

# PRIME LOCATION: SIGNALIZED CORNER OF IMPERIAL HWY AND AVALON BLVD FOR LEASE



602 E IMPERIAL HWY  
LOS ANGELES, CA 90059



COMMERCIAL  
ASSET GROUP

**SPACE SIZE**  
±700 SF  
INLINE

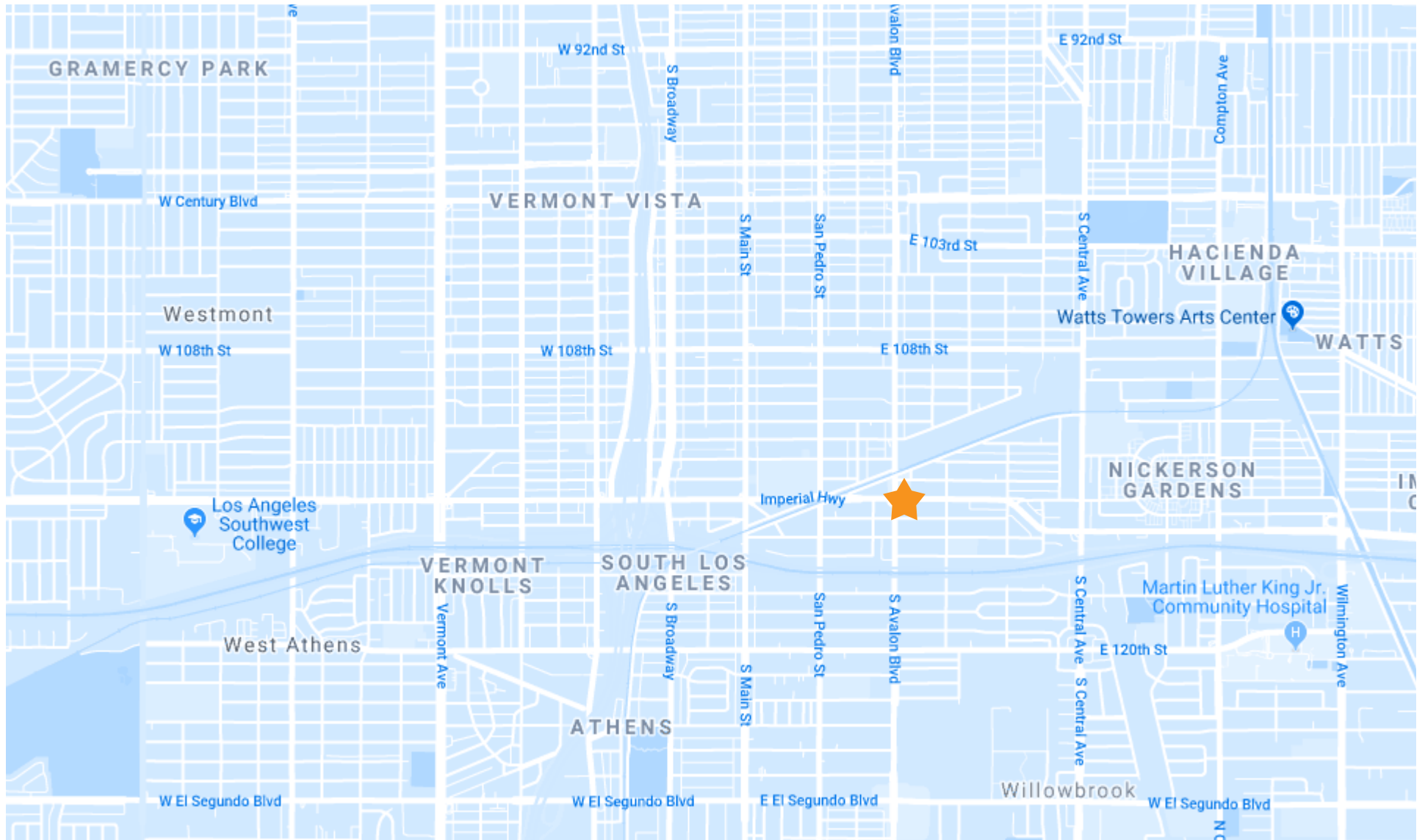
**AVAILABILITY**  
AUGUST 2020

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- BUSY SIGNALIZED INTERSECTION
- TREMENDOUS VISIBILITY WITH AMPLE PARKING & SIGNAGE
- CO TENANTS: 7-ELEVEN, CRICKET WIRELESS
- SEEKING: TAKEOUT FOOD, RETAIL, TAX, DMV, INSURANCE SERVICES
- EXCELLENT TRANSIT ORIENTED LOCATION - THE PROPERTY IS CONVENIENTLY LOCATED NEXT TO THE I-110 FREEWAY (NORTH TO SOUTH), THE I-105 FREEWAY (EAST TO WEST)
- LOCATED LESS THAN 1/4 MILE FROM THE AVALON BLVD/I-105 METRO STOP AND DIRECTLY NEXT TO THE IMPERIAL/AVALON BUS STOP
- 1-MILE AVG HH INCOME \$36,000
- 1-MILE POPULATION: 45,800
- 66% HISPANIC





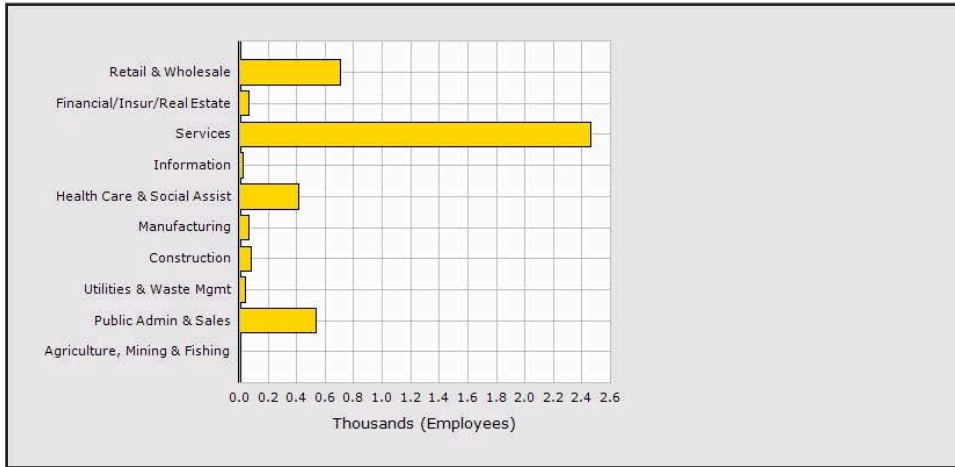


MAP

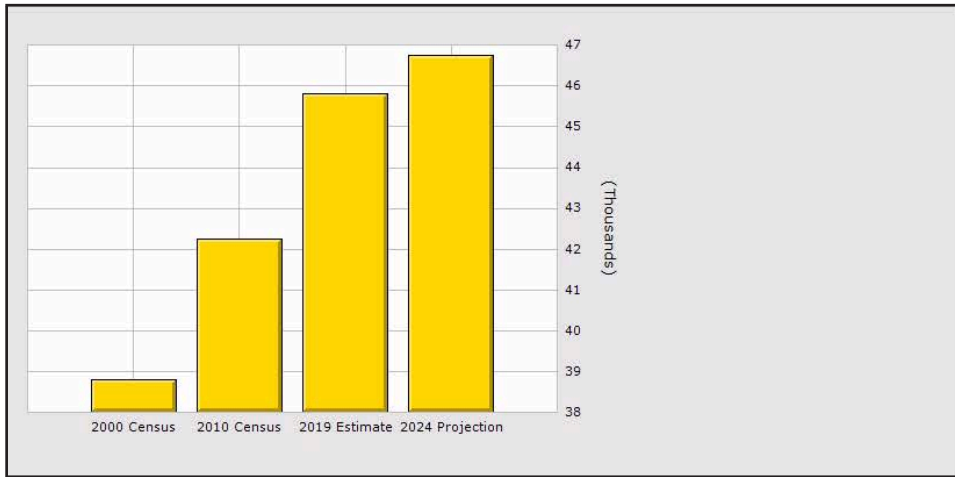




AERIAL



	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2019 Total Population:	45,819	171,357	371,951
2024 Population:	46,756	172,747	373,890
Pop Growth 2019-2024:	2.05%	0.81%	0.52%
Average Age:	32.20	32.90	33.30
<b>Households</b>			
2019 Total Households:	10,975	42,726	92,720
HH Growth 2019-2024:	1.82%	0.58%	0.35%
Median Household Inc:	\$35,648	\$36,042	\$37,620
Avg Household Size:	4.00	3.80	3.80
2019 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$329,895	\$330,335	\$340,256
Median Year Built:	1961	1958	1958



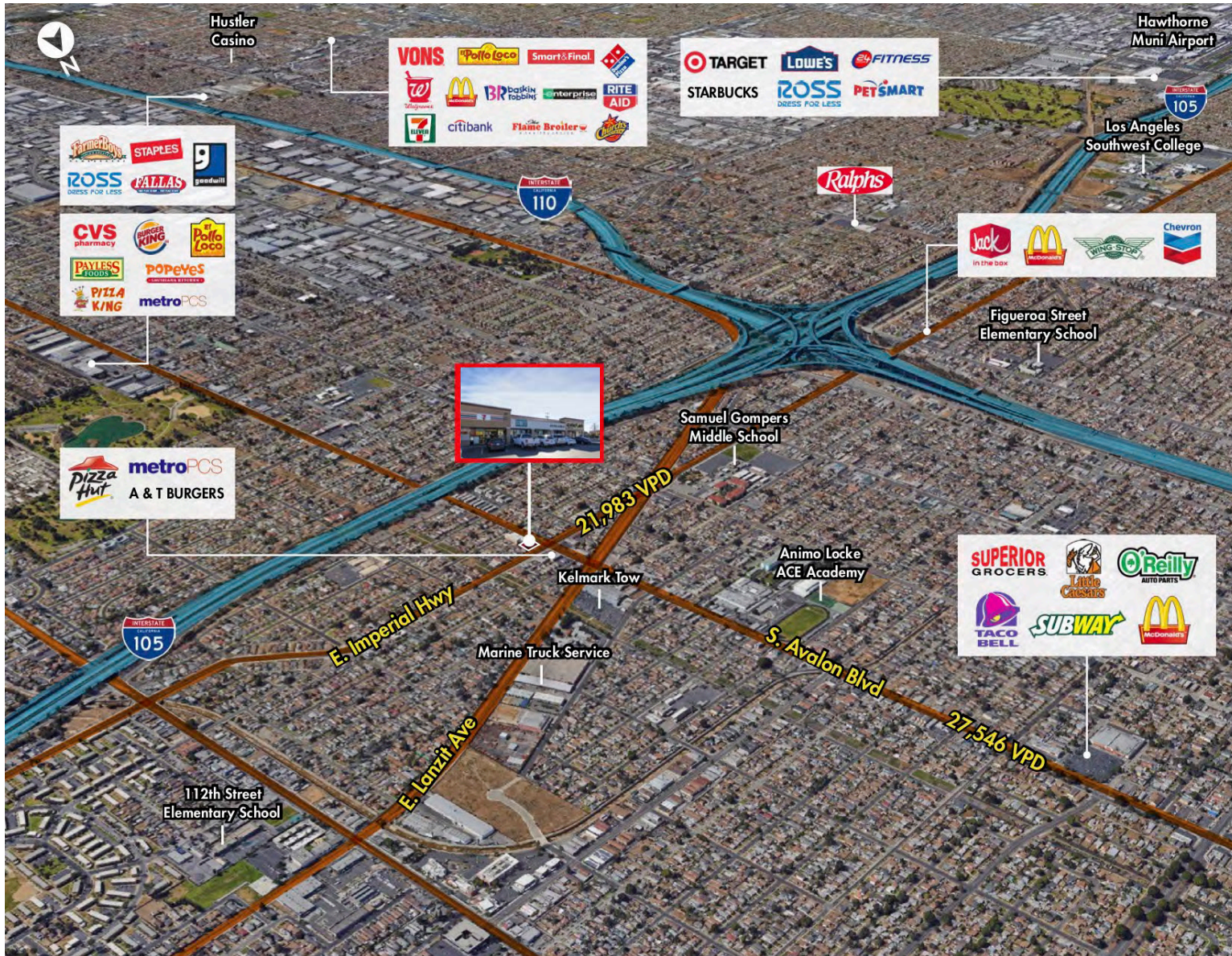
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# DEMOGRAPHICS





# SITE PLAN



# NEIGHBORING TENANTS





COMMERCIAL  
ASSET GROUP



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