

1511
E. Florence Ave

Los Angeles, CA 90001

FREESTANDING RETAIL/COMMERCIAL BUILDING ON A SIGNALIZED CORNER

FLORENCE AVE & COMPTON AVE



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**COMMERCIAL
ASSET GROUP**

PROPERTY HIGHLIGHTS



- Prime signalized hard corner at Florence Avenue & Compton Avenue
- Excellent street frontage and visibility
- High traffic counts with outstanding exposure
- Ample on-site parking
- Excellent building signage with maximum street visibility
- Strong daytime and residential population
- Convenient access to major freeways and surrounding communities
- Suitable for a wide variety of retail, medical, showroom, educational, fitness, and service-oriented uses (subject to city approval)
- Average household income (2-mile radius): \$87,000
- Population (1-mile radius): 47,000
- Population (2-mile radius): 203,000

SPACE SIZE
±6,000 RSF FREESTANDING

LOT SIZE
±20,000 SQFT

CARS PER DAY
47,000

WALK SCORE
90/100

TRANSIT SCORE
80/100

BIKE SCORE
80/100

1551 E. FLORENCE AVE, LOS ANGELES, CA 90001

ADDITIONAL PHOTOS



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AERIAL



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DEMOGRAPHICS

1511 E Florence Ave, Los Angeles, CA 90001									
Building Type: General Retail		Total Available: 6,000 SF							
Secondary: Freestanding		% Leased: 0%							
GLA: 6,000 SF		Rent/SF/Mo: Negotiable							
Year Built: 2005									
Radius		1 Mile		2 Mile		3 Mile			
Population									
2030 Projection		47,360		203,102		438,895			
2025 Estimate		48,477		208,003		448,768			
2020 Census		53,100		228,280		489,495			
Growth 2025 - 2030		-2.30%		-2.36%		-2.20%			
Growth 2020 - 2025		-8.71%		-8.88%		-8.32%			
2025 Population by Hispanic Origin		44,380		183,408		383,566			
2025 Population		48,477		208,003		448,768			
White		4,417	9.11%	18,834	9.05%	37,648	8.39%		
Black		3,040	6.27%	19,188	9.22%	52,186	11.63%		
Am. Indian & Alaskan		1,127	2.32%	5,121	2.46%	11,472	2.56%		
Asian		218	0.45%	1,262	0.61%	2,642	0.59%		
Hawaiian & Pacific Island		23	0.05%	142	0.07%	379	0.08%		
Other		39,652	81.80%	163,457	78.58%	344,441	76.75%		
U.S. Armed Forces		0		34		189			
Households									
2030 Projection		11,219		49,028		108,005			
2025 Estimate		11,522		50,408		110,825			
2020 Census		12,773		56,121		122,445			
Growth 2025 - 2030		-2.63%		-2.74%		-2.54%			
Growth 2020 - 2025		-9.79%		-10.18%		-9.49%			
Owner Occupied		3,704	32.15%	15,812	31.37%	35,044	31.62%		
Renter Occupied		7,818	67.85%	34,597	68.63%	75,780	68.38%		
2025 Households by HH Income		11,521		50,409		110,824			
Income: <\$25,000		1,858	16.13%	10,099	20.03%	23,021	20.77%		
Income: \$25,000 - \$50,000		2,900	25.17%	11,764	23.34%	24,899	22.47%		
Income: \$50,000 - \$75,000		2,411	20.93%	9,580	19.00%	20,763	18.74%		
Income: \$75,000 - \$100,000		1,621	14.07%	7,186	14.26%	15,167	13.69%		
Income: \$100,000 - \$125,000		963	8.36%	3,861	7.66%	9,349	8.44%		
Income: \$125,000 - \$150,000		610	5.29%	2,866	5.69%	6,448	5.82%		
Income: \$150,000 - \$200,000		710	6.16%	3,094	6.14%	6,605	5.96%		
Income: \$200,000+		448	3.89%	1,959	3.89%	4,572	4.13%		
2025 Avg Household Income		\$76,917		\$75,128		\$75,550			
2025 Med Household Income		\$61,054		\$58,476		\$58,840			



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