

# PRIME LOCATION: SIGNALIZED INTERSECTION OF BEVERLY BLVD & ALVARADO ST



2041 BEVERLY BLVD  
LOS ANGELES, CA 90057



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ASSET GROUP

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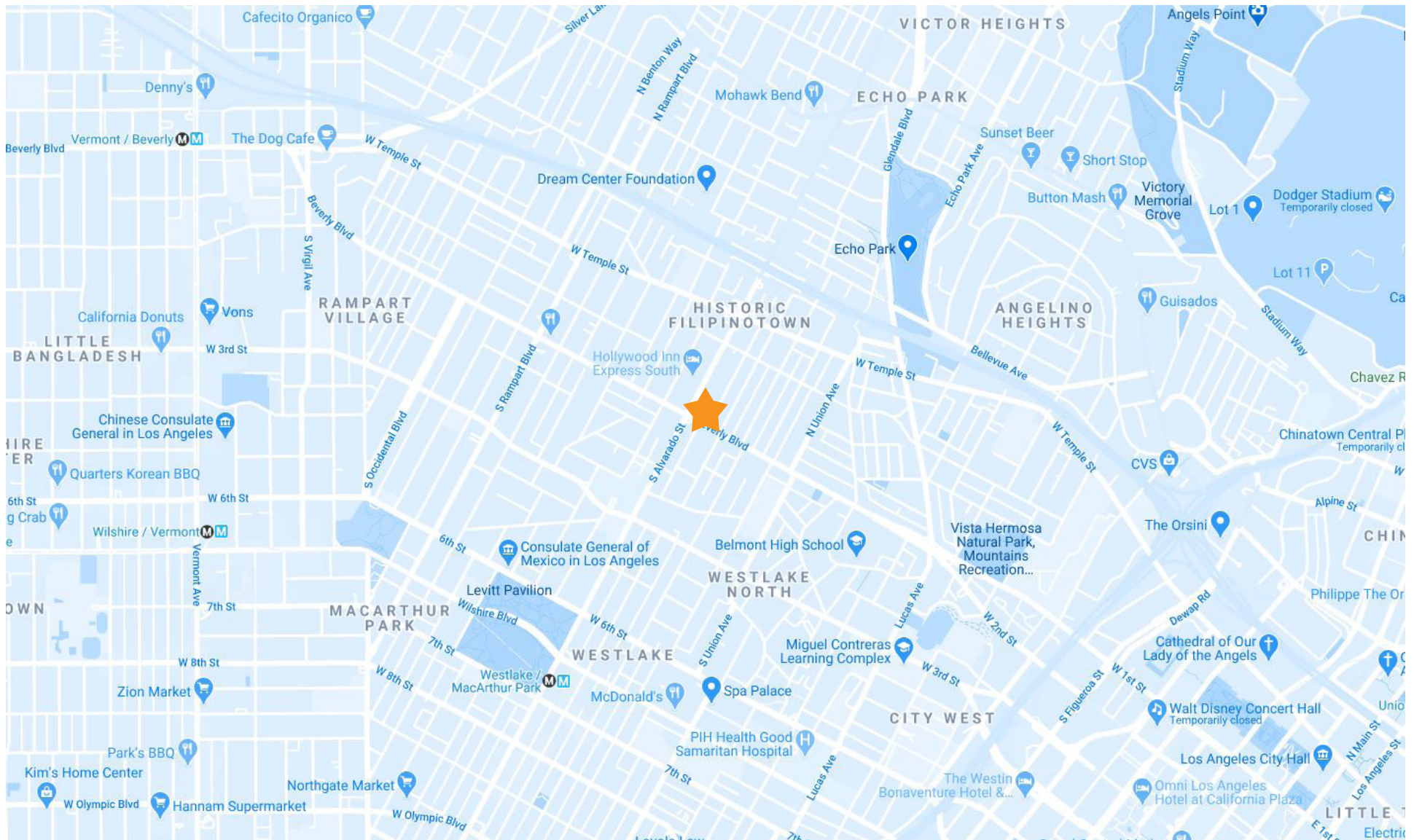
## SPACE SIZE

±1,200 SQFT

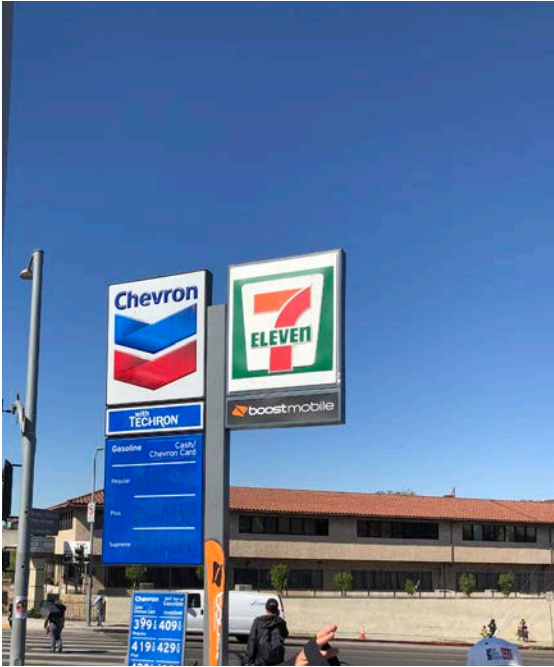
## CPD

38,000

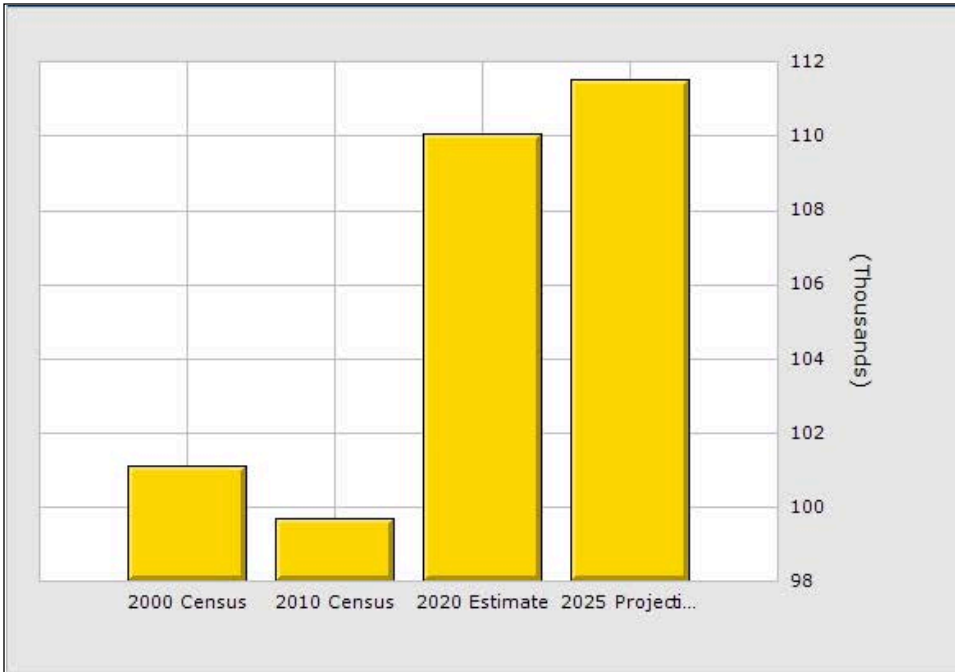
- CHEVRON/7-11 GAS STATION
- SIGNALIZED INTERSECTION OF BEVERLY BLVD AND ALVARADO ST
- PRIME SILVERLAKE WITH GREAT VISIBILITY
- ALL DAY CAR AND PEDESTRIAN TRAFFIC
- HIGHLY POPULATED AREA: APPROX 110,000 WITHIN 1 MILE RADIUS
- SEEKING CELL PHONE AND REPAIR, PET GROOMING, TAKE OUT FOOD USE, PIZZA, BOBA, TAX AND INSURANCE SERVICES



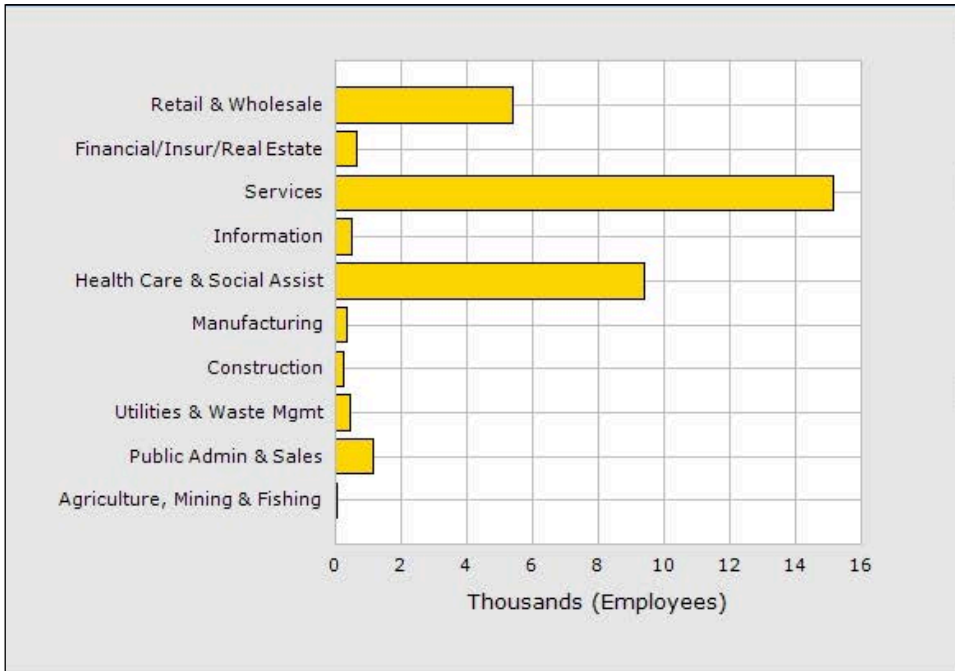
MAP



ADDITIONAL PHOTOS

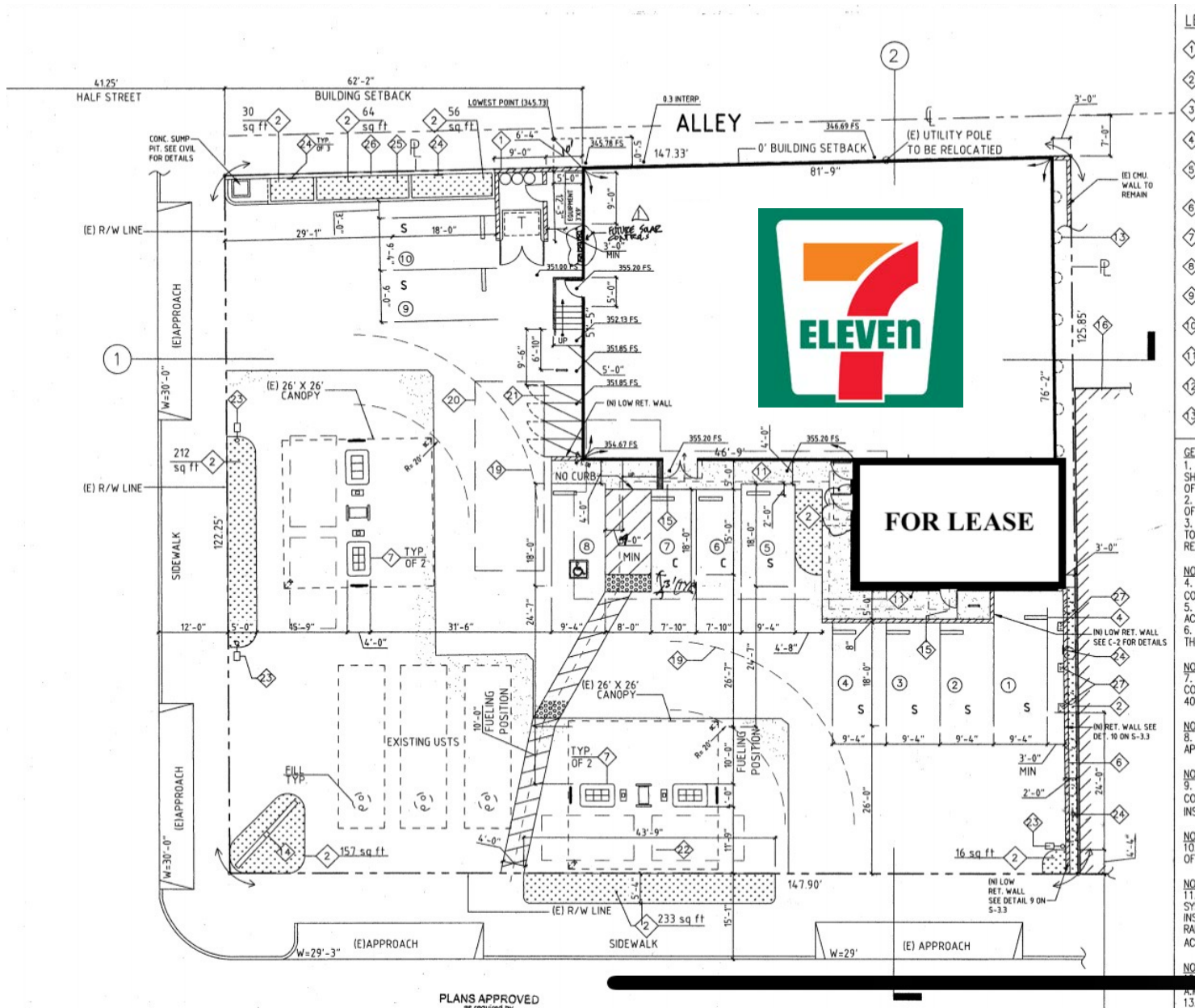


	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2020 Total Population:	<b>110,042</b>	<b>353,896</b>	<b>589,758</b>
2025 Population:	<b>111,523</b>	<b>360,059</b>	<b>596,607</b>
Pop Growth 2020-2025:	<b>1.35%</b>	<b>1.74%</b>	<b>1.16%</b>
Average Age:	<b>35.80</b>	<b>36.90</b>	<b>37.40</b>
<b>Households</b>			
2020 Total Households:	<b>37,397</b>	<b>135,973</b>	<b>217,924</b>
HH Growth 2020-2025:	<b>1.14%</b>	<b>1.85%</b>	<b>1.19%</b>
Median Household Inc:	<b>\$38,659</b>	<b>\$42,719</b>	<b>\$43,274</b>
Avg Household Size:	<b>2.80</b>	<b>2.50</b>	<b>2.50</b>
2020 Avg HH Vehicles:	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>
<b>Housing</b>			
Median Home Value:	<b>\$728,448</b>	<b>\$769,144</b>	<b>\$806,676</b>
Median Year Built:	<b>1965</b>	<b>1968</b>	<b>1964</b>



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# DEMOGRAPHICS



PLANS APPROVED  
as required by

# SITE PLAN



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