



RETAIL OR QSR OPPORTUNITY ON THE PAD OF BUSY SHOPPING CENTER FOR LEASE

2781 S WESTERN AVENUE, LOS ANGELES, CA 90018

1801 Century Park East, Suite 1420
Los Angeles, California 90067
P 310.275.8222 F 310.275.8223
www.cag-re.com
License #01876070

Alex Shabani
Senior Managing Director
Phone: 310.272.7397
Email: alex@cag-re.com
Lic: 01352902

cag | COMMERCIAL
ASSET GROUP



AT THE INTERSECTION OF WESTERN AVE & 27TH ST - JUST SOUTH OF ADAMS BLVD

2781 S WESTERN AVENUE, LOS ANGELES, CA 90018

Highlights

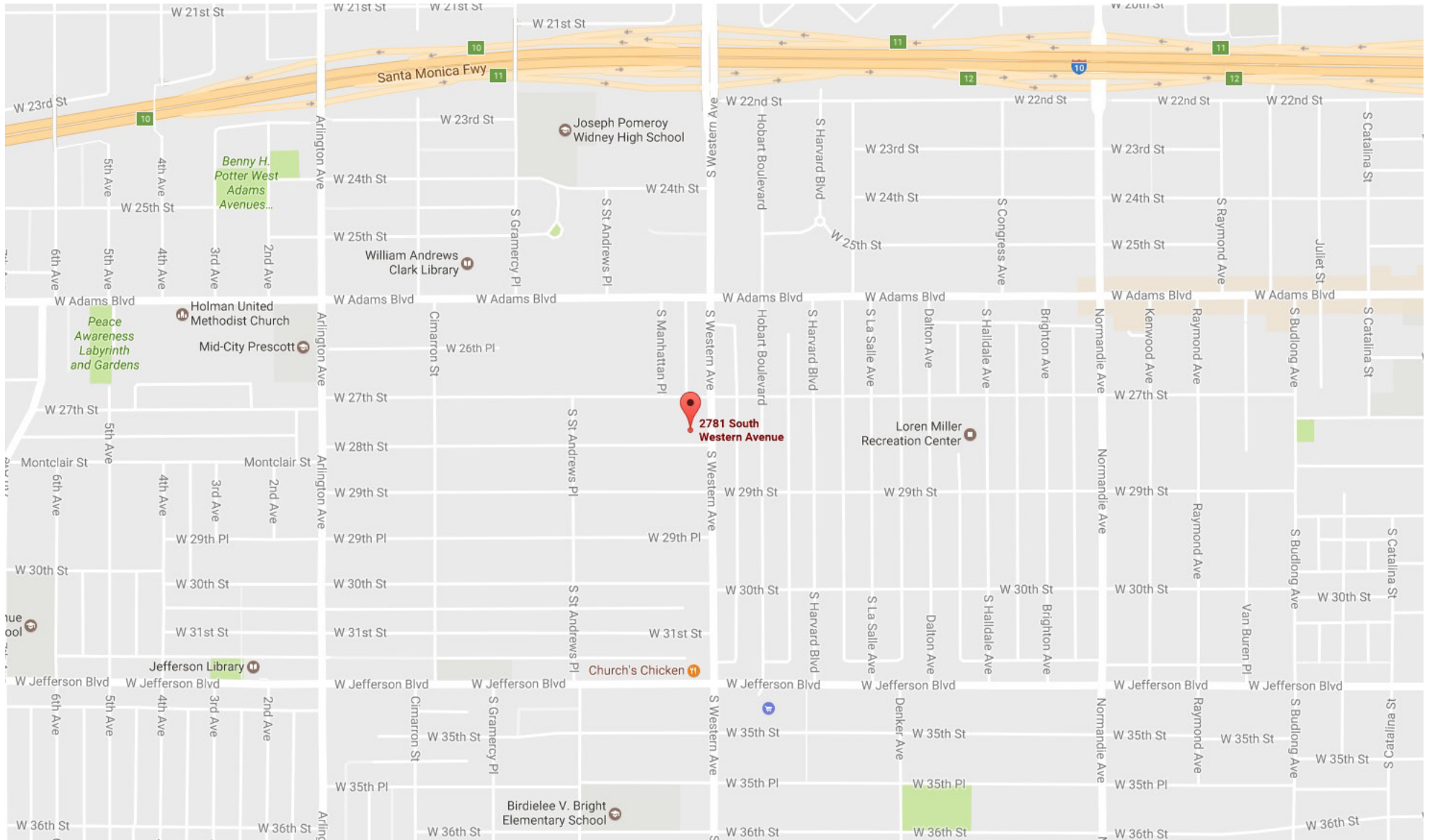
- Approximately 880 Sq Ft PAD Space Available in Very Busy Shopping Center with High Street Visibility
- Excellent Curb Appeal
- Ample Parking
- Signage Opportunity
- Co Tenants: Nix Ckeck Cash, Little Caesars Pizza, Metro PCS, Water Store, Laundromat, Market

- Signalized Intersection
- Heavy Car & Foot Traffic
- Dense Population Demographics
 - Population: 1 Mile Radius 59,800
 - Household Income 1(mile): \$40,957

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

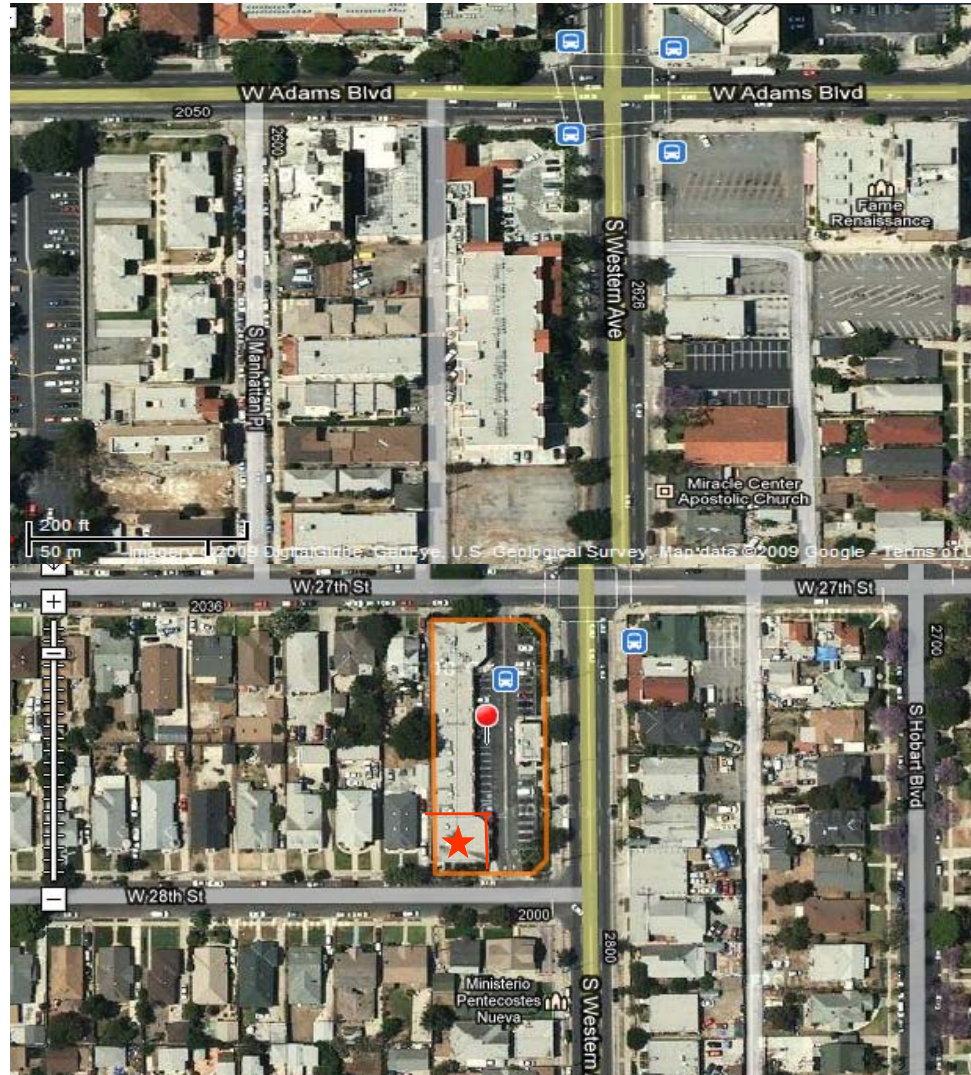
MAP

2781 S WESTERN AVENUE, LOS ANGELES, CA 90018



AERIAL

2781 S WESTERN AVENUE, LOS ANGELES, CA 90018



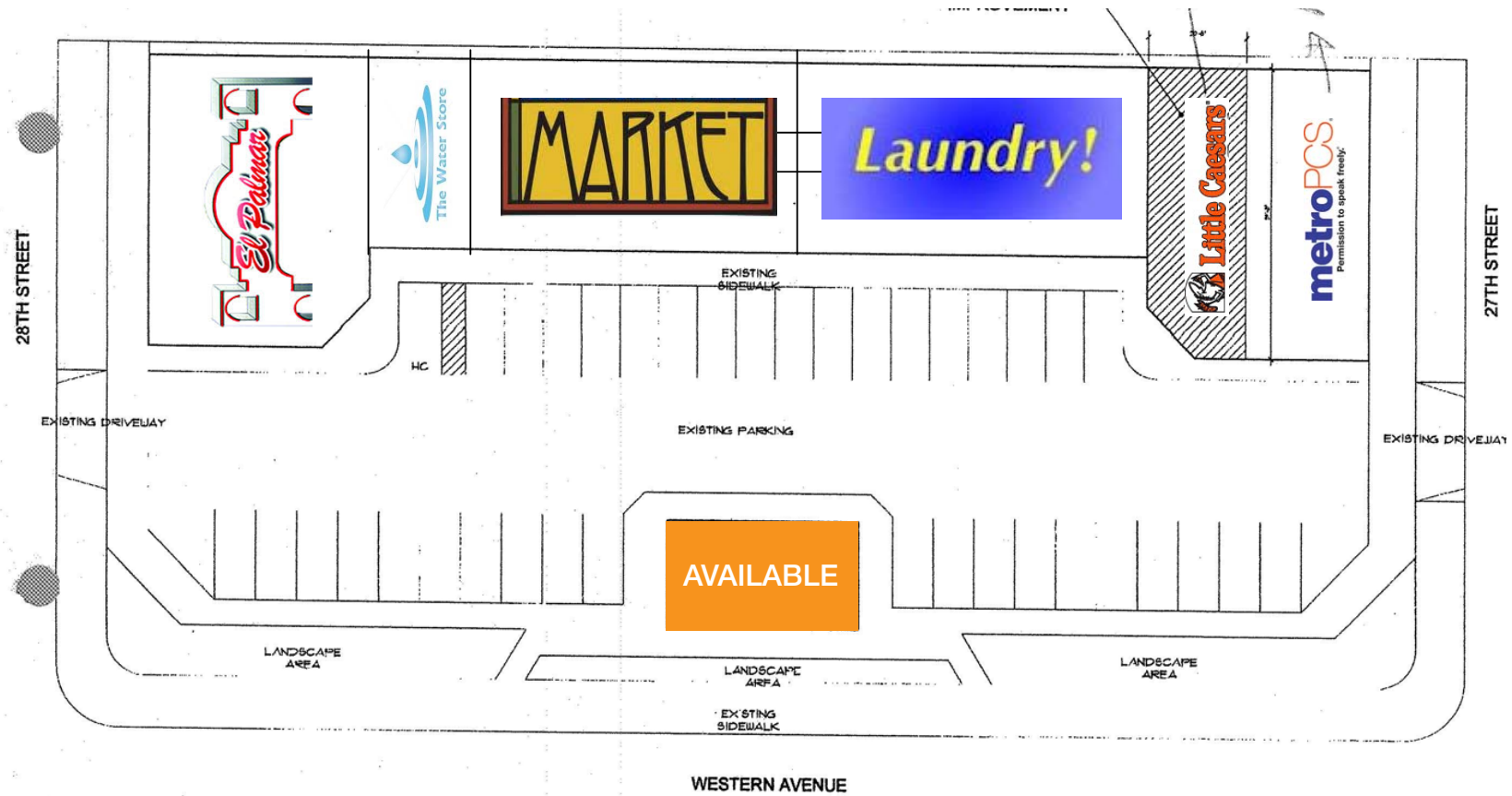
DEMOGRAPHICS

2781 S WESTERN AVENUE, LOS ANGELES, CA 90018

	1 Miles:	3 Miles:	5 Miles:
Population: 2009			
Total Population	59,854	567,635	1,277,870
Male Population	48.7%	49.9%	50.2%
Female Population	51.3%	50.1%	49.8%
Median Age	32.9	32.1	33.3
Population Density (per sq. mi.)	19,052.0	20,076.0	16,270.3
Employees	8,607	188,473	675,817
Establishments	1,145	24,998	69,262
Income: 2009			
Median HH Income	\$29,500	\$28,326	\$31,807
Per Capita Income	\$12,698	\$14,848	\$17,847
Average HH Income	\$40,957	\$44,310	\$50,547
Households: 2009			
Total Households	17,799	184,280	428,399
Average Household Size	3.30	3.01	2.89
Household Growth 1990 - 2000	1.3%	2.8%	4.0%
Housing: 2009			
Owner Occupied Housing Units	24.1%	18.5%	21.2%
Renter Occupied Housing Units	67.7%	73.5%	71.0%
Vacant Housing Units	8.2%	8.1%	7.8%
Race: 2009			
White	31.1%	33.8%	38.9%
Black	28.6%	20.4%	18.8%
American Indian, Eskimo, Aleut	0.5%	0.5%	0.4%
Asian	5.8%	14.6%	13.1%
Hawaiian or Pacific Islander	0.2%	0.2%	0.2%
Other	29.8%	26.4%	24.4%
Multirace	4.1%	4.1%	4.1%
Ethnicity: 2009			
Hispanic	61.2%	59.4%	55.3%
Non-Hispanic	38.8%	40.6%	44.7%

SITE PLAN

2781 S WESTERN AVENUE, LOS ANGELES, CA 90018





For more information, please call.



1801 Century Park East, Suite 1420
Los Angeles, California 90067
Phone 310.275.8222 Fax 310.275.8223
www.cag-re.com
License #01876070

Alex Shabani
Senior Managing Director
Phone: 310.272.7397
Email: alex@cag-re.com
Lic: 01352902

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.