

# The Edge

1930 W 6TH ST, LOS ANGELES, CA 90057

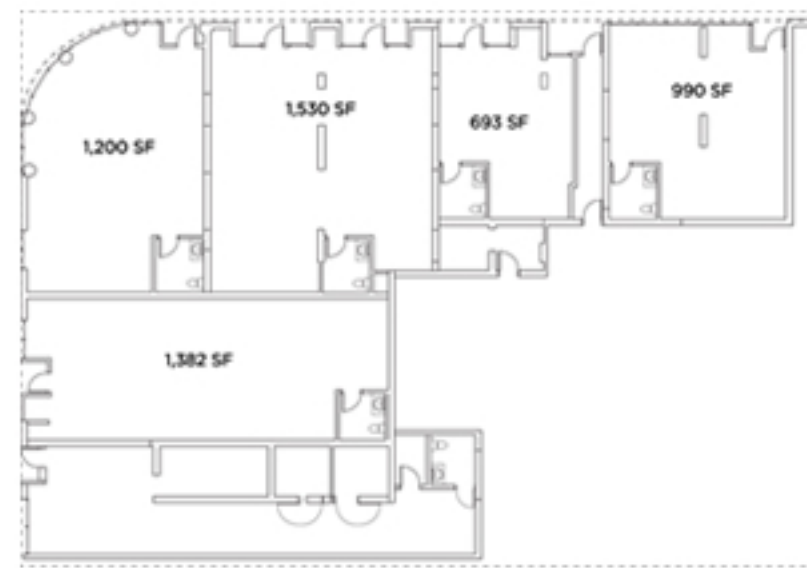
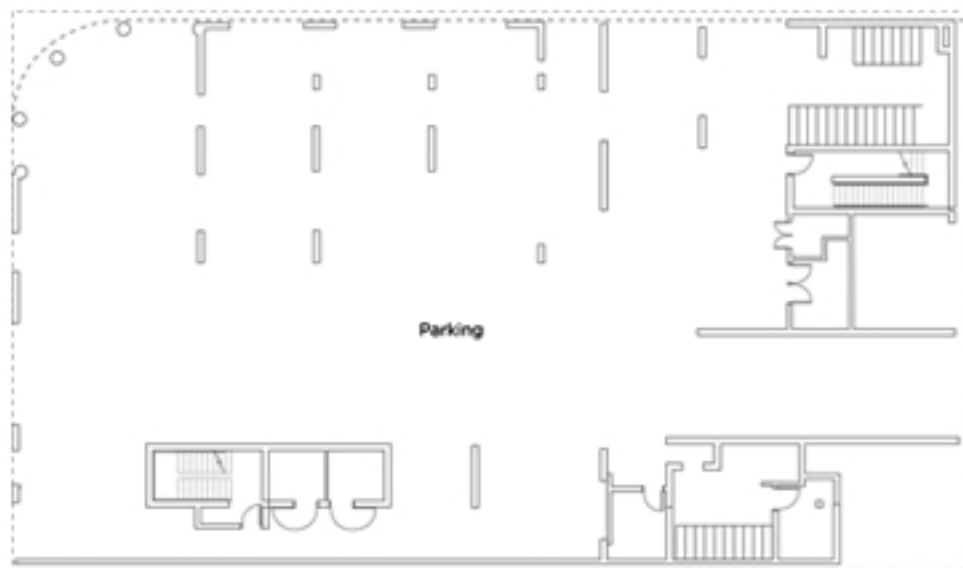
# FOR LEASE

\$3.25/SF + NNN



## Features

- Anticipated completion: Q3 2026
- 5 street level retail units
- 63 residential units above
- +25,000 VPD-Traffic Count
- Within 1.2-1.4 miles of two Metro stations
- Seeking National Credit & Local tenants
- Retail 1 - 200 amps
- Retail 2 - 200 amps
- Retail 3 - 400 amps
- Retail 4 - 400 amps
- Retail 5 - 200 amps



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Each office independently owned and operated

[www.SperryCGA.com](http://www.SperryCGA.com)

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| Demographic + Income Summary | 1 Mile                       | 3 Mile                       | 5 Mile                          |
|------------------------------|------------------------------|------------------------------|---------------------------------|
| Population                   | 120,571                      | 578,287                      | 1,217,254                       |
| Households                   | 46,242                       | 229,600                      | 458,382                         |
| Owner Occupied Hsng Units    | 2,524                        | 29,504                       | 92,792                          |
| Renter Occupied Hsng Units   | 43,718                       | 200,096                      | 365,590                         |
| Median Age                   | 33.3                         | 35.0                         | 34.5                            |
| Median HH Income             | \$41,897                     | \$52,718                     | \$56,981                        |
| Average HH Income            | \$62,499                     | \$83,020                     | \$89,712                        |
| Per Capita Income            | \$24,156                     | \$33,321                     | \$33,998                        |
| <b>Traffic Summary</b>       |                              |                              |                                 |
| + 25,000 Cars Per Day        |                              |                              |                                 |
| <b>Business Summary</b>      |                              |                              |                                 |
| Total Businesses             | 5,696                        | 42,330                       | 69,594                          |
| Total Employees              | 57,248                       | 347,327                      | 583,457                         |
| <b>Retail Demand Outlook</b> |                              |                              |                                 |
|                              | 2022<br>Consumer<br>Spending | 2027<br>Forecasted<br>Demand | Projected<br>Spending<br>Growth |
| Computers & Hardware/Home    | \$5,552,938                  | \$7,244,525                  | \$1,691,587                     |
| Food at Home                 | \$321,554,040                | \$419,455,421                | \$97,901,381                    |
| Food Away From Home          | \$134,258,396                | \$175,141,715                | \$40,883,319                    |
| Non Prescription Drugs       | \$4,376,163                  | \$5,693,659                  | \$1,317,496                     |
| Prescription Drugs           | \$7,891,464                  | \$10,262,125                 | \$2,370,661                     |
| Eyeglasses & Contact Lenses  | \$2,728,287                  | \$3,561,650                  | \$833,363                       |
| Telephones & Accessories     | \$4,003,085                  | \$5,231,437                  | \$1,228,352                     |



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