



new listing



PRIME RETAIL/OFFICE FOR LEASE!!!

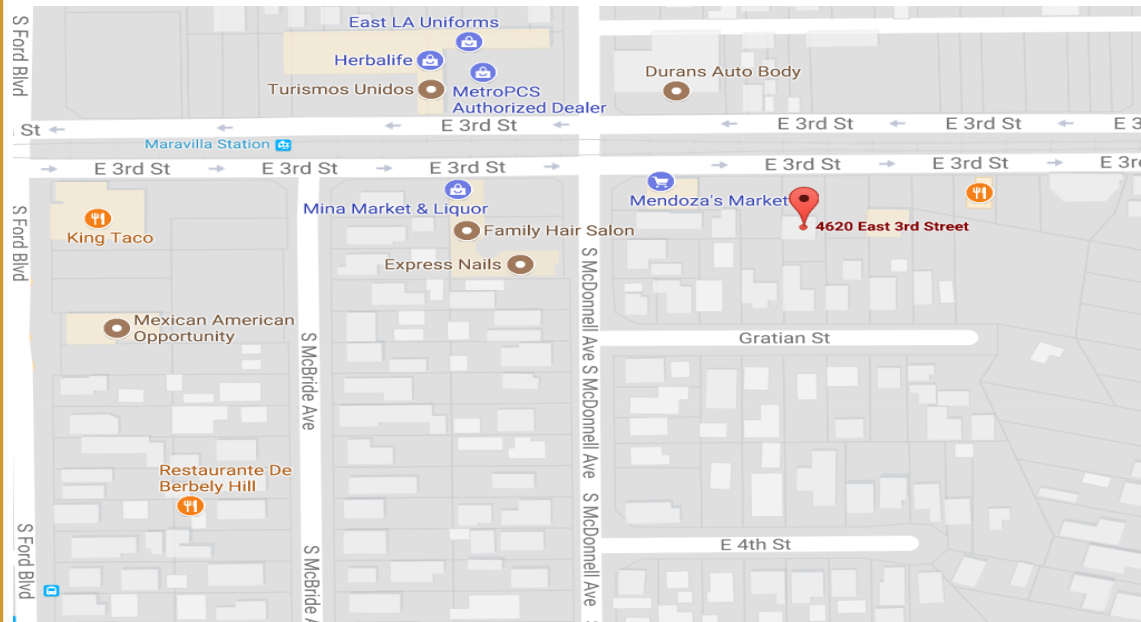
FEATURES

- Approx. 1,332SQFT.
- Perfect For Insurance Agencies, Contractors, & General Office Use
- Ample Parking
- Great Signage!
- Updated Restroom

AREA AMENITIES

- Prime East LA Area!
- Strong Population & Area
- High Traffic Counts.
- 2 Blocks from Metro Station(Gold Line)

**4620 E. 3rd St.
Los Angeles, CA 90022**



CONTACT...

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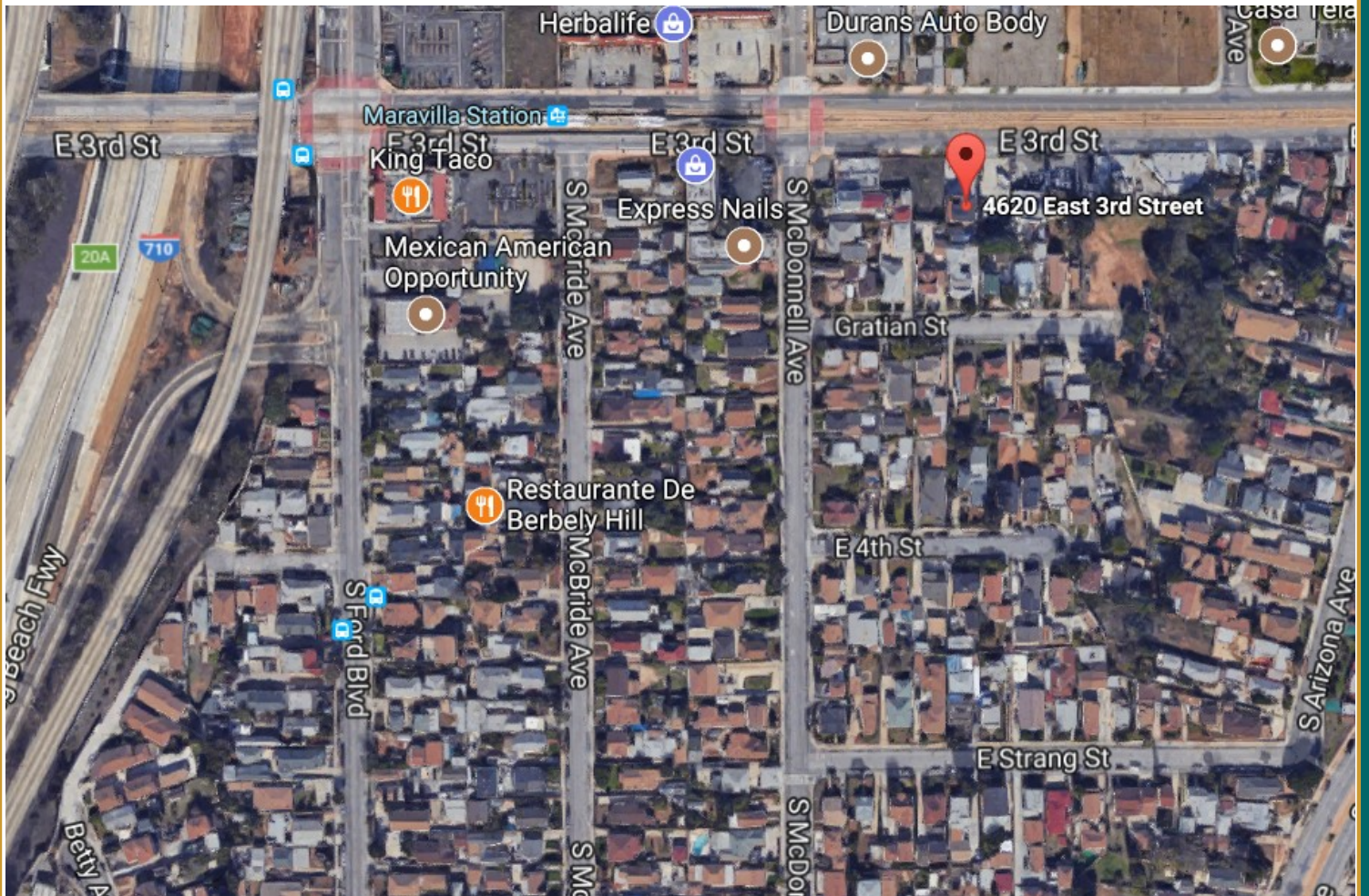
1517 S. Sepulveda Blvd.
Los Angeles, CA 90025

1590 Batavia St. #4
Orange, CA 92867

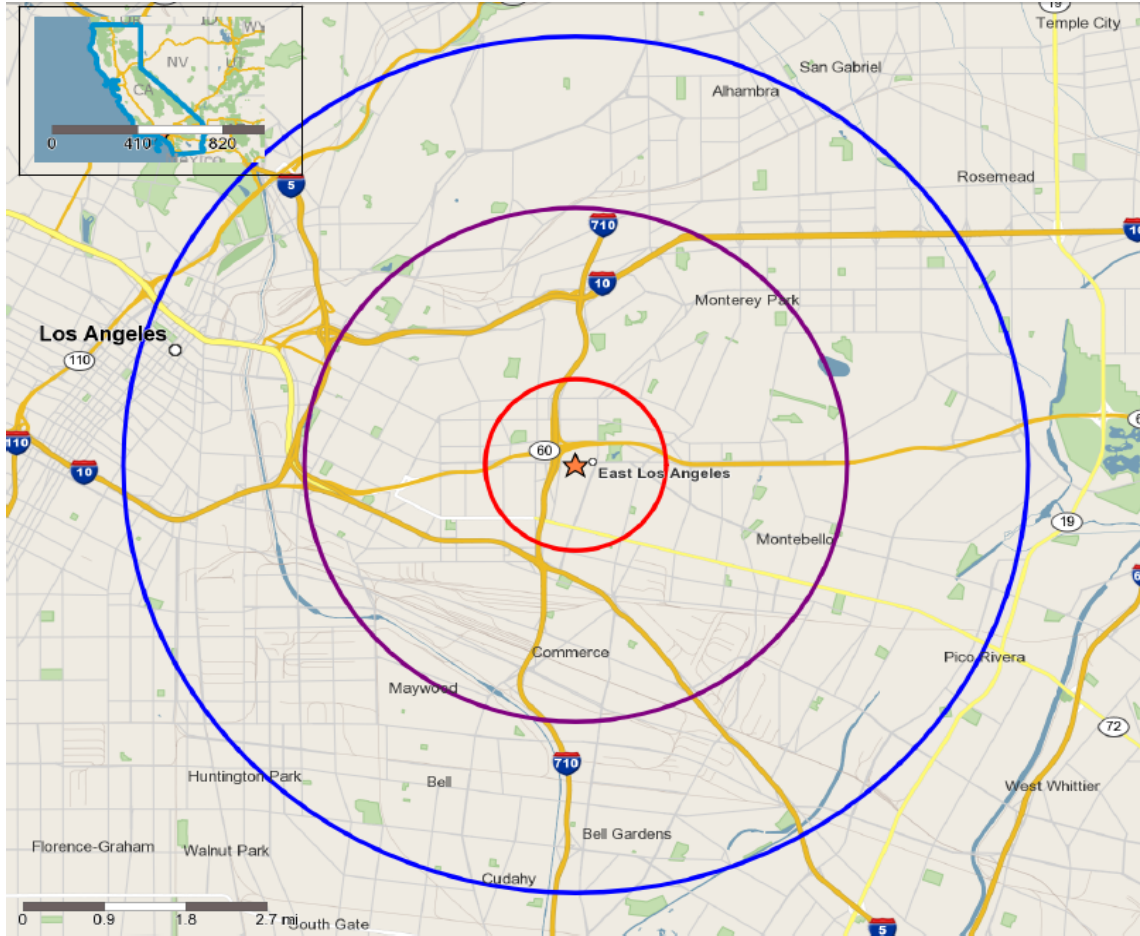
Interior Photos



Satellite View



Demographics



1 mile(s) 3 mile(s) 5 mile(s)

Population: 2017A

Total Population	44,883	298,978	801,220
Female Population	50.85%	50.68%	49.66%
Male Population	49.15%	49.32%	50.34%
Population Density	14,285	10,573	10,200
Population Median Age	30.9	32.7	34.4
Employed Civilian Population 16+	18,014	123,933	331,878
% White Collar	39.5%	45.8%	46.4%
% Blue Collar	60.5%	54.2%	53.6%
Total Q2 2017 Employees	11,927	112,846	391,932
Total Q2 2017 Establishments*	867	7,958	29,001
Population Growth 2000-2010	0.09%	-0.98%	-0.45%
Population Growth 2017A-2022	-2.30%	-2.36%	-0.90%

Income: 2017A

Average Household Income	\$52,892	\$60,932	\$60,289
Median Household Income	\$37,916	\$42,742	\$41,170
Per Capita Income	\$13,324	\$16,362	\$17,589
Avg Income Growth 2000-2010	35.37%	34.15%	34.86%
Avg Income Growth 2017A-2022	15.82%	15.12%	15.19%