

INTERSTATE
105

243,000
VPD

WILLOWBROOK AVE

119TH STREET

M
Metro

planet
fitness

dd's
DISCOUNTS

FOOD4LESS

Davita
ROSS
BEST BUY LIC.

Available
2,640 SF

Available
2,200SF

Available
351 SF

Available
216 SF

Available
900 SF

Denny's

cricket

Pizza Hut

TACO
BELL

McDonald's

SUBWAY

KFC

ON/OFF RAMP

WILMINGTON AVE

21,953
VPD

Kenneth Hahn Plaza SEC Wilmington Avenue & 105 Freeway Los Angeles, CA

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CBRE

Property Highlights



Anchored by Food-4-Less, Rite Aid, DD's Discounts and Planet Fitness



Adjacent to New \$109MM Willowbrook Rosa Parks Station - Metro Line (4th busiest Metro Rail Station)



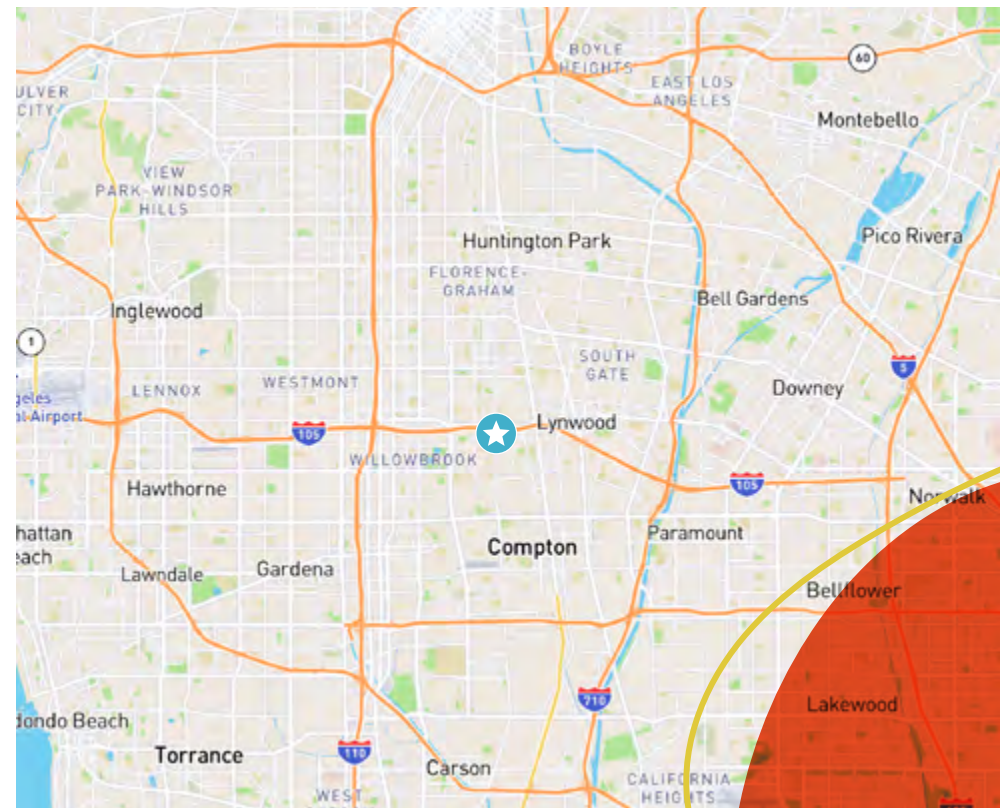
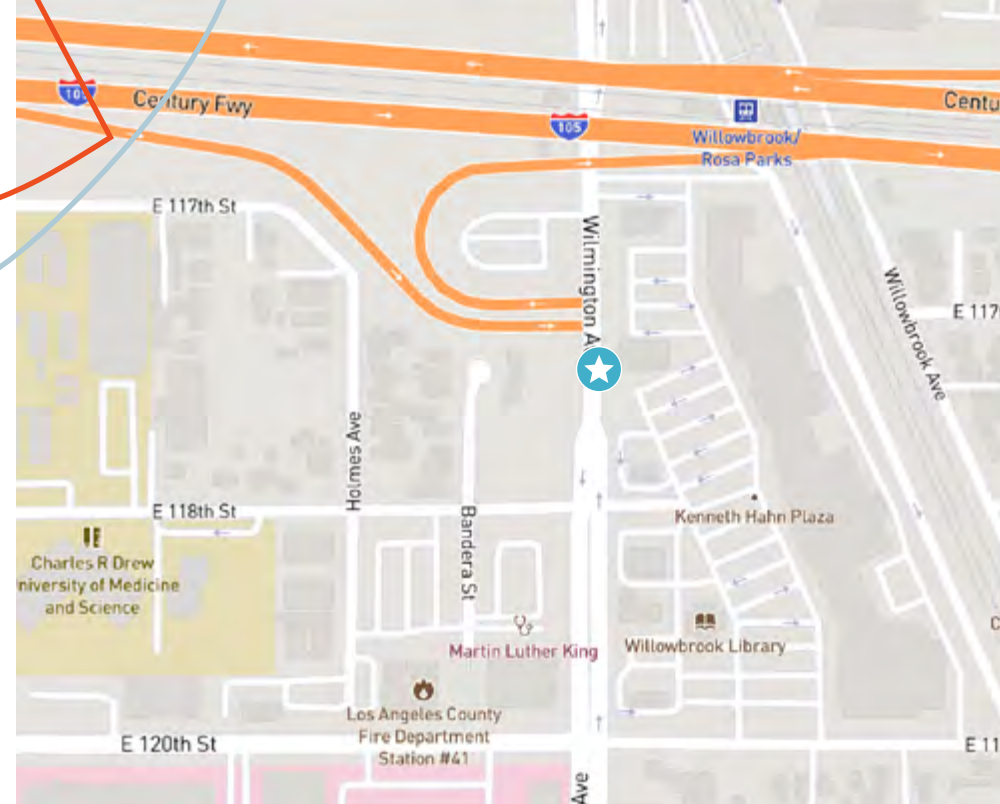
Prime Community Center located in a highly dense area of Los Angeles (44,199 people within 1 mile radius; 411,719 people within 3 mile radius)



Additional co-tenants include: Denny's, Subway, Taco Bell, McDonald's, Pizza Hut, KFC, China Gate



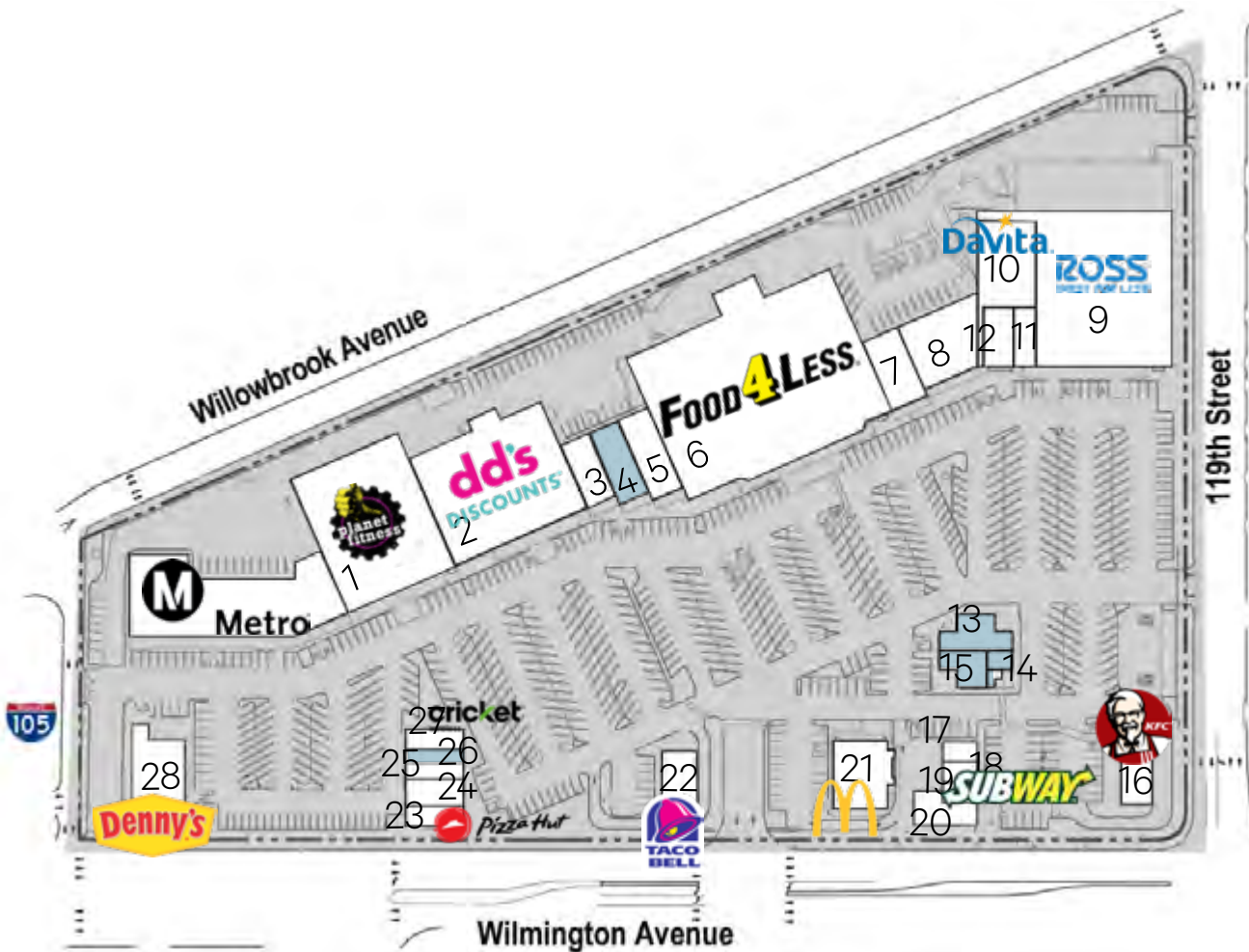
Adjacent to \$300 Million remodeled MLK JR. Outpatient Center



Demographics	1 mile	3 mile	5 mile
Population	44,199	411,719	990,136
Avg. Household Income	\$52,545	\$61,973	\$64,417
Daytime Population	35,511	340,781	873,466

Source: Esri

Site Plan



#	TENANT	SF
1	Planet Fitness	18,000
2	Ross Dress for Less	18,160
3	Luxie Nail Bar	2,310
4	Available	2,640
5	Heavenly Kids Dental	2,970
6	Food 4 Less	38,950
7	Beyond Envy	3,080
8	Mili's Bargain Center	4,742
9	dd's Discounts	22,041
10	DaVita	6,745
11	Metro by T-Mobile	1,188
12	Lala Beauty Supply	2,063
13	Available	2,200
14	Available	216
15	Available	351
16	KFC	2,800
17	OS Louisiana Fish & Grill	700
18	China Gate	675
19	Subway	777
20	Krab Kingz	2,000
21	McDonald's	4,500
22	Taco Bell Express	2,600
23	Pizza Hut	1,245
24	Continental Currency	1,786
25	Community 1st Tax Solutions	900
26	Available	900
27	AIO Wireless	1,245
28	Denny's	4,698
29	Eyebrow Threading	678





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