



# TURNKEY CONVENIENCE STORE: BOYLE HEIGHTS

2315 E 4th St, Los Angeles, CA 90033



**JAMES HEERDEGEN**  
(818) 697-9379 | james@illicre.com  
DRE#02197482



# PROPERTY FEATURES

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## APPROX. 6,000 SF

RETAIL SPACE AVAILABLE FOR LEASE

- ✓ Turnkey convenience store/discount grocery
- ✓ High ceilings
- ✓ Proven location with dedicated clientele
- ✓ Merchandise and assets available for purchase - \$100k: \*Please contact for inventory\*
- ✓ High pedestrian traffic and nearby public transit
- ✓ Excellent street visibility

## AREA AMENITIES

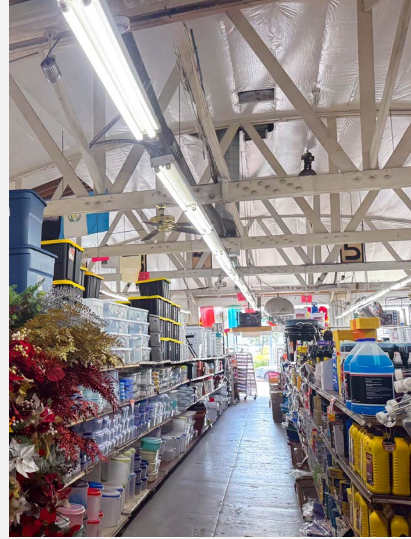
- ✓ Metro bus hub at Soto and 4th
- ✓ Soto E-Line Metro station at 1st and Soto
- ✓ High density residential nearby
- ✓ Close access to 10, 5, 101 fwys
- ✓ 1/2 block from Breed St Elementary School

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	46,634	293,377	957,976
 Avg. HH Income	\$73,330	\$90,470	\$88,114
 Daytime Pop	38,842	266,882	890,293
 Traffic Count	± 43,587 CPD ON E 4TH ST & S SOTO ST		

RETAIL SPACE  
LOS ANGELES, CA

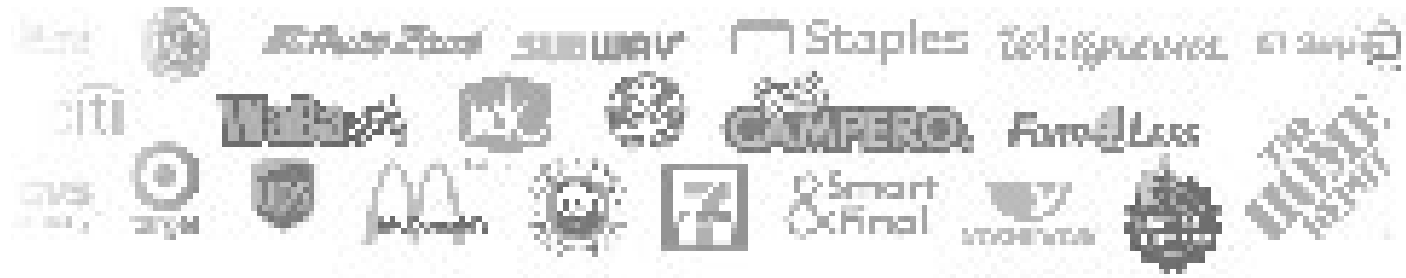
# INTERIOR PHOTOS

2315 E 4th St, Los Angeles, CA 90033





**AVAILABLE**



**AERIAL MAP**



**COMMERCIAL  
REAL ESTATE**

**JAMES HEERDEGEN**  
SENIOR ASSOCIATE

(818) 697-9379 | [james@illicre.com](mailto:james@illicre.com)  
DRE#02197482



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

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