

Former Convenience Store Retail Space for Sublease



8600 S. Central Ave., Los Angeles, CA 90002



Available

Size: ±2,646 SF
Rent: \$1.60 PSF/Mo., NNN
Term Through: 7/31/2027

Features

- ▶ End cap of a small strip center
- ▶ Signage opportunity
- ▶ Signalized corner of S. Central Ave. and Manchester Ave.
- ▶ Immediate vicinity of several elementary and middle schools
- ▶ Easy access to the 110 Freeway

Prospective tenants are hereby advised that all uses are subject to City approval

Trade Area



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Area Demographics

	0.5 Mile	1 Mile	2 Mile
Population			
2025 Estimated Population	14,496	57,761	219,342
2030 Projected Population	14,118	56,626	215,596
2020 Census Population	15,097	59,424	227,593
2010 Census Population	15,285	59,438	226,506
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2025	-0.3%	-0.2%	-0.2%
2025 Median Age	30.8	30.7	30.9
Households			
2025 Estimated Households	3,737	14,588	57,038
2030 Projected Households	3,630	14,265	56,054
2020 Census Households	3,800	14,450	55,911
2010 Census Households	3,639	13,744	53,003
Projected Annual Growth 2025 to 2030	-0.6%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2025	0.2%	0.4%	0.5%
Race & Ethnicity			
2025 Estimated White	12.8%	13.2%	14.3%
2025 Estimated Black or African American	19.0%	17.8%	17.5%
2025 Estimated Asian or Pacific Islander	1.1%	1.2%	1.7%
2025 Estimated American Indian or Native Alaskan	2.2%	2.2%	2.1%
2025 Estimated Other Races	64.9%	65.7%	64.4%
2025 Estimated Hispanic	76.3%	77.0%	76.1%
Income			
2025 Estimated Average Household Income	\$79,761	\$79,467	\$78,875
2025 Estimated Median Household Income	\$65,480	\$65,422	\$63,989
2025 Estimated Per Capita Income	\$20,685	\$20,239	\$20,684
Education			
2025 Estimated High School Graduate	23.9%	24.3%	26.1%
2025 Estimated Some College	16.8%	16.3%	15.1%
2025 Estimated Associates Degree Only	5.7%	5.3%	4.8%
2025 Estimated Bachelors Degree Only	7.3%	7.3%	6.8%
2025 Estimated Graduate Degree	3.5%	2.8%	2.5%
Business			
2025 Estimated Total Businesses	245	757	5,833
2025 Estimated Total Employees	1,050	4,306	66,982
2025 Estimated Employee Population per Business	4.3	5.7	11.5
2025 Estimated Residential Population per Business	59.3	76.3	376