5595 Huntington Dr North, Los Angeles, CA 90032

Huntington Plaza

FOR LEASE

Retail Space AMPLE PARKING

Alhambra and South Pasadena border On Huntington Dr North Built in 2008

Great Street Visibility

For Information, please contact:

Joseph Khoshsima,

DRE#01739843

Senior Associate joseph@simarealtyinc.com

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069



PROPERTY PROFILE & FEATURES

- Size: 1,142 SF
- Lot Size: 25,807 SF
- Year Built: 2008
- Zoning: LAC2
- Visibility from Huntington Dr
- · Join: Subway, Antigua Bread, Pisces and more
- Ample Parking space

DEMOGRAPHICS			
2015 ESTIMATES	1MILE	3MILE	5MILE
POPULATION	32,092	260,177	720,546
DAYTIME POPULATION	27,502	271,207	721,349

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AREA DESCRIPTION

- High Income neighborhood
- Strong demand for more services
- High Traffic volume (Over 28,500 ADT)
- Adjacent to Sierra Vista Elementary School
- Over 32,000 population in 1 mile radius
- Over \$96,000 average income in 1 mile radius

HOUSEHOLDS

2015 ESTIMATES	1MILE	3MILE	5MILE
2013 ESTIMATES		JIVILL	JIVILL
HOUSEHOLDS	11,785	90,971	232,021
AVERAGE INCOME	\$96,015	\$88,265	\$81,77 <u>6</u>
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Join:

Antigua Bread
Subway
Pisces Sushi
Prodigy
Hair Salon
Tips2Toes
Nail & Spa
Angel Spa &
Massage

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Site Plan

Unit 5583 \pm 1,235 sqft – Tips 2 Toes Nail Shop Unit 5585 \pm 986 sqft – Smoke Shop Unit 5587 \pm 968 sqft – Pisces Unit 5589 \pm 938 sqft – Prodigy Hair Salon Unit 5591 \pm 1,257 sqft – Angel Spa Unit 5593 \pm 929 sqft – Subway Unit 5595 \pm 1,142 sqft – Available Unit 5597 \pm 1,804 sqft – Antigua Bread

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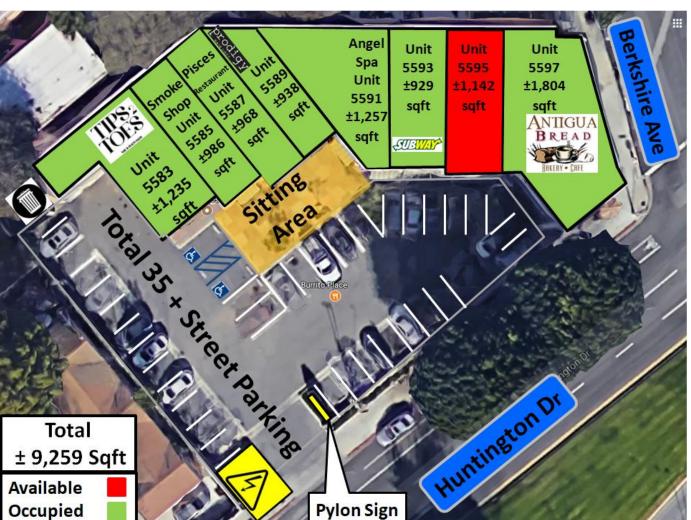
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Area Map

High Income Dense Population

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Next to Sierra Vista Elementary School

Los Angeles Unified School District ±270 Students & Staff

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Population around Huntington Plaza

1 Mile Radius ± 32,000

3 Mile Radius ± 265,000

5 Mile Radius ± 740,000

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Over 28,500 Average daily traffic on Huntington Dr. North and over 20,000 ADT on W. Main St

Traffic Count

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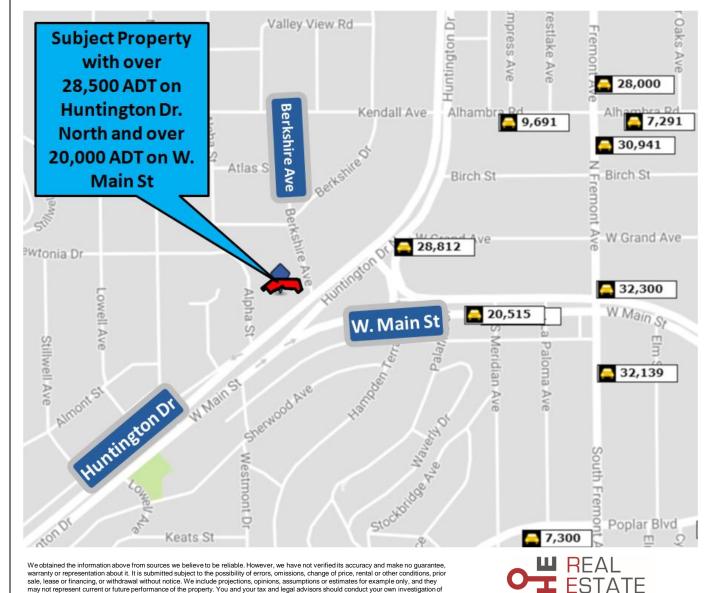
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Site Pictures



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Site Pictures

ANTIGUA BREAD BREAKFAST - LUNCH - DINNER

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Huntington Plaza

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DEMOGRAPHICS	Population	1 Mile	3 Mile	5 Mile
Population	2017 Total Population:	31,336	265,987	740,337
	2022 Population:	32,144	272,964	757,734
	Pop Growth 2017-2022:	2.58%	2.62%	2.35%
	Average Age:	38.30	38.90	38.30
	Households			
	2017 Total Households:	10,516	89,477	237,931
	HH Growth 2017-2022:	2.47%	2.56%	2.34%
	Median Household Inc:	\$64,668	\$61,653	\$57,217
	Avg Household Size:	3.00	2.90	3.00
	2017 Avg HH Vehicles:	2.00	2.00	2.00
For Information, please contact: Joseph Khoshsima,	Housing			
DRE#01739843	Median Home Value:	\$636,662	\$615,046	\$597,374
Senior Associate joseph@simarealtyinc.com	Median Year Built:	1953	1956	1957
Direct: (213) 675-9775				
8746 Holloway Dr	We obtained the information above from sources we believe to be reliable. However, we have a warranty or representation about it. It is submitted subject to the possibility of errors, omissions sale, lease or financing, or withdrawal without notice. We include projections, opinions, assum may not represent current or future performance of the property. You and your tax and legal ad	, change of price, rental or other conditions, potions or estimates for example only, and the	prior -	REAL STATE

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Huntington Plaza

Population for 1 Mile Radius

5581 Huntington Dr N, Los Angeles, CA 90032

Population

DEMOGRAPHICS

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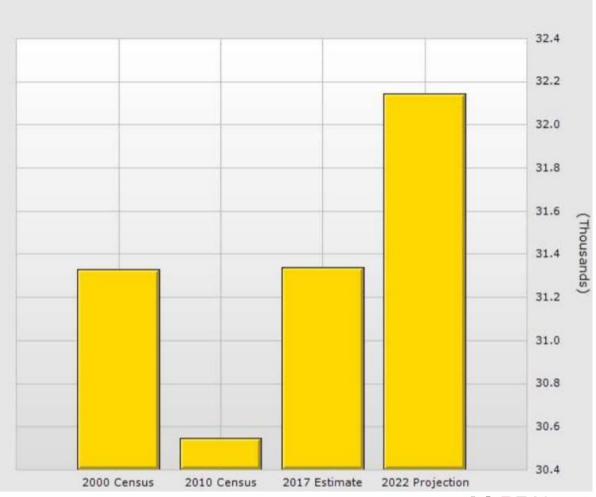
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DEMOGRAPHICS **Civilians Employed by Occupation** For Information, please contact: Joseph Khoshsima, DRE#01739843

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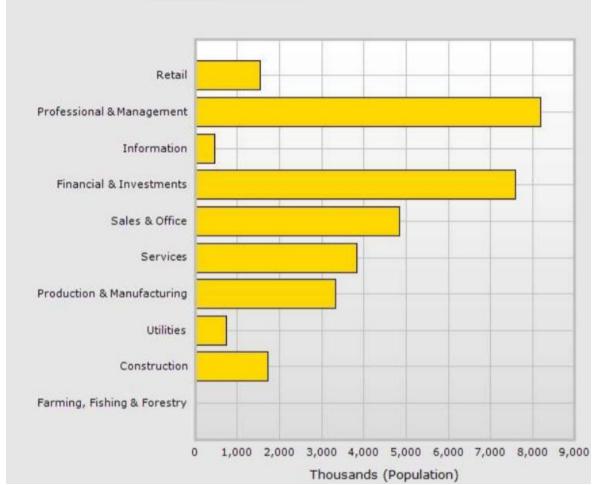
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Civilians Employed by Occupation for 1 Mile Radius

5581 Huntington Dr N, Los Angeles, CA 90032





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DEMOGRAPHICS

Daytime Employment (Empl/Bus)

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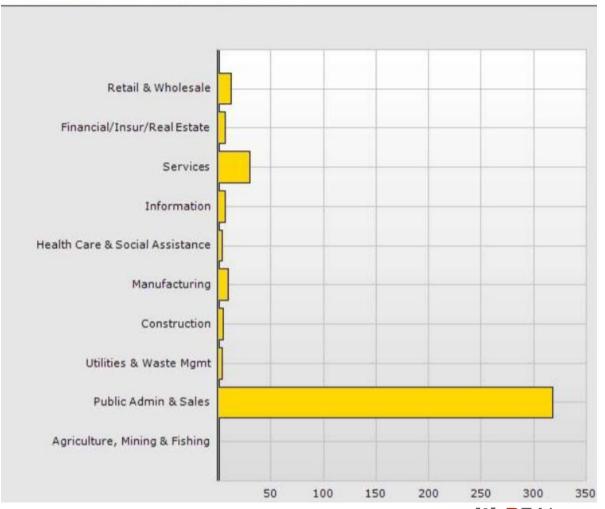
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Daytime Employment (Empl/Bus) for 1 Mile Radius

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Consumer Spending Totals for 1 Mile Radius

5581 Huntington Dr N, Los Angeles, CA 90032

Apparel Entertainment & Hobbies Food & Alcohol Household Items & Expenses Transportation & Maintenance Health Care Education & Day Care 10,000 20,000 30,000 40,000 50,000 60,000 70,000 80,000 90,000 (Thousands) We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee.

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Consumer Spending Totals

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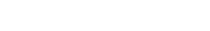
Daytime Employees for 1 Mile Radius

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Retail & Wholesale Financial/Insur/Real Estate Services Information Health Care & Social Assist Manufacturing Construction Utilities & Waste Mgmt Public Admin & Sales Agriculture, Mining & Fishing 0 2,000 4,000 6,000 8,000 10,000 12,000 Thousands (Employees)

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Huntington Plaza



DEMOGRAPHICS

Daytime Employees

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Household Income for 1 Mile Radius

5581 Huntington Dr N, Los Angeles, CA 90032

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Household Income

DEMOGRAPHICS

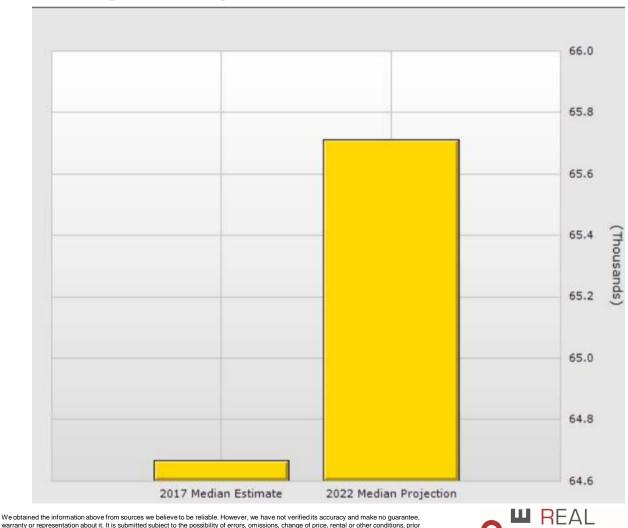
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Households for 1 Mile Radius

5581 Huntington Dr N, Los Angeles, CA 90032

Households

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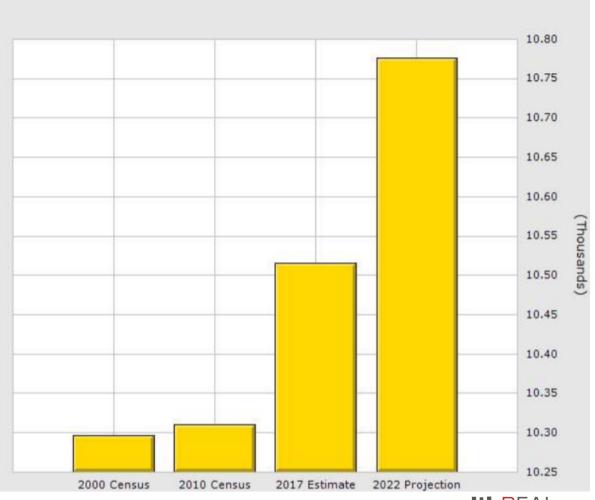
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5581 Huntington Dr N, Los Angeles, CA 90032 < \$25K \$25K - \$50K \$50K - \$75K \$75K - \$100K \$100K - \$125K \$125K - \$150K

Households by Income for 1 Mile Radius

\$150K - \$200K \$200K+ 600 800 1,000 1,200 1,400 1,600 1,800 2,000 2,200 We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee,

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DEMOGRAPHICS

Households by Income

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Housing Values for 1 Mile Radius

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Housing Values

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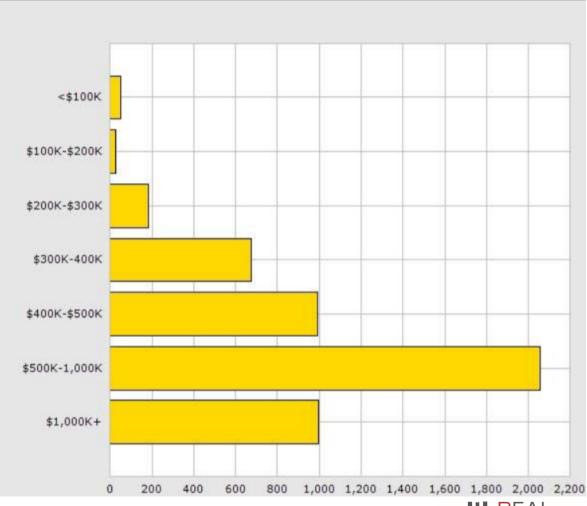
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DEMOGRAPHICS

Population by Hispanic Origin

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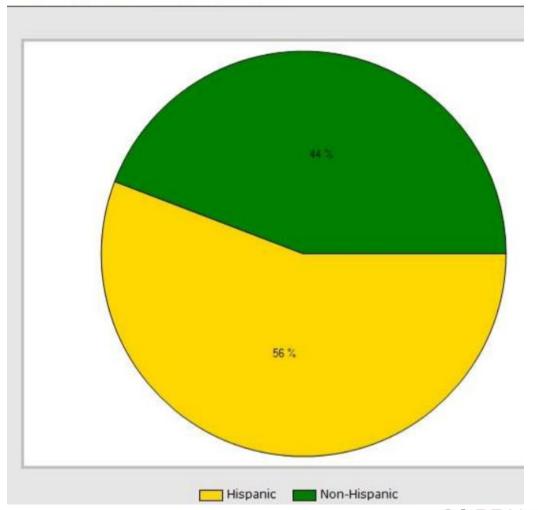
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Population by Hispanic Origin for 1 Mile Radius

5581 Huntington Dr N, Los Angeles, CA 90032



5595 Huntington Dr North, Los Angeles, CA 90032



Population by Race for 1 Mile Radius

5581 Huntington Dr N, Los Angeles, CA 90032

White Black Am, Indian & Alaskan Asian Hawaiian & Pacific Isldr Other 2,000 4,000 6,000 8,000 10, ... 12, ... 14, ... 16, ... 18, ... 20, ... 22, ... 0 Thousands (Population)

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Population by Race

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DEMOGRAPHICS

Tenure of Occupied Housing

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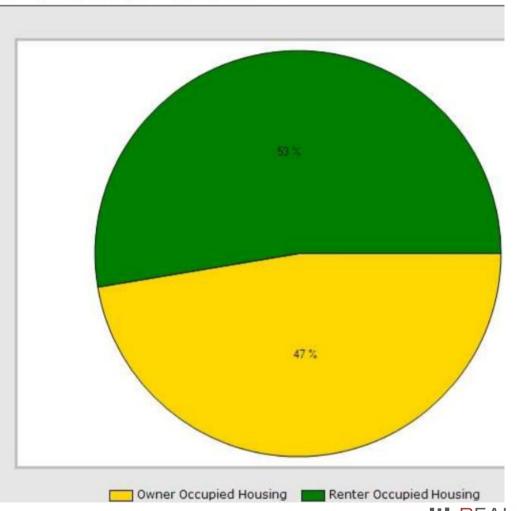
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Tenure of Occupied Housing for 1 Mile Radius

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