Population Density | 7,424 | 13,534 | 16,539 |
| Population Median Age | 28.4 | 29.9 | 31.1 |
| Employed Civilian Population 16+ | 9,375 | 157,329 | 546,943 |
| % White Collar | 29.1% | 38.1% | 37.9% |
| % Blue Collar | 70.9% | 61.9% | 62.1% |
| Total Q2 2018 Employees | 20,553 | 334,997 | 568,686 |
| Total Q2 2018 Establishments* | 1,892 | 24,968 | 45,028 |
| Population Growth 2000-2010 | 2.72% | 4.85% | 1.90% |
| Population Growth 2018A-2023 | 0.11% | 0.72% | -0.23% |
| Income: 2018A | | | |
| Average Household Income | \$46,059 | \$51,916 | \$51,900 |
| Median Household Income | \$34,613 | \$31,972 | \$35,000 |
| Per Capita Income | \$10,097 | \$15,823 | \$15,255 |
| Avg Income Growth 2000-2010 | 31.29% | 32.71% | 32.54% |
| Avg Income Growth 2018A-2023 | 17.77% | 20.62% | 17.83% |
| Households: 2018A | | | |
| Households | 5,072 | 107,542 | 369,116 |
| Average Household Size | 4.39 | 3.32 | 3.38 |
| Hhld Growth 2000-2010 | 6.92% | 12.78% | 5.92% |
| Hhld Growth 2018A-2023 | 3.44% | 5.69% | 3.08% |
| Housing Units: 2018A | | | |
| Occupied Units | 5,072 | 107,542 | 369,116 |
| % Occupied Units | 96.34% | 94.61% | 95.64% |
| % Vacant Housing Units | 3.66% | 5.39% | 4.36% |
| Owner Occ Housing Growth 2000-2010 | -1.39% | 11.63% | 3.08% |
| Owner Occ Housing Growth 2000-2023 | -1.80% | 16.16% | 2.55% |
| Owner Occ Housing Growth 2018A-2023 | 2.27% | 3.46% | 1.34% |
| Occ Housing Growth 2000-2010 | 6.92% | 12.78% | 5.92% |
| Occ Housing Growth 2010-2023 | 7.68% | 14.41% | 8.72% |
| Occ Housing Growth 2018A-2023 | 3.44% | 5.69% | 3.08% |
| Race and Ethnicity: 2018A | | | |
| % American Indian or Alaska Native Population | 0.87% | 1.09% | 1.01% |
| % Asian Population | 0.94% | 6.04% | 8.53% |
| % Black Population | 8.73% | 8.25% | 10.44% |
| % Hawaiian or Pacific Islander Population | 0.05% | 0.06% | 0.08% |
| % Multirace Population | 4.00% | 4.43% | 4.37% |
| % Other Race Population | 51.21% | 41.47% | 39.13% |
| % White Population | 34.19% | 38.65% | 36.43% |
| % Hispanic Population | 89.33% | 79.59% | 76.84% |
| % Non Hispanic Population | 10.67% | 20.41% | 23.16% |

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Market Conditions

| <u>Vacancy Rates</u> | Current | YOY Change |
|----------------------|---------|------------|
| Subject Property | 0.0% | ↓ 59.8% |
| Submarket 2-4 Star | 4.4% | ↑ 0.4% |
| Market Overall | 4.0% | ↑ 0.1% |

| <u>Market Rent Per SF</u> | Current | YOY Change |
|---------------------------|---------|------------|
| Subject Property | \$45.00 | ↔ 0.0% |
| Submarket 2-4 Star | \$25.46 | ↑ 0.5% |
| Market Overall | \$32.40 | ↑ 0.4% |

| <u>Submarket Leasing Activity</u> | Current | YOY Change |
|-----------------------------------|-----------|------------|
| 12 Mo. Leased SF | 1,065,208 | ↓ 34.7% |
| Months on Market | 7.8 | ↓ 0.8 mo |

| <u>Submarket Sales Activity</u> | Current | Prev Year |
|---------------------------------|---------|-----------|
| 12 Mo. Sales Volume (Mil.) | \$651.2 | \$384.9 |
| 12 Mo. Price Per SF | \$345 | \$336 |

Traffic

| Collection Street | Cross Street | Traffic Vol | Year | Distance |
|-------------------|------------------|-------------|------|----------|
| E 25th St | S Santa Fe Ave E | 9,179 | 2017 | 0.23 mi |
| E 20th St | McGarry St E | 2,115 | 2017 | 0.29 mi |
| S Alameda St | E 20th St S | 34,854 | 2017 | 0.31 mi |
| E 20th St | Staunton Ave E | 1,945 | 2017 | 0.34 mi |
| E Long Beach Ave | E 20th St N | 12,453 | 2017 | 0.36 mi |

Public Transportation

| Transit/Subway | Drive | Walk | Distance |
|--------------------------------|-------|--------|----------|
| Washington Station (Blue Line) | 2 min | 10 min | 0.5 mi |

| Commuter Rail | Drive | Walk | Distance |
|---|--------|------|----------|
| Cal State LA Commuter Rail (San... | 9 min | | 6.6 mi |
| Commerce Commuter Rail (Orange County.. | 10 min | | 6.8 mi |

| Airport | Drive | Walk | Distance |
|------------------------------------|--------|------|----------|
| Bob Hope Airport | 22 min | | 19.0 mi |
| Los Angeles International Airport | 25 min | | 19.5 mi |
| Long Beach-Daugherty Field Airport | 28 min | | 22.3 mi |

DAYTIME EMPLOYMENT

| Business Employment By Type | # Businesses | | | # Employees | | | # Emp/Bus | | |
|----------------------------------|--------------|--------|--------|-------------|---------|---------|-----------|--------|--------|
| | 1 Mile | 3 Mile | 5 Mile | 1 Mile | 3 Mile | 5 Mile | 1 Mile | 3 Mile | 5 Mile |
| Total Businesses | 1,324 | 27,670 | 51,998 | 19,977 | 353,458 | 580,762 | 15 | 13 | 11 |
| Retail | 348 | 6,041 | 9,623 | 5,002 | 43,722 | 68,623 | 14 | 7 | 7 |
| Wholesale | 313 | 3,646 | 4,465 | 3,449 | 27,158 | 35,625 | 11 | 7 | 8 |
| Hospitality & Food Service | 47 | 1,653 | 3,426 | 386 | 25,223 | 45,609 | 8 | 15 | 13 |
| Real Estate, Renting, Leasing | 34 | 822 | 1,839 | 283 | 7,152 | 12,240 | 8 | 9 | 7 |
| Finance & Insurance | 44 | 1,544 | 3,030 | 315 | 22,750 | 31,656 | 7 | 15 | 10 |
| Information | 22 | 564 | 1,067 | 151 | 7,353 | 11,885 | 7 | 13 | 11 |
| Scientific & Technology Services | 46 | 4,169 | 6,439 | 267 | 46,430 | 59,732 | 6 | 11 | 9 |
| Management of Companies | 2 | 34 | 45 | 6 | 1,287 | 1,810 | 3 | 38 | 40 |
| Health Care & Social Assistance | 38 | 2,768 | 9,425 | 144 | 18,546 | 67,372 | 4 | 7 | 7 |
| Education Services | 12 | 447 | 1,059 | 837 | 46,784 | 71,317 | 70 | 105 | 67 |
| Public Administration & Sales | 5 | 327 | 602 | 483 | 34,684 | 51,146 | 97 | 106 | 85 |
| Arts, Entertainment, Recreation | 11 | 281 | 514 | 94 | 3,556 | 6,135 | 9 | 13 | 12 |
| Utilities | 1 | 13 | 28 | 90 | 2,996 | 3,192 | 90 | 230 | 114 |
| Admin Support & Waste Management | 31 | 734 | 1,426 | 362 | 8,807 | 23,415 | 12 | 12 | 16 |
| Construction | 25 | 606 | 1,259 | 159 | 3,931 | 7,910 | 6 | 6 | 6 |
| Manufacturing | 248 | 2,157 | 2,880 | 7,375 | 37,291 | 47,507 | 30 | 17 | 16 |
| Agriculture, Mining, Fishing | 4 | 25 | 36 | 30 | 128 | 191 | 8 | 5 | 5 |
| Other Services | 93 | 1,839 | 4,835 | 544 | 15,660 | 35,397 | 6 | 9 | 7 |

CONSUMER SPENDING

| Radius | 1 Mile | 3 Mile | 5 Mile | 1 Mile | 3 Mile | 5 Mile |
|--|---------|-----------|-----------|---------|-----------|-----------|
| Total Specified Consumer Spending (\$) | 112,581 | 2,209,278 | 7,479,488 | 125,492 | 2,489,492 | 8,360,663 |
| Apparel: | | | | | | |
| Total Apparel | 9,770 | 173,800 | 584,836 | 10,380 | 187,124 | 625,096 |
| Women's Apparel | 3,332 | 61,688 | 211,057 | 3,597 | 66,627 | 225,919 |
| Men's Apparel | 1,938 | 36,252 | 119,600 | 2,086 | 39,155 | 128,328 |
| Girls Apparel | 961 | 15,464 | 51,248 | 975 | 16,558 | 54,490 |
| Boy's Apparel | 658 | 10,607 | 35,183 | 671 | 11,415 | 37,571 |
| Infant Apparel | 533 | 9,415 | 30,960 | 563 | 10,098 | 33,122 |
| Footwear | 2,350 | 40,374 | 136,789 | 2,488 | 43,270 | 145,666 |
| Entertainment, Hobbies & Pets: | | | | | | |
| Total Entertainment, Hobbies & Pets | 7,594 | 153,401 | 516,422 | 7,913 | 162,240 | 540,965 |
| Entertainment | 1,968 | 36,444 | 125,321 | 2,023 | 38,253 | 130,602 |
| Audio & Visual Equipment/Service | 3,509 | 73,303 | 248,488 | 3,666 | 77,444 | 260,128 |
| Reading Materials | 224 | 6,363 | 20,641 | 250 | 6,917 | 22,241 |
| Pets, Toys, Hobbies | 1,893 | 37,292 | 121,972 | 1,973 | 39,627 | 127,994 |
| Personal Items | 6,656 | 132,542 | 442,178 | 7,426 | 149,487 | 493,959 |
| Food & Alcohol: | | | | | | |
| Total Food & Alcohol | 38,501 | 730,612 | 2,468,488 | 42,672 | 817,804 | 2,742,147 |
| Food at Home | 24,868 | 447,096 | 1,526,751 | 27,798 | 503,563 | 1,706,874 |
| Food Away From Home | 11,741 | 242,133 | 808,784 | 12,867 | 270,256 | 895,007 |
| Alcoholic Beverages | 1,892 | 41,383 | 132,953 | 2,006 | 43,985 | 140,266 |
| Household: | | | | | | |
| Total Household | 11,704 | 253,769 | 848,109 | 12,520 | 274,296 | 906,735 |
| House Maintenance & Repair | 1,427 | 24,723 | 92,377 | 1,501 | 26,300 | 97,171 |
| Household Equipment & Furnishings | 5,190 | 115,853 | 381,479 | 5,374 | 121,628 | 396,435 |
| Household Operations | 4,219 | 89,604 | 298,882 | 4,700 | 100,388 | 331,570 |
| Housing Costs | 869 | 23,589 | 75,372 | 944 | 25,979 | 81,559 |
| Transportation and Maintenance: | | | | | | |
| Total Transportation and Maintenance | 26,357 | 522,589 | 1,812,213 | 31,018 | 621,989 | 2,140,023 |
| Vehicle Purchases | 9,270 | 180,303 | 637,811 | 10,207 | 202,752 | 712,544 |
| Vehicle Expenses | 730 | 18,844 | 58,921 | 842 | 22,034 | 68,244 |
| Gasoline | 11,098 | 203,195 | 706,650 | 14,112 | 261,268 | 902,160 |
| Transportation | 1,977 | 52,174 | 173,609 | 2,288 | 61,112 | 200,750 |
| Automotive Repair & Maintenance | 3,283 | 68,073 | 235,222 | 3,570 | 74,823 | 256,324 |
| Health Care: | | | | | | |
| Total Health Care | 5,410 | 106,480 | 364,917 | 6,444 | 126,235 | 428,130 |
| Medical Services | 3,210 | 62,386 | 211,879 | 3,727 | 72,737 | 244,786 |
| Prescription Drugs | 1,691 | 33,335 | 116,016 | 2,103 | 40,650 | 139,673 |
| Medical Supplies | 508 | 10,759 | 37,022 | 614 | 12,847 | 43,671 |
| Education & Day Care: | | | | | | |
| Total Education & Day Care | 6,589 | 136,085 | 442,324 | 7,119 | 150,317 | 483,608 |
| Education | 4,750 | 94,595 | 308,720 | 5,226 | 105,930 | 342,453 |
| Food & Alcoholic | 1,830 | 41,490 | 133,604 | 1,893 | 44,388 | 141,155 |