

PRIME RETAIL SPACE ON FAIRFAX AVE



1072 S FAIRFAX AVE
LOS ANGELES, CA 90019



COMMERCIAL
ASSET GROUP

- LOCATED IN LITTLE ETHIOPIA IN THE MID-WILSHIRE DISTRICT OF CENTRAL LOS ANGELES
- IT IS KNOWN FOR ITS COLLECTION OF ETHIOPIAN RESTAURANTS, COFFEE SHOPS, BOUTIQUES AND THRIFT STORES
- GREAT VISIBILITY AND HIGH TRAFFIC FAIRFAX AVE THRU-FAIR FROM 10 FWY AND CONNECTING TO THE GROVE, MID-WILSHIRE AND BEVERLY HILLS
- SEEKING RETAIL, SHOWROOM, MARKET, MEAT MARKET, CLOTHING, FISH MARKET, CAFE, BAKERY, RESTAURANT, MEDICAL OR DENTAL
- 9 TANDEM PARKING SPACES IN REAR
- HIGH VISIBILITY SIGNAGE OPPORTUNITY
- 40,000 CARS PER DAY



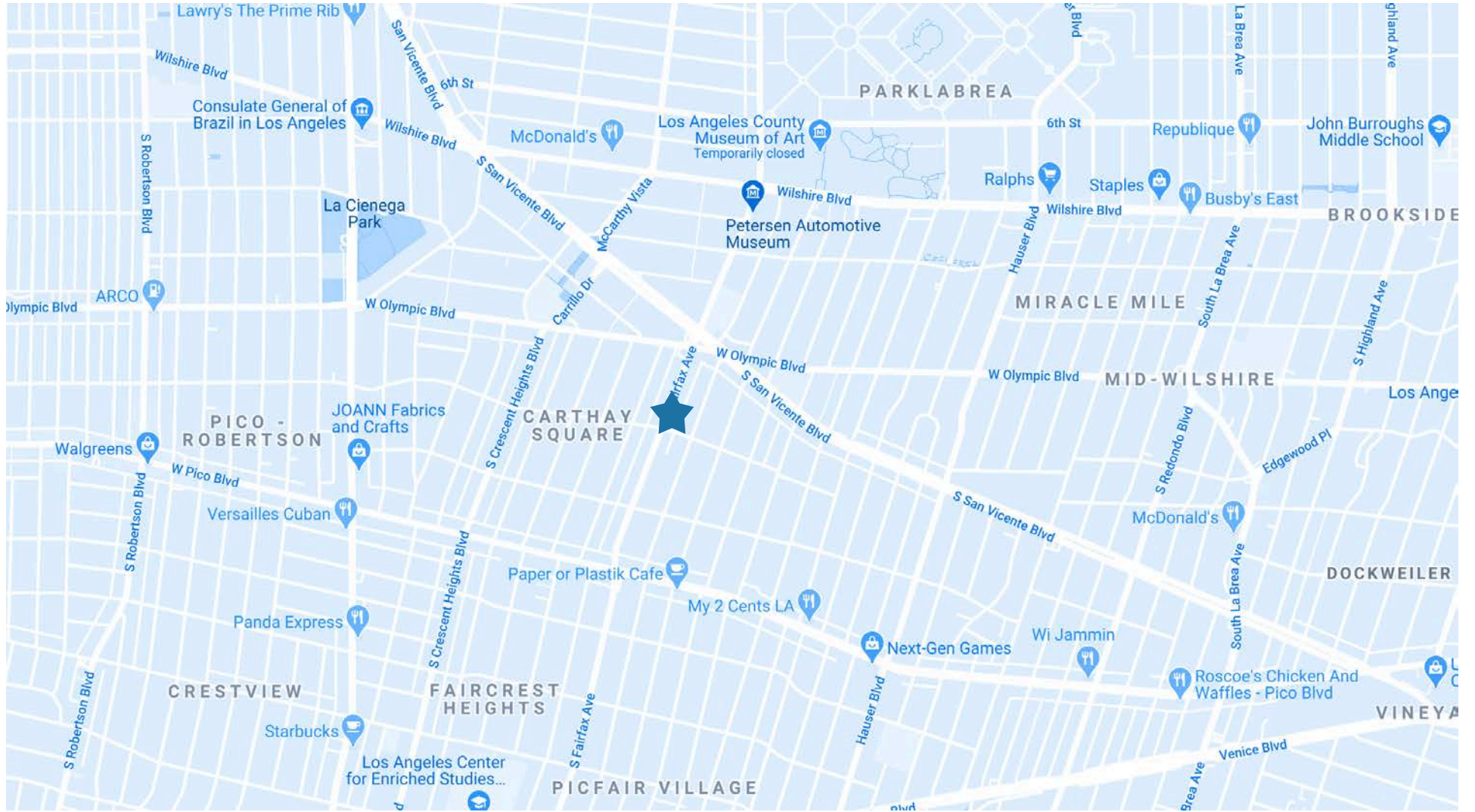
SPACE SIZE
±2,690 SF
ADDITIONAL MEZZANINE
OFFICE SPACE

RENTAL RATE
NEGOTIABLE

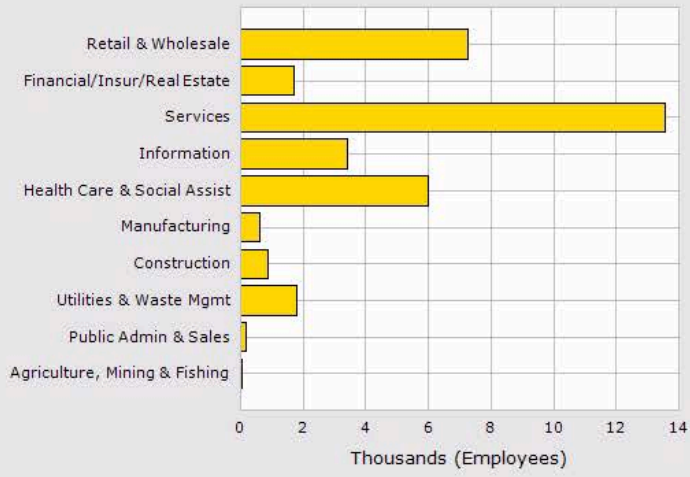
These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, 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.



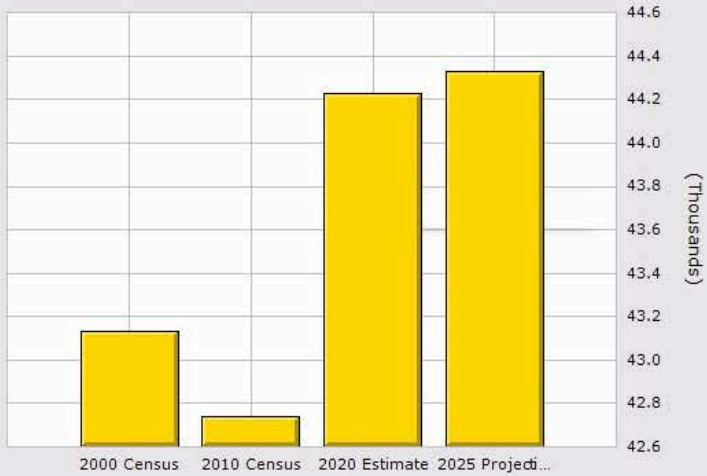
PHOTOS



MAP



Population	1 Mile	2 Mile	3 Mile
2020 Total Population:	44,228	179,792	365,295
2025 Population:	44,328	179,852	366,013
Pop Growth 2020-2025:	0.23%	0.03%	0.20%
Average Age:	40.00	38.50	39.50
Households			
2020 Total Households:	20,825	76,579	161,820
HH Growth 2020-2025:	(0.02%)	(0.18%)	(0.03%)
Median Household Inc:	\$86,738	\$79,356	\$74,821
Avg Household Size:	2.10	2.30	2.20
2020 Avg HH Vehicles:	2.00	1.00	1.00
Housing			
Median Home Value:	\$1,061,450	\$1,031,012	\$969,292
Median Year Built:	1949	1950	1954



Population	1 Mile	2 Mile	3 Mile
2020 Total Population:	44,228	179,792	365,295
2025 Population:	44,328	179,852	366,013
Pop Growth 2020-2025:	0.23%	0.03%	0.20%
Average Age:	40.00	38.50	39.50
Households			
2020 Total Households:	20,825	76,579	161,820
HH Growth 2020-2025:	(0.02%)	(0.18%)	(0.03%)
Median Household Inc:	\$86,738	\$79,356	\$74,821
Avg Household Size:	2.10	2.30	2.20
2020 Avg HH Vehicles:	2.00	1.00	1.00
Housing			
Median Home Value:	\$1,061,450	\$1,031,012	\$969,292
Median Year Built:	1949	1950	1954

DEMOGRAPHICS



COMMERCIAL
ASSET GROUP



ALEX SHABANI

SENIOR MANAGING DIRECTOR

P 310.272.7397

E ALEX@CAG-RE.COM

LIC. 01352902

COMMERCIAL ASSET GROUP

1801 CENTURY PARK EAST, STE 1550

LOS ANGELES, CA 90067

P 310.275.8222 F 818.385.1470

WWW.CAG-RE.COM LIC. 01876070