



Available

Property Highlights

- Exceptional regional access given proximity and visibility to the East LA interchange (I-10, I-5, CA 60 & US 101)
- Part of a larger redevelopment that will include over 1000 residential units and 200,000 sf of new retail
- Continued downtown LA renaissance has raised interest in East LA/Boyle Heights
- Attractive in-place ground lease for lessee of \$1/Year with over 90 years of remaining lease term
- Lessee controls significant portion of the parking lot.

Property Description

Positioned strategically in one the most dense markets in Los Angeles, the subject property represents an opportunity to control a large historic site with multiple potential uses for the next 90 years. With limited potential options in the trade area, this site represents an incredible opportunity for occupiers and investors to control this unique property.

Offering Summary

Lease Rate:	Negotiable
Available SF:	252,975 SF
Building Size:	252,975 SF

Boyle Heights - Sears

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Demographics	1 Mile	2 Miles	3 Miles	10 Miles
Population	18,196	360,633	1,191,640	3,746,618
Households	4,581	103,745	335,358	1,187,831
Average Household Income	55,823	57,534	55,575	74,750



