

EXECUTIVE SUMMARY



HIGHLIGHTS:

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- Brand New 2nd Floor Renovated Space
- Kitchen & Restroom with Shower
- Wooden Floors
- Large Windows and Abundant Natural Light
- Centrally Located with Easy Access to 4 Freeways (405, 10, 110 & 105)
- 5 Blocks from the Brand New \$2.1 Billion Crenshaw Rail Line
- Easy Access to all Amenities, Walk Score of 73/100
- Signage Available on High Traffic Florence Ave – over 39k Cars/day Passing By

OFFERING SUMMARY: 2710 W. Florence Ave, Los Angeles offers a tenant a brand new fully renovated space ideal for a high end business. Signage is available on the building with over 40,000 cars/day passing by. The space offers large windows with plentiful natural light in the space with brand new appliances and high end finishes. The space includes a kitchen and restroom with shower. The property offers easy access to public transportation with the brand new Crenshaw Rail line only 5 blocks away while the property is also surrounded by 4 freeways.

DEMOGRAPHICS: Dense area with over 152,000 residents within 2 miles and over 398,000 residents within 3 miles. Avg Household Income is over \$92,000 within 2 miles

RENT: \$4,750/Mth – 1,250 SF

PROPERTY PICTURES



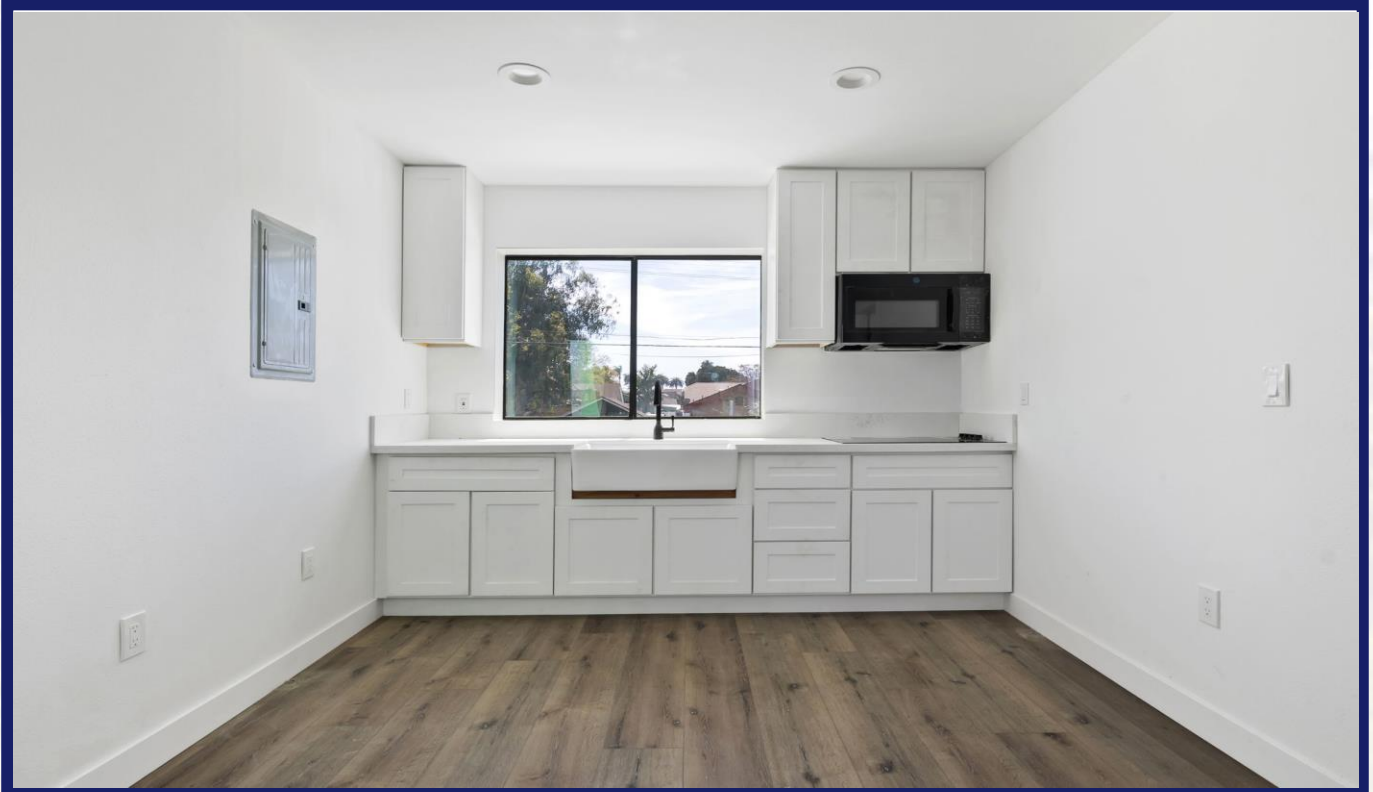
PROPERTY PICTURES



PROPERTY PICTURES



PROPERTY PICTURES



PROPERTY PICTURES



PROPERTY PICTURES

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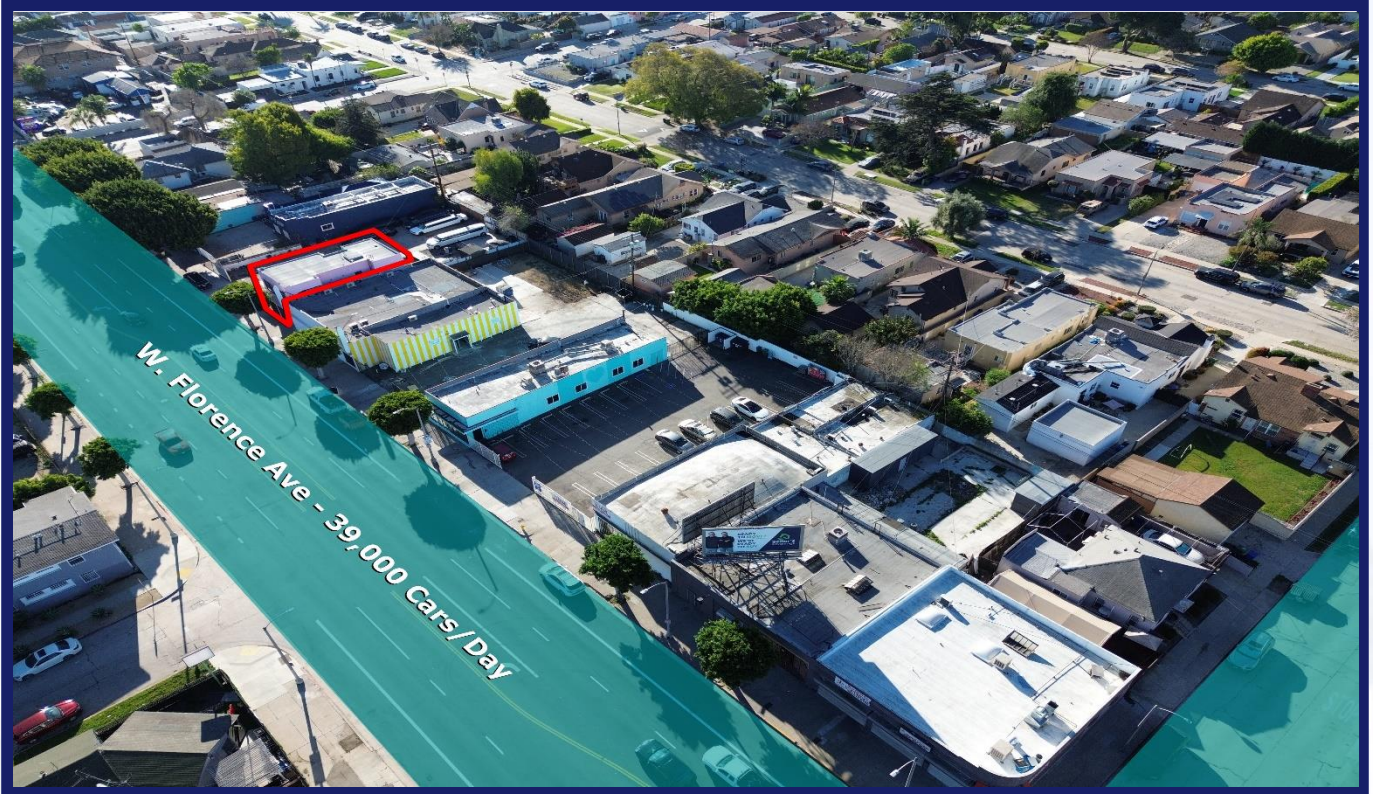
Commercial Real Estate Investments



PROPERTY PICTURES

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WALKSCORE

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WALKSCORE PICTURE



Walk Score
73

Transit Score
53

Bike Score
54

WALKSCORE SUMMARY

Walk Score

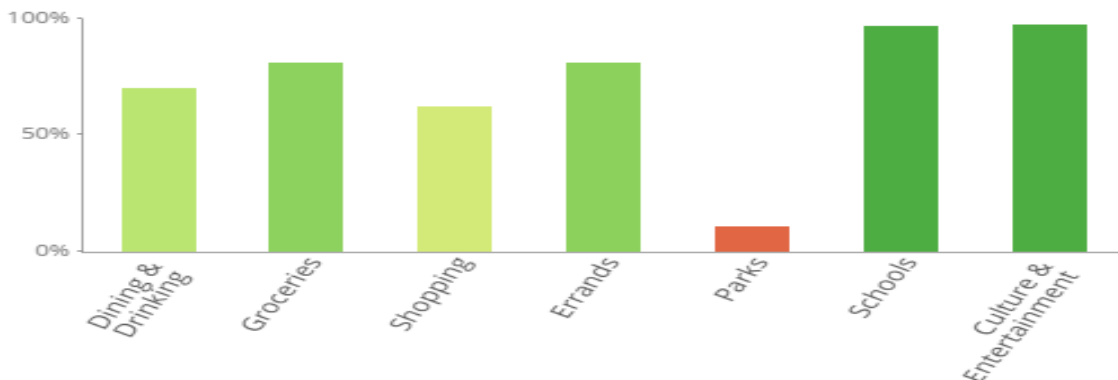
Transit Score

Bike Score

Score Details

What is Walk Score

The Walk Score for 2710 West Florence Avenue is based on the following categories.



DEMOGRAPHIC SUMMARY

DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$79,753



POPULATION

997,485



HOUSEHOLDS

308,089



OWNER-OCCUPIED
HOUSING

103,380



RENTER-OCCUPIED
HOUSING

193,363



BUSSINESSES

32,316

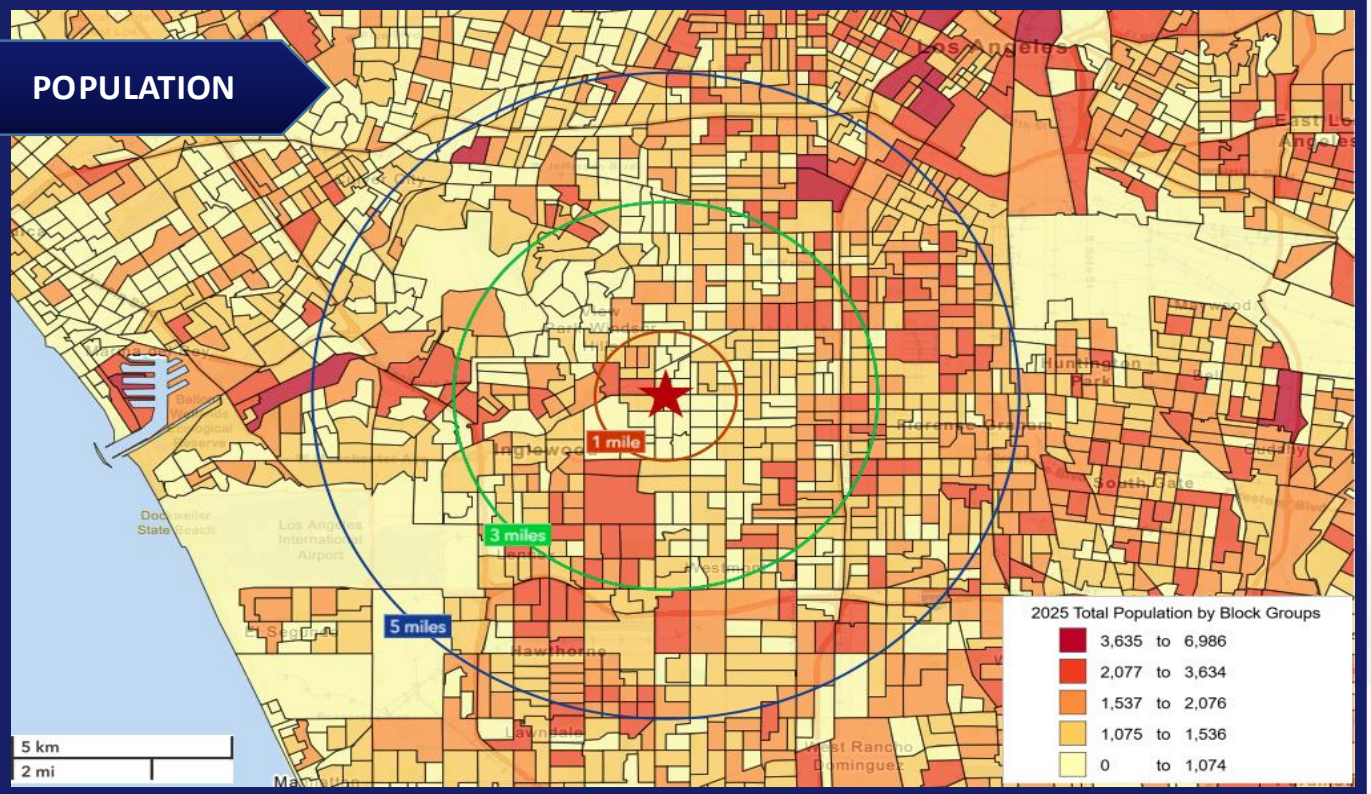
POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	150,161	1,056,923	3,463,521
2024 POPULATION	144,286	997,485	3,343,141
2029 POPULATION PROJECTION	139,633	961,679	3,238,982
ANNUAL GROWTH 2020-2024	-1.0%	-1.4%	-0.9%
ANNUAL GROWTH 2024-2029	-0.6%	-0.7%	-0.6%
MEDIAN AGE	39.7	35.8	37.2

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$79,624	\$79,753	\$98,136
MEDIAN HH INCOME	\$60,075	\$57,803	\$69,455

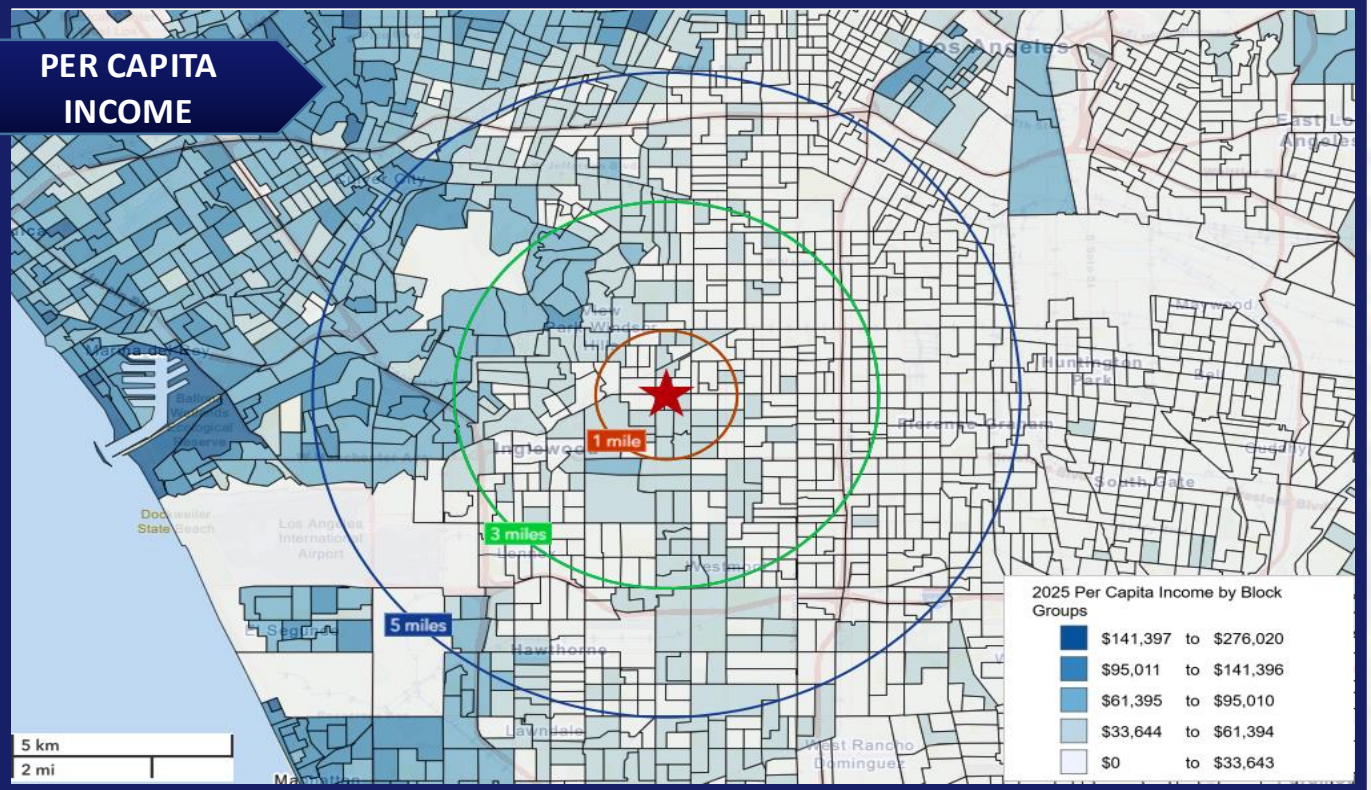
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	50,911	327,000	1,235,799
2024 HOUSEHOLDS	48,479	308,089	1,202,243
2029 HOUSEHOLDS	46,794	296,743	1,165,855

DEMOGRAPHICS

POPULATION



PER CAPITA INCOME

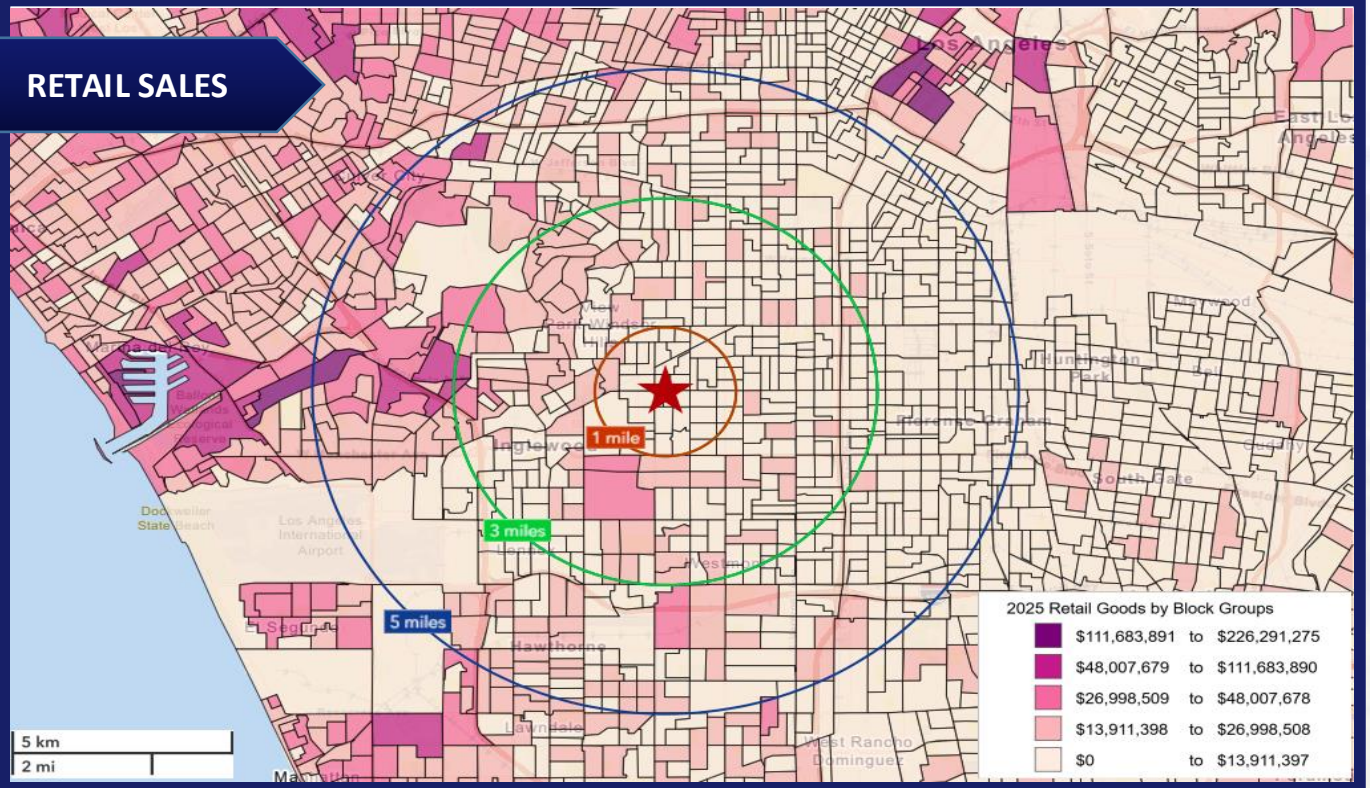


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME



RETAIL SALES

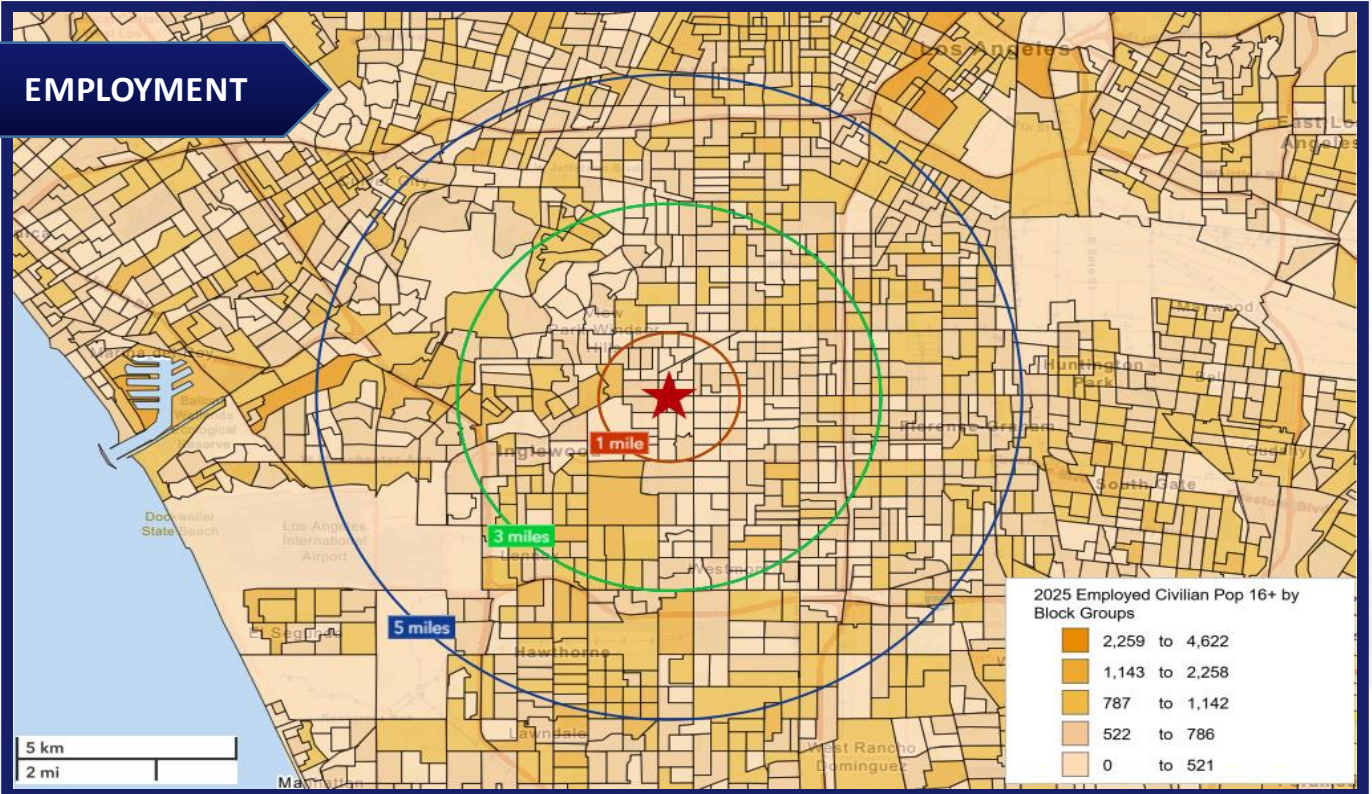


DEMOGRAPHICS

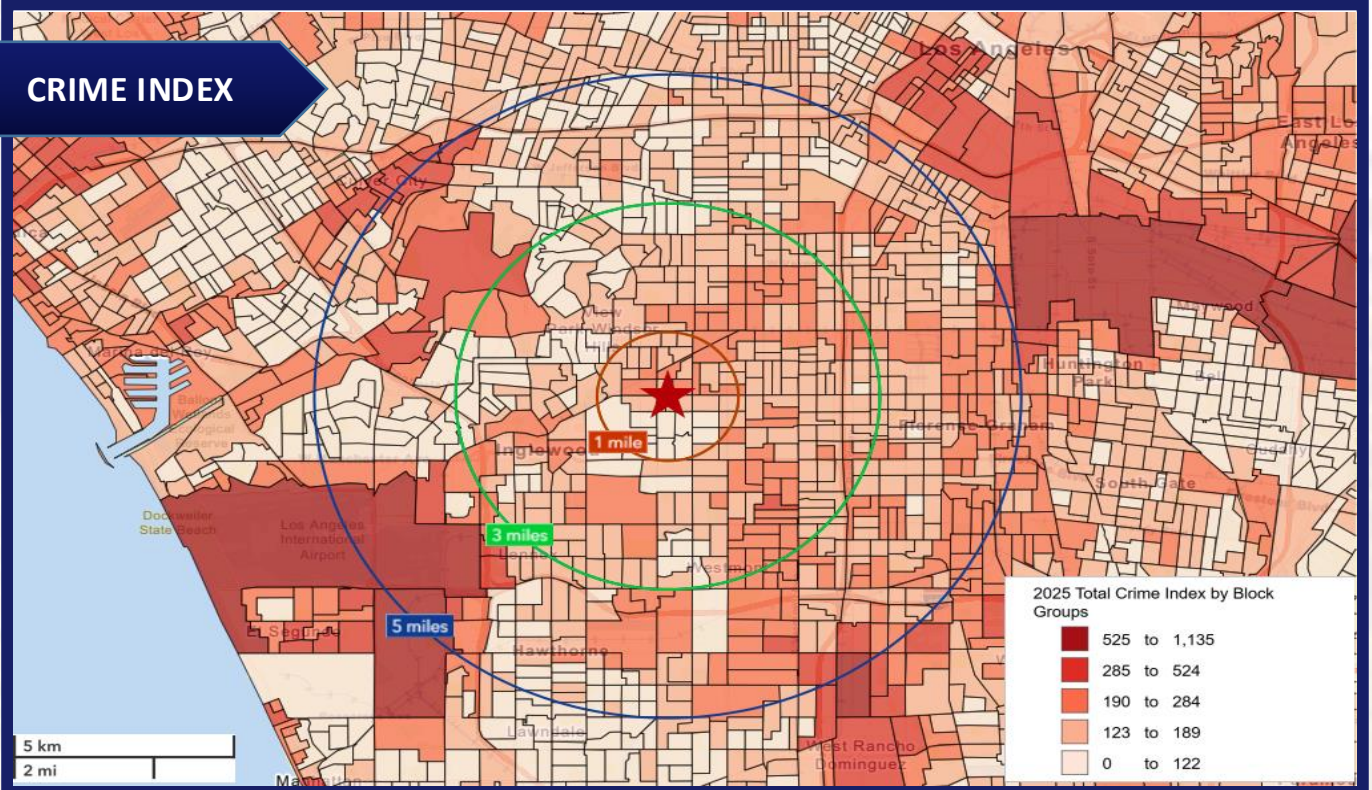
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EMPLOYMENT



CRIME INDEX





HYDE PARK primarily a dense residential neighborhood with single-family homes, duplexes, apartments, and small multifamily properties. It benefits from growing investment tied to the Crenshaw/LAX transit corridor and nearby entertainment developments



Population & Demographics

Hyde Park has an estimated population between 29,000 and 36,000 residents and considered a dense urban neighborhood with roughly 12,000–14,000 people per square mile. The area remains culturally significant within Los Angeles, particularly for African-American history and community institutions. Hyde Park continues to evolve demographically as redevelopment and rising housing demand reshape portions of the neighborhood.

Infrastructure

Investment Hyde Park has benefited from substantial public and private infrastructure investment over the last decade, making it one of the more rapidly improving neighborhoods in South Los Angeles. Major Infrastructure Projects:

Los Angeles Metro K Line

Los Angeles International Airport Modernization

Inglewood Entertainment District Expansion

It is increasingly viewed as a transit-oriented growth corridor, strategic infill investment market. Hyde Park is considered attractive to many real estate investors because it combines strong population density, improving infrastructure, transit access, and long-term redevelopment momentum within one of the nation's largest housing markets.

