

PRIME LOCATION: OFF THE CORNER OF MLK JR & VERMONT



1030 MARTIN LUTHER KING BOULEVARD
LOS ANGELES, CA 90037



COMMERCIAL
ASSET GROUP

- TREMENDOUS VISIBILITY AT A BUSY INTERSECTION
- AMPLE PARKING AND VARIETY OF SIGNAGE
- CO TENANTS: SUBWAY, BOOST MOBILE, LIBERTY TAX, LOUISIANA FRIED CHICKEN
- SEEKING: BANK, DENTAL, MEDICAL, RETAIL
- USC, LA COLISEUM AND LAFC VICINITY
- RIGHT OFF SIGNALIZED INTERSECTION
- EXCELLENT TRAFFIC COUNTS AND ALL DAY WALKING TRAFFIC
- STRONG AREA DEMOGRAPHICS
- 1-MILE AVG HH INCOME \$27,600
- 1-MILE POPULATION: 71,000
- 65% HISPANIC

SPACE SIZE

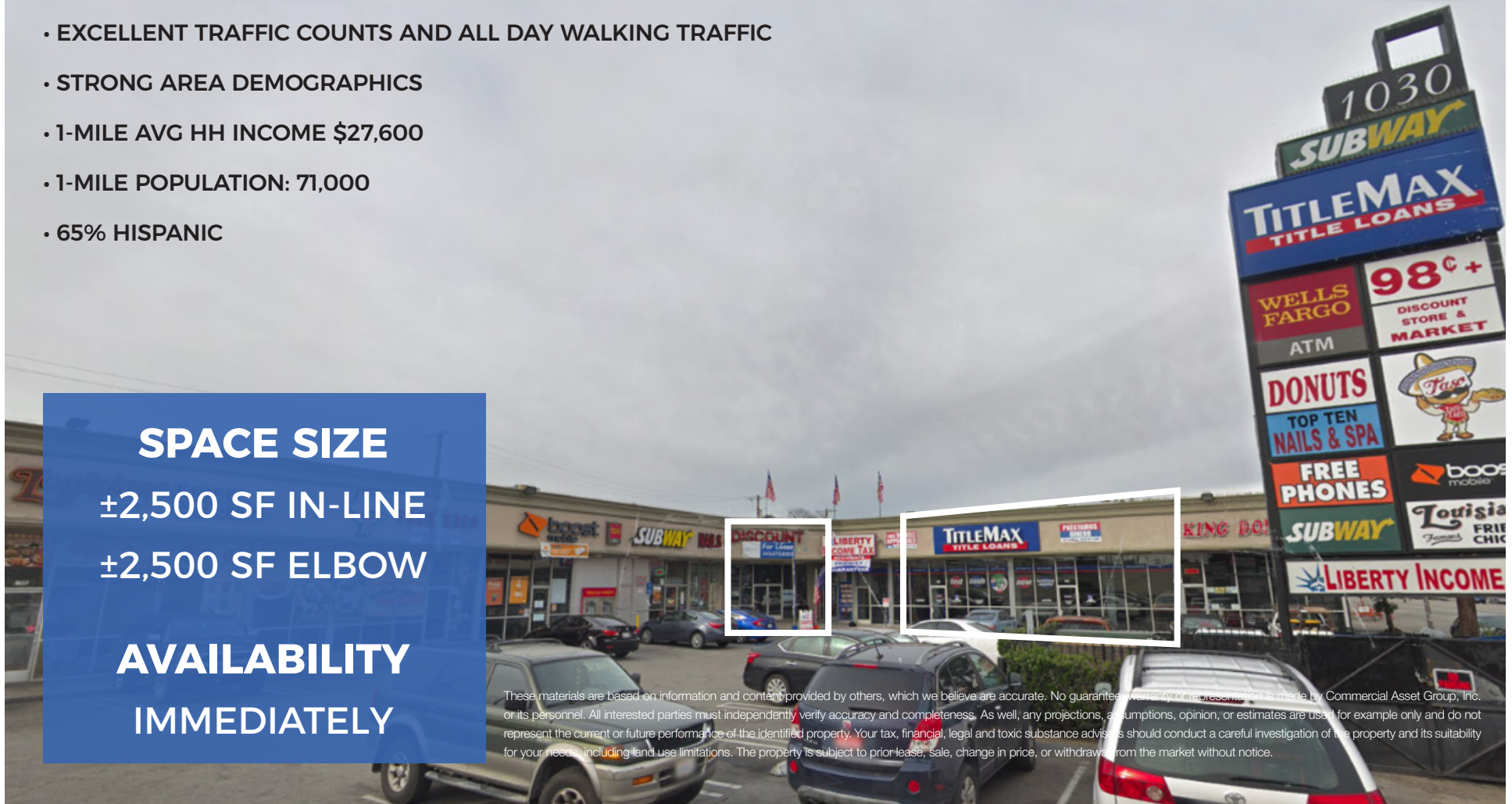
±2,500 SF IN-LINE

±2,500 SF ELBOW

AVAILABILITY

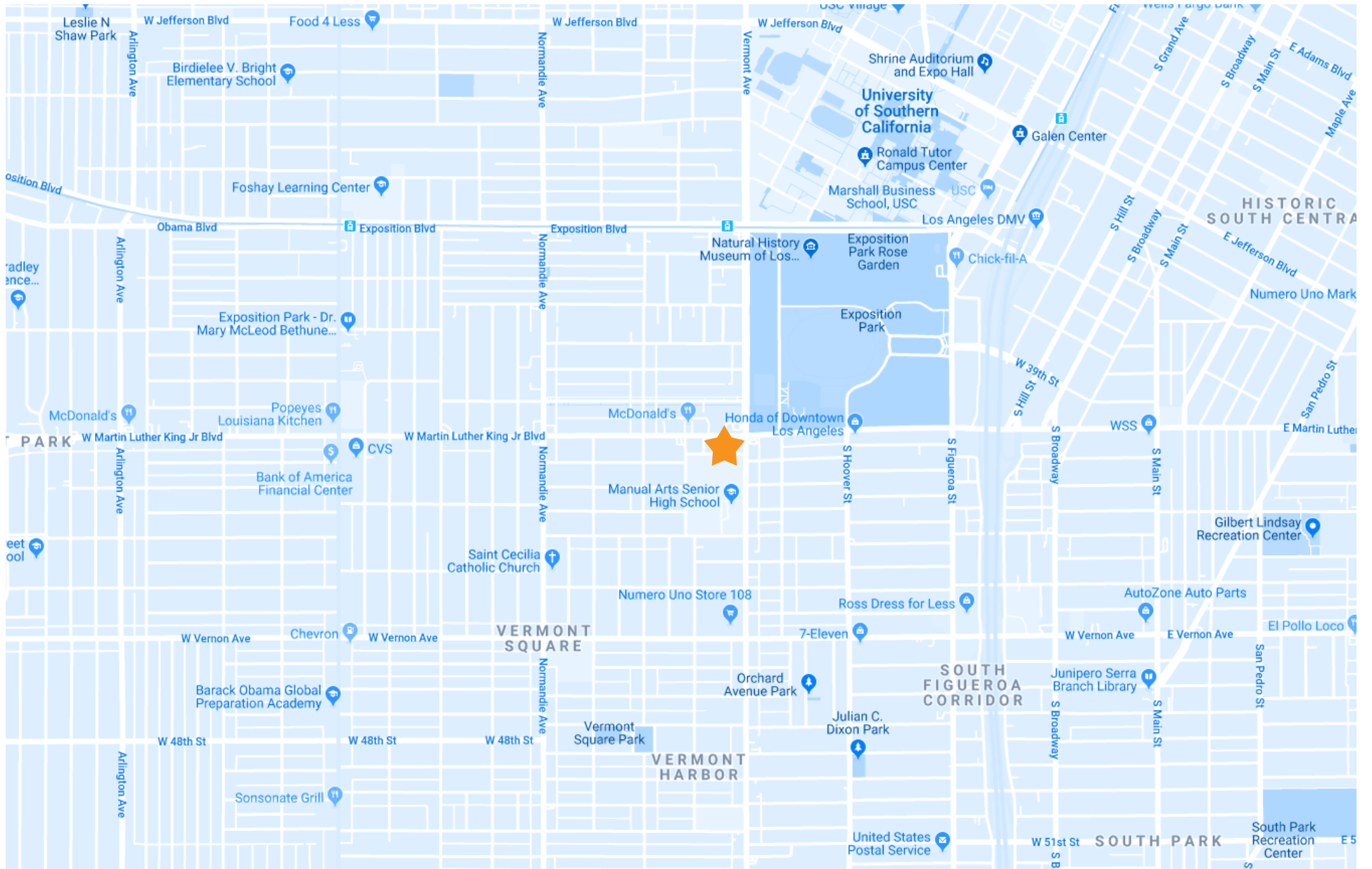
IMMEDIATELY

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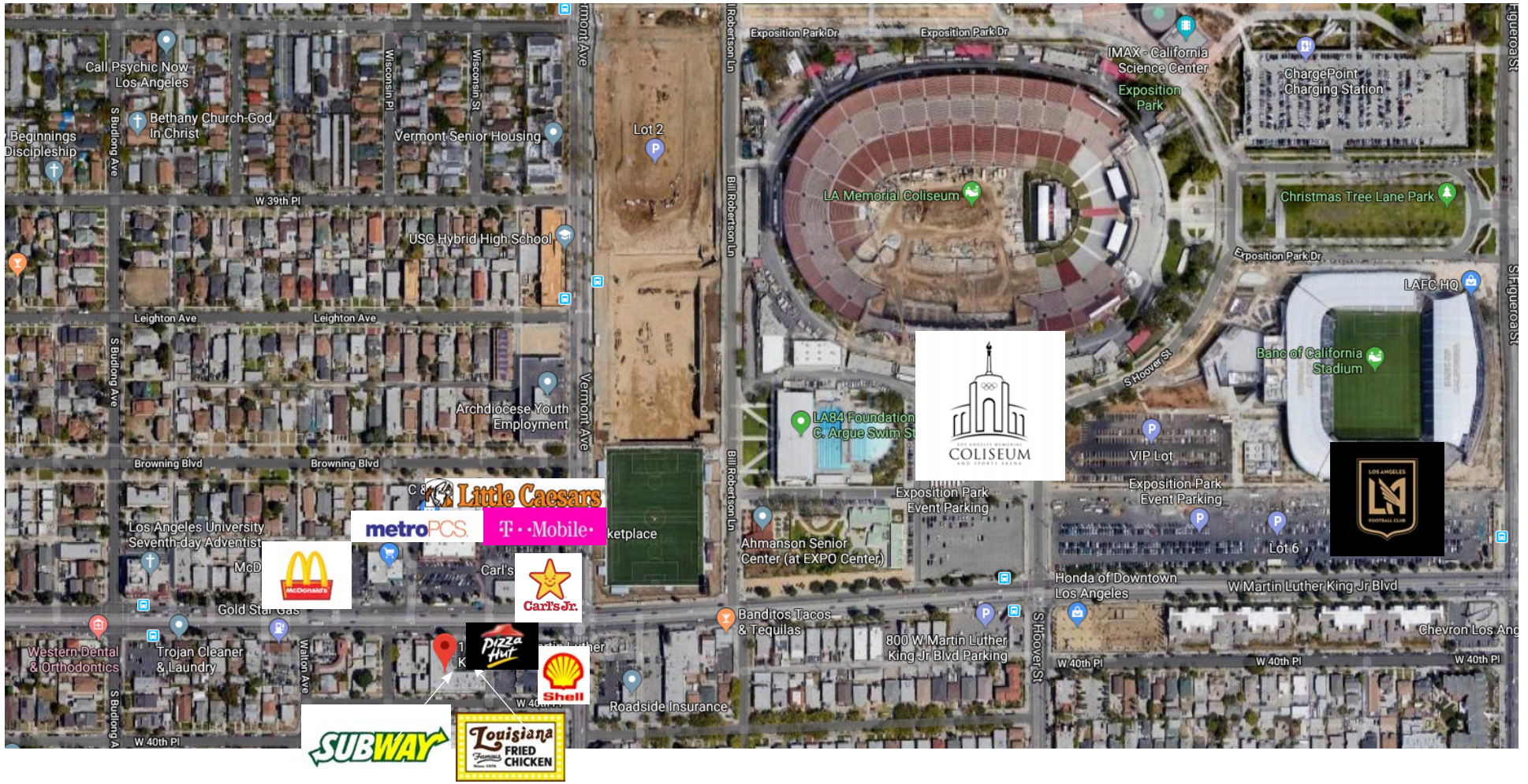




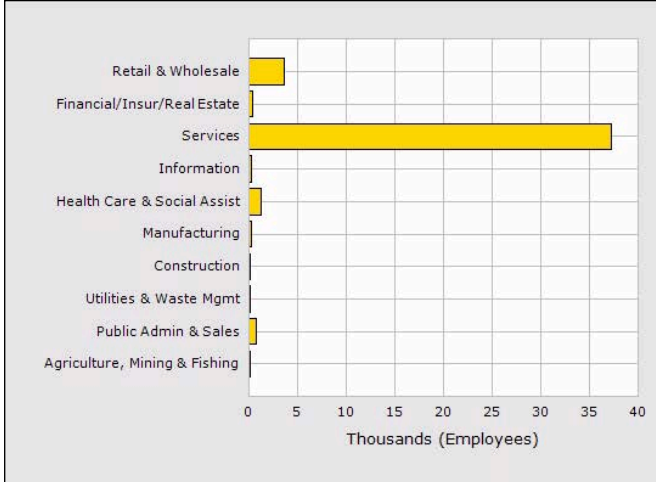
ADDITIONAL PHOTOS



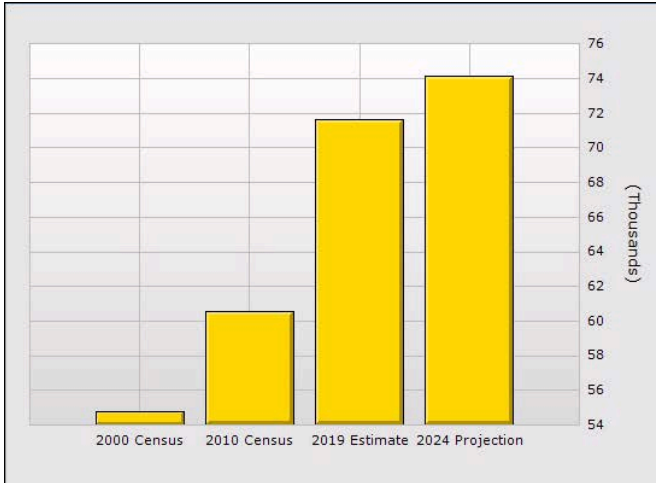
MAP



AERIAL



Population	1 Mile	2 Mile	3 Mile
2019 Total Population:	71,621	250,239	548,462
2024 Population:	74,118	254,291	562,247
Pop Growth 2019-2024:	3.49%	1.62%	2.51%
Average Age:	32.50	33.30	34.20
Households			
2019 Total Households:	19,178	66,433	155,208
HH Growth 2019-2024:	4.17%	1.74%	2.73%
Median Household Inc:	\$27,065	\$30,257	\$34,350
Avg Household Size:	3.40	3.50	3.40
2019 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$382,304	\$395,675	\$413,339
Median Year Built:	1959	1954	1958



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DEMOGRAPHICS

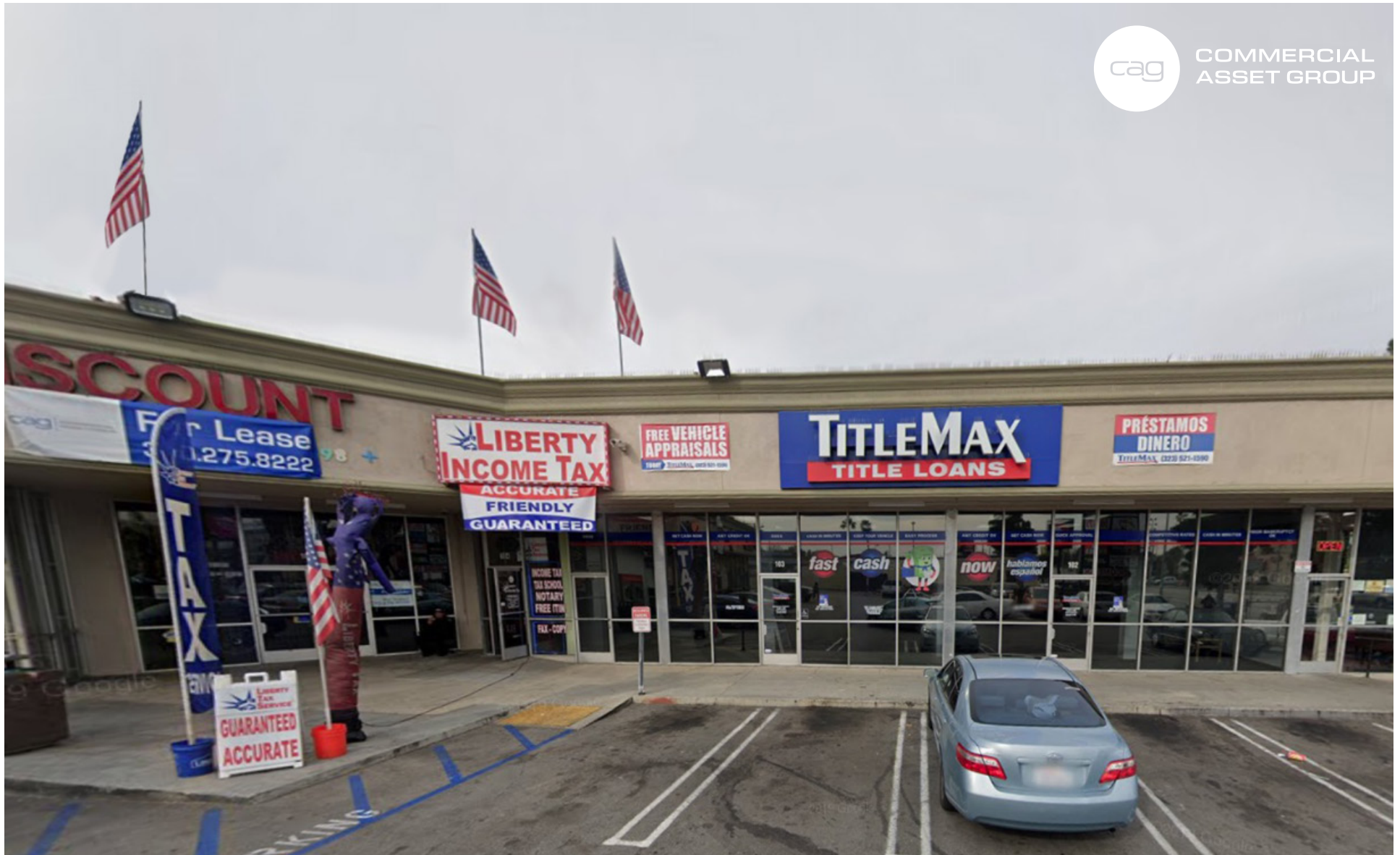
SITE PLAN



Vermont Ave



COMMERCIAL
ASSET GROUP



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