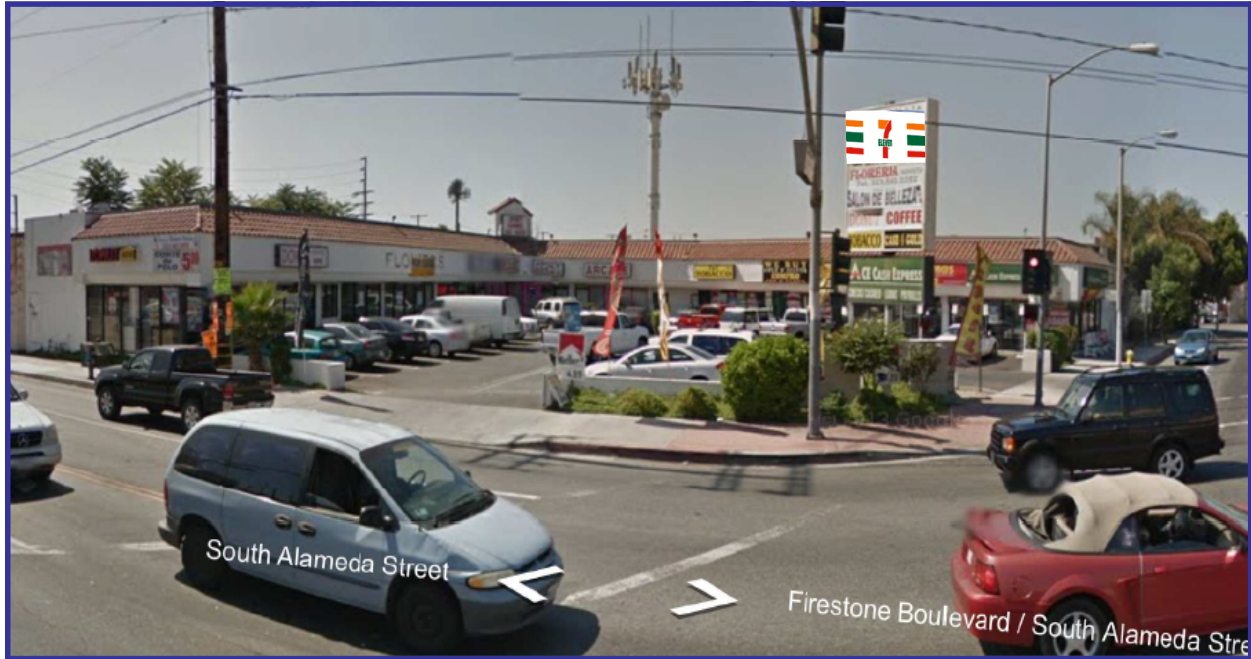


For Lease

2276-2294 E. Firestone Boulevard
Los Angeles, CA 90002

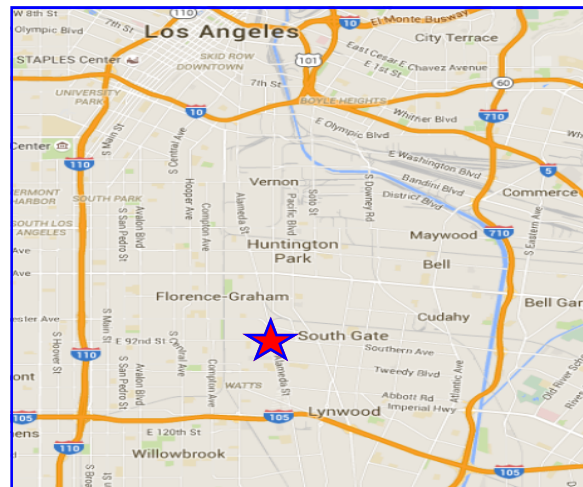


Highlights

- Signalized Intersection (Alameda Corridor)
- 65,000 Traffic Count
- 1-Mile Population 57,484
- Over Sized Pylon Sign
- Ample Parking
- 2 Points of Entries
- High Exposure
- 1200 AMP Power Supply

Permitted Use:

*Retail, Medical, Office
Food (take out)
24-Hour Operation by Right*



MDC

Mikhail Development Company

herselmikhail@hotmail.com

Hersel Mikhail (310) 808-4242

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Firestone Plaza

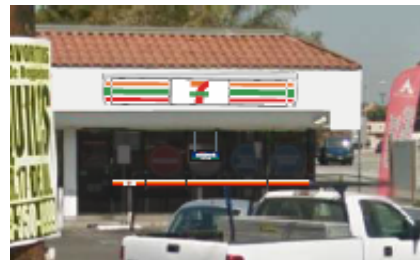
Demographics

Size:	800 to 4,500 SF
Freeway Proximity:	I-105 2-Mile I-110 3 Mile I-710 3.3 Mile I-10 4.5 Mile
Public Transportation:	Metro Blue Line Station 3/4 Mile Metro Bus Stop in Front of Property
Zone:	L.A. County M-2
Permitted Uses:	Uses in C-1, C-2, C-3 or higher 24-Hour operation permitted by right CUP not required for Pawn Shop <i>(source):</i>

https://www.municode.com/library/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT2PLZO_DIV1PLZO_CH22.28COZO_PTSUNCOZO



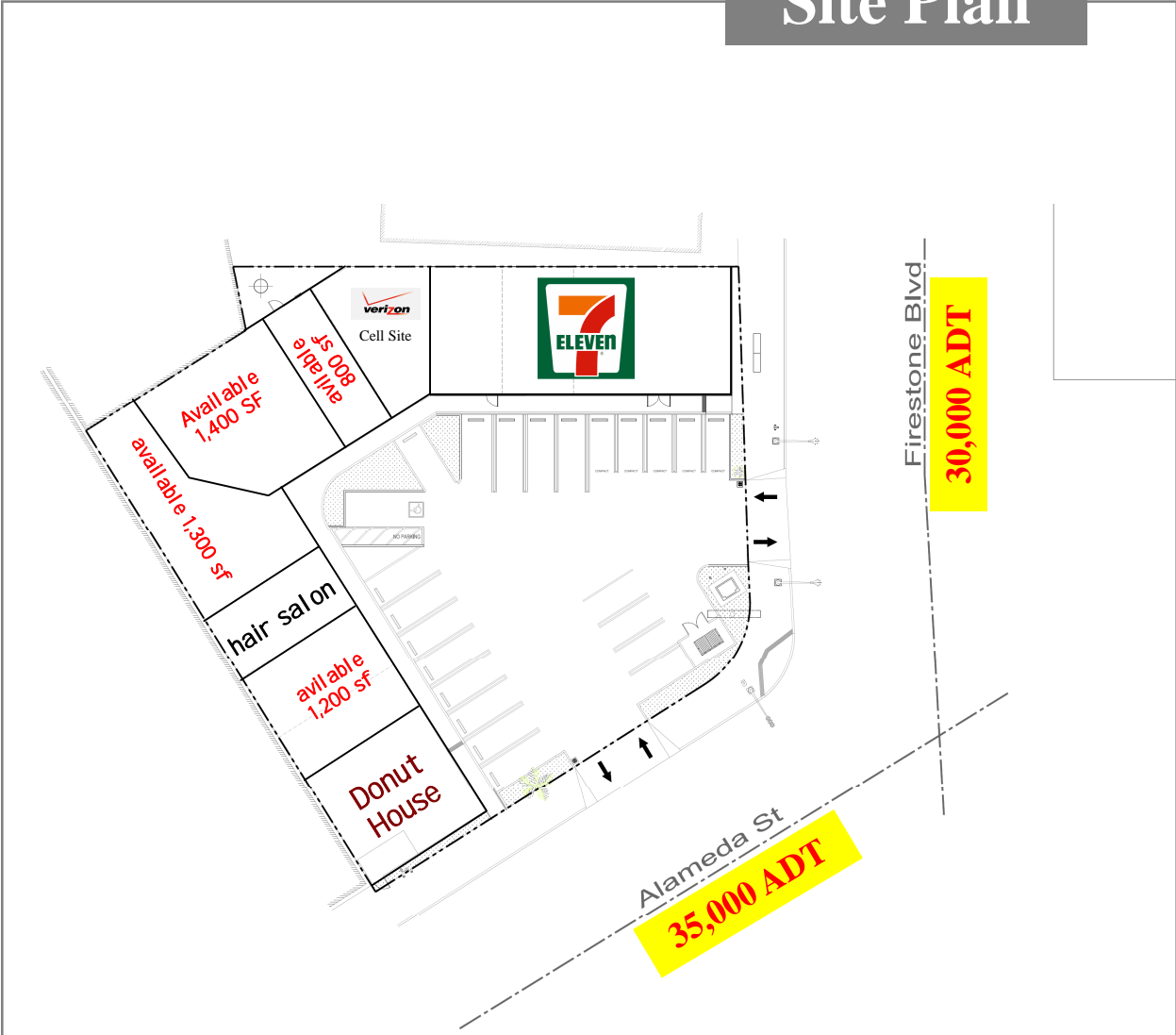
Demographic	1-Mile	3-Mile	5-Mile
Population	57,848	252,193	1,063,840
Household	13,363	108,034	256,567
Med. HH Inc.	\$38,026	\$36,685	\$36,973
Per Capita	\$10,386	\$11,195	\$11,952
Ave. HH Inc.	\$49,746	\$52,610	\$53,839
Daytime Population	42,917	409,788	908,492
Hispanic Population	89.92%	85.98%	79.47%
Housing Units	13,759	110,218	267,540



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Firestone Plaza

Site Plan

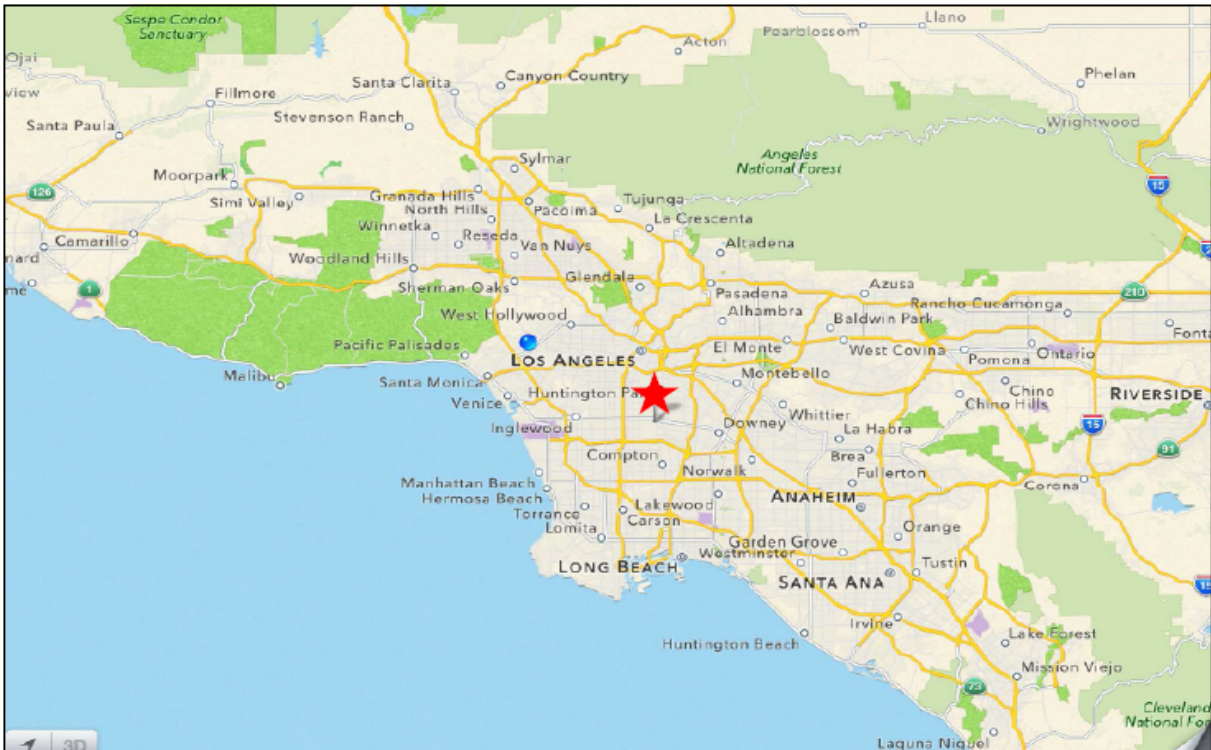
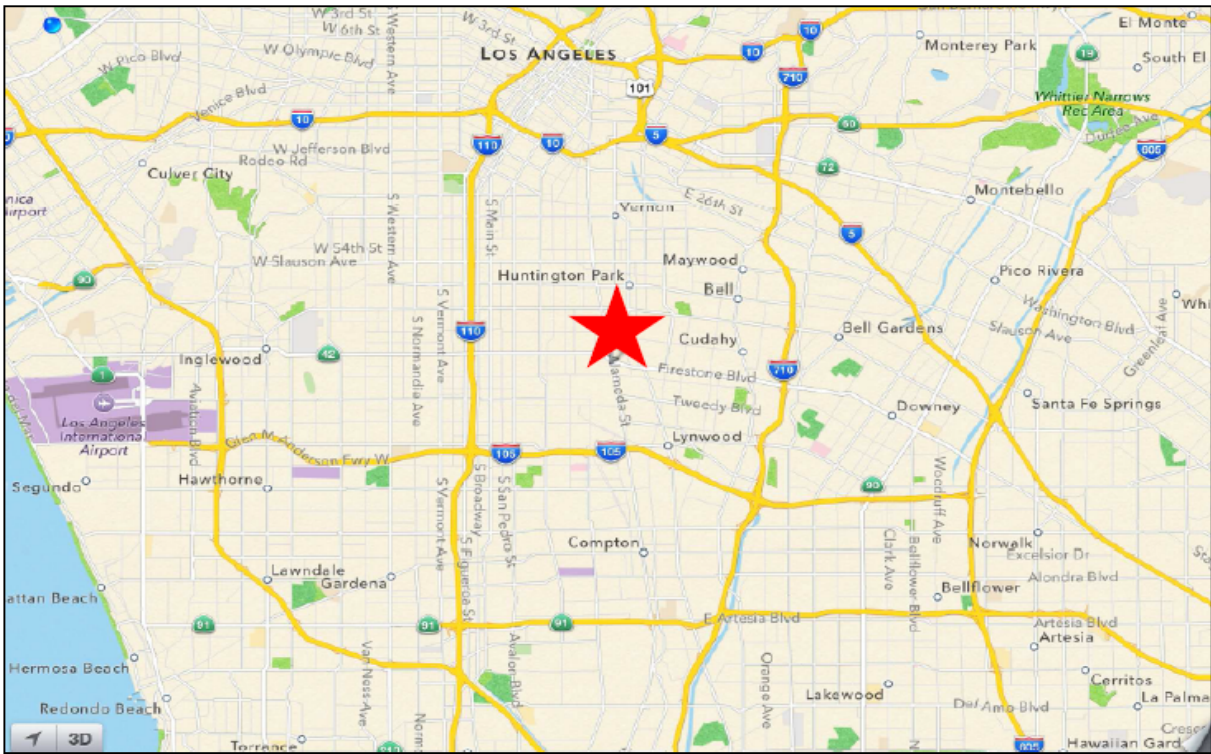


Address	Tenant	Size
2276 E. Firestone	7-Eleven	2,574
2280 E. Firestone	Verizon (Cell Site)	800
2284 E. Firestone	Available	800
2286 E. Firestone	Available	1,400
2288 E. Firestone	Available	1,300
2290 E. Firestone	Nancy's Beauty Salon	700
2292 E. Firestone	Available	1,200
2294 E. Firestone	Donut House	1,350

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Maps

Firestone Plaza

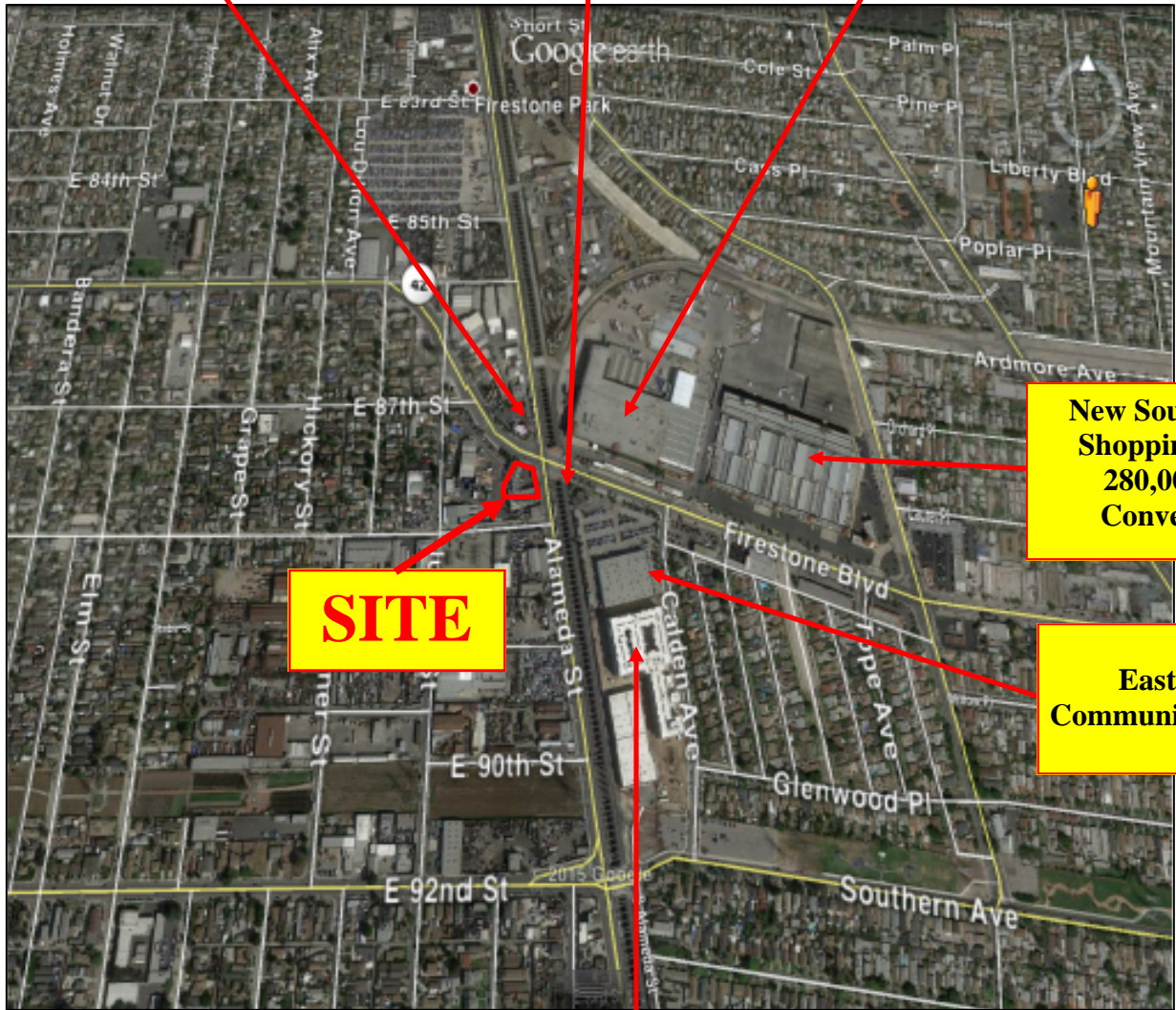


Firestone Plaza

Aerial Map



Hon Industries



**New South Gate Shopping Mall
280,000 SF
Conversion**

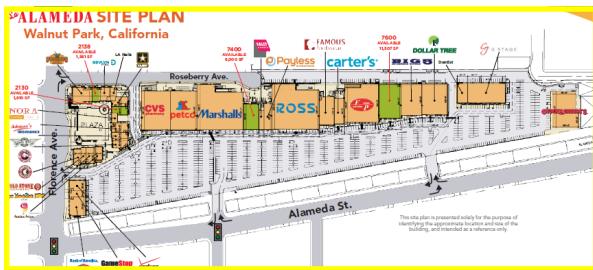
**East L.A.
Community College**



<http://caldencourt.pwapt.com/>

240 Unit Apartments

Firestone Plaza



Aerial Map

