



RETAIL/OFFICE FOR LEASE

LOS ANGELES, CA 90033

RETAIL & OFFICE | 1900 E 1st St

DEODATE
REAL ESTATE | STRATEGY

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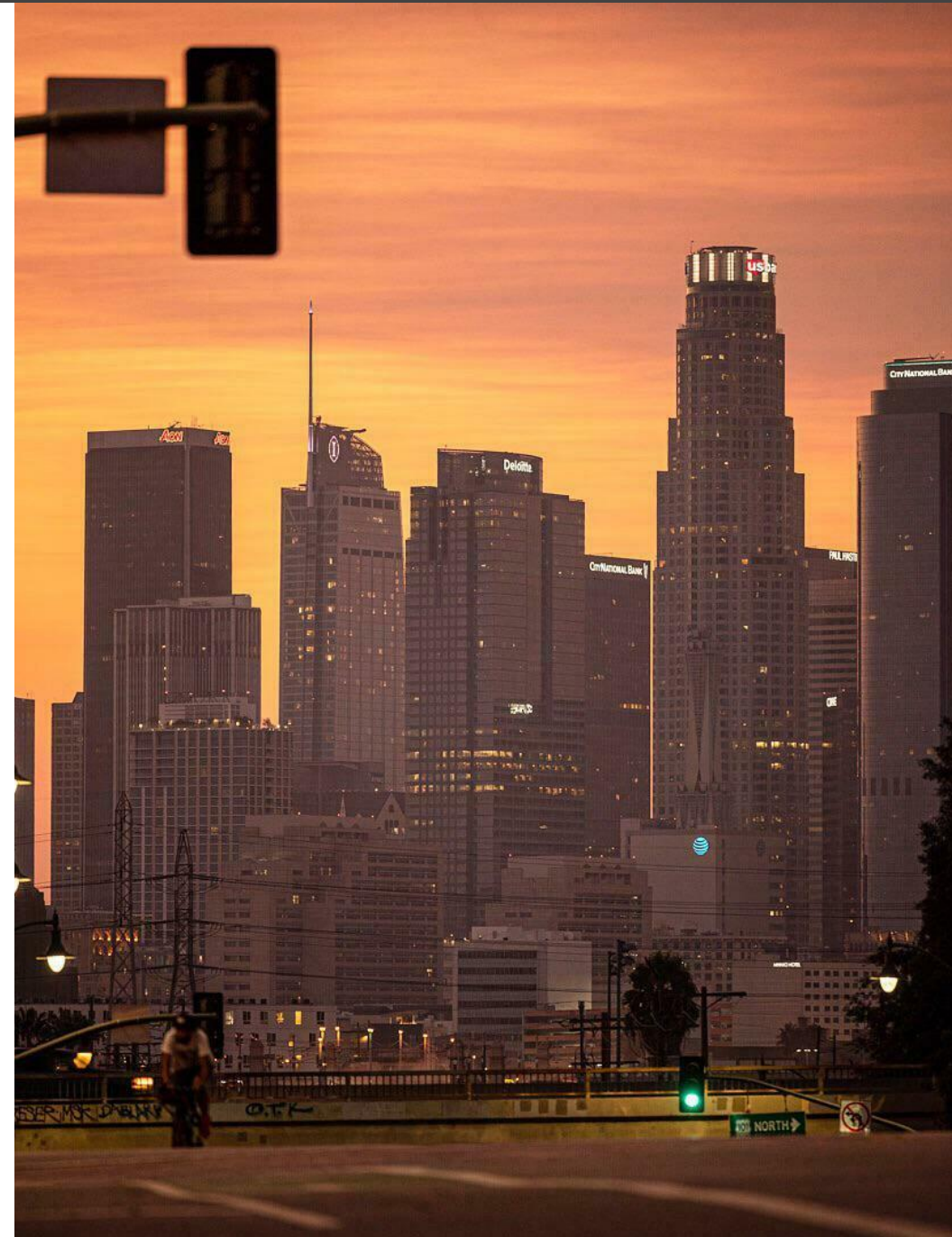
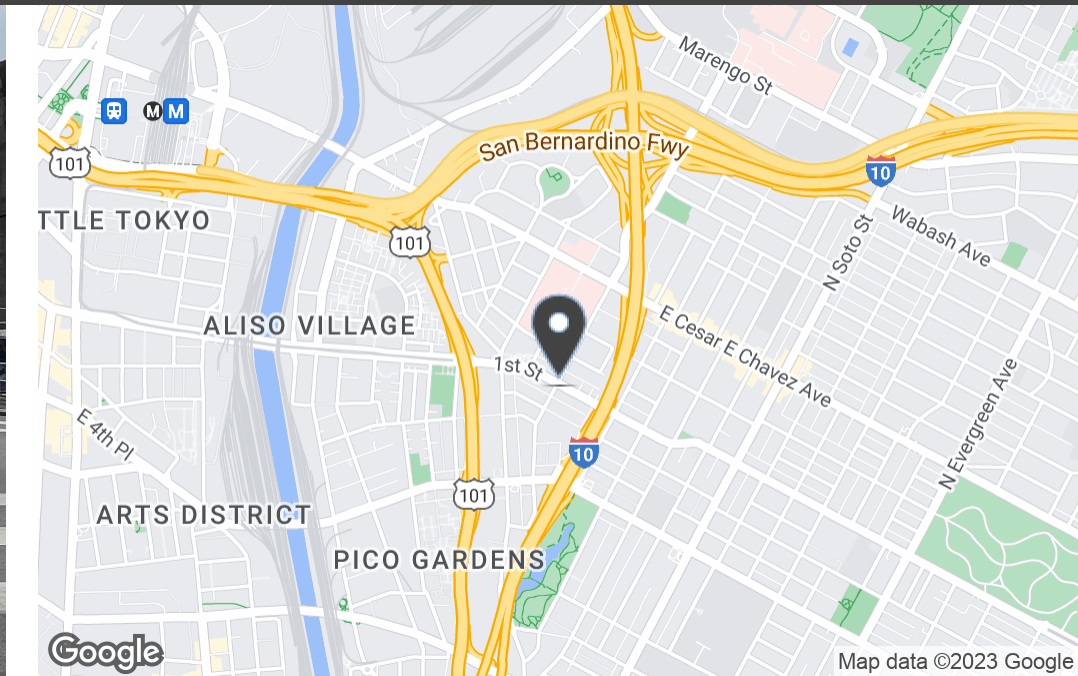




Table Of Contents

- 4 EXECUTIVE SUMMARY- FOR LEASE
- 5 EXTERIOR PHOTOS
- 6 INTERIOR PHOTOS (RETAIL SPACE)
- 7 INTERIOR PHOTOS (RESIDENTIAL HOME)
- 9 TRAFFIC COUNTS
- 10 METRO TRANSIT MAP
- 11 NEARBY ATTRACTIONS
- 12 DEMOGRAPHICS MAP & REPORT



APN:	5174-016-024
Lease Rate:	Call For Pricing
Retail Bldg. Size:	Approx. 1,050 SF
Residential Unit Bldg. Size:	Approx. 1,915 SF
Lot Size:	4,947 SF
Type:	Modified Gross
# of Bedrooms:	2
# of Bathrooms:	2
# of Parking Spaces:	6
Year Built:	1960
Zoning:	LAC2

Property Overview

The property consists of an unoccupied commercial retail unit (approx. 1,050 SF) and a separate residential unit (approx. 1,915 SF) at the back portion of the parcel. The commercial retail unit and residential unit can be leased together or separately. The retail unit was previously a small music and guitar store that had occupied the space for over 15 years. The retail unit is on a hard corner and is front facing a heavily trafficked street. The retail unit has its own interior restroom and access to the 6 space parking lot shared with the residential unit. The two units are divided by a gate and all utilities are separately metered including electricity, water, and gas. The vacant residential unit is 2 bedroom/2 bath and the interior is in great condition.

Location Overview

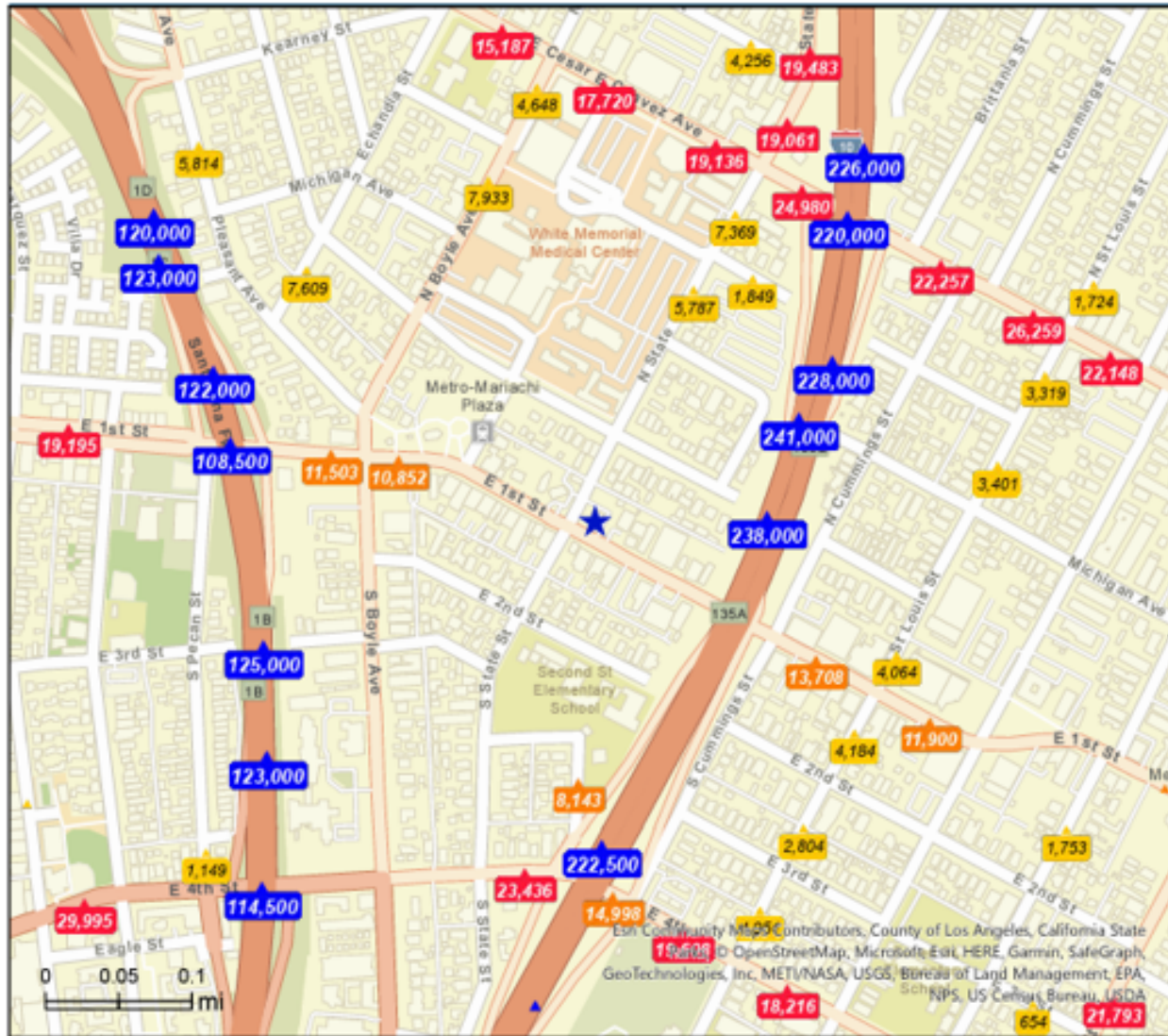
The property is nestled in the vibrant neighborhood of Boyle Heights, a cultural hotspot in East Los Angeles. This location is a hub of activity, offering easy access to major transportation routes and a plethora of amenities, including shopping centers and a diverse array of restaurants. The property is in close proximity to Mariachi Plaza, a renowned cultural center celebrated for its lively mariachi music, local vendors, and community events.



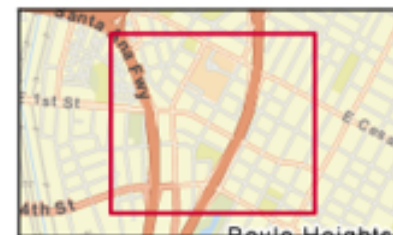


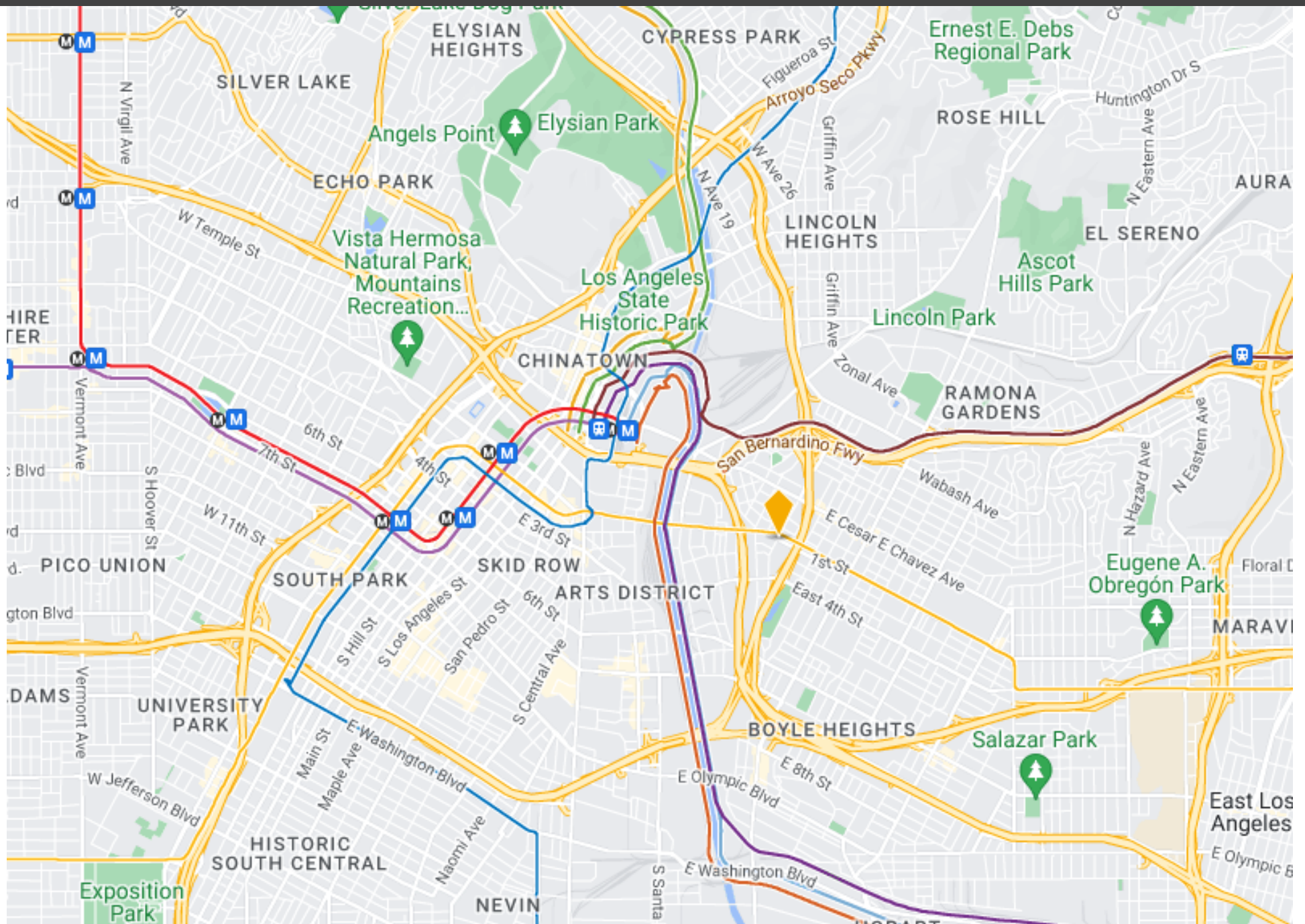


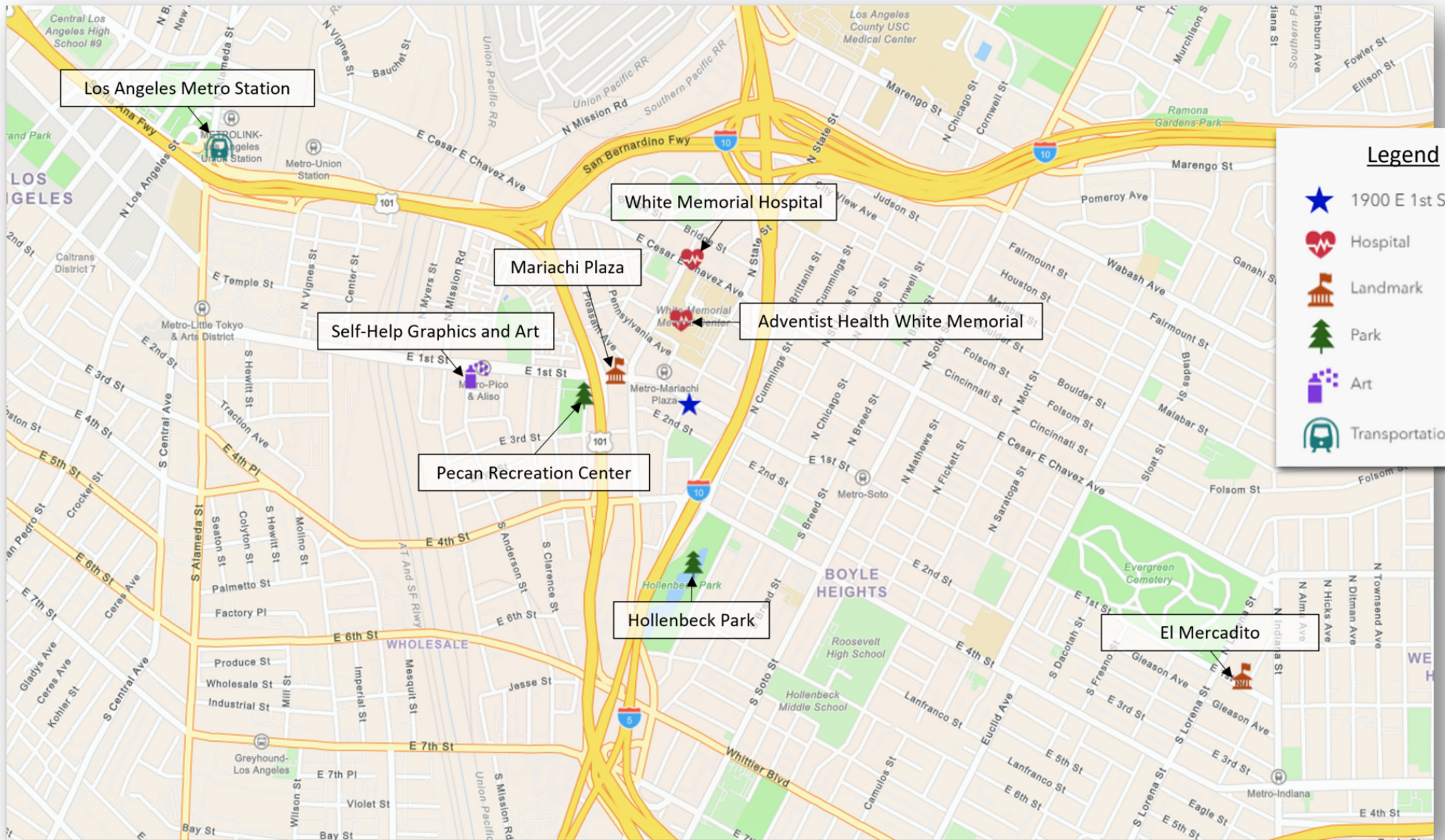




Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



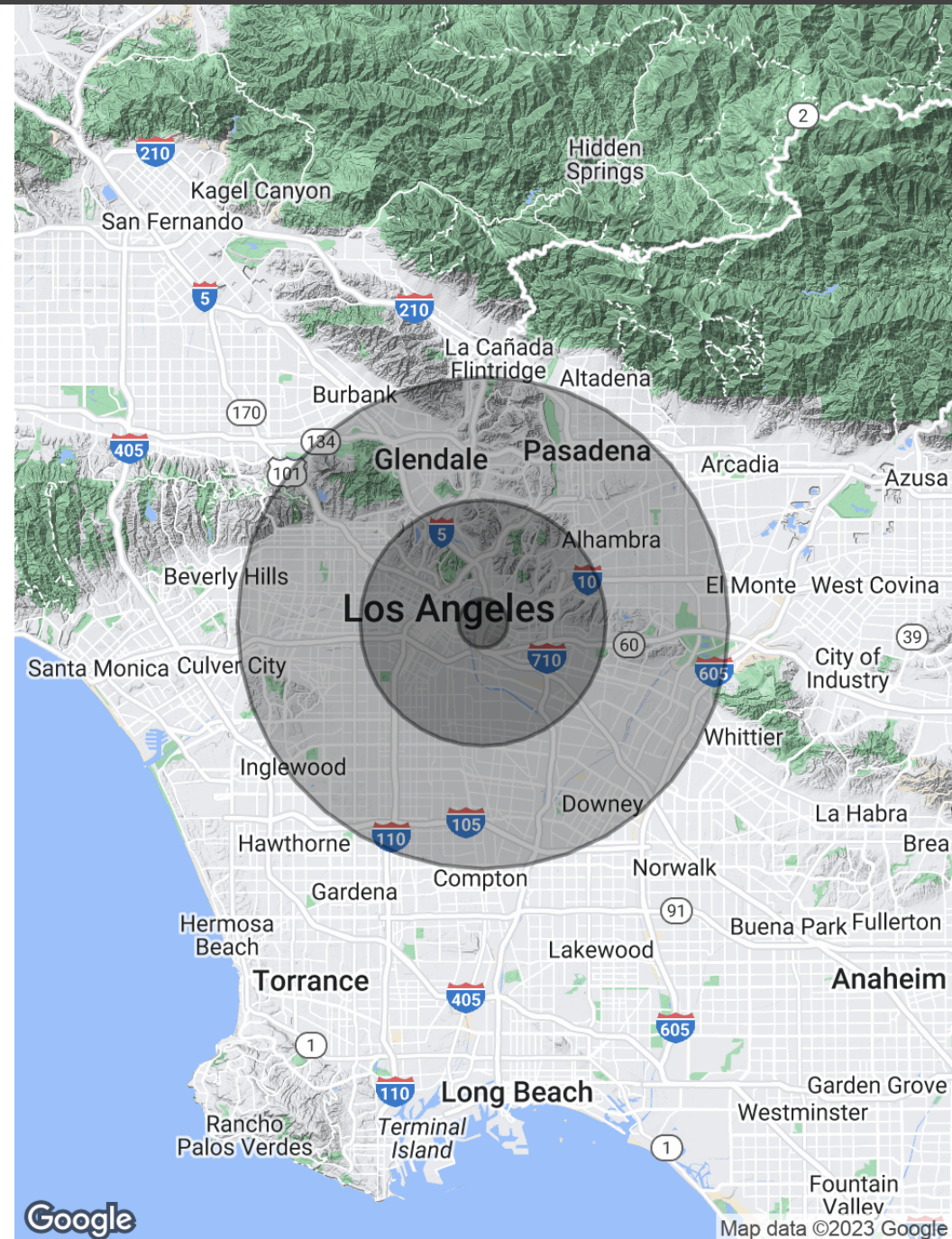




Population	1 Mile	5 Miles	10 Miles
Total Population	45,555	1,084,295	3,542,733
Average Age	33.3	34.0	36.0
Average Age (Male)	31.1	33.0	34.9
Average Age (Female)	35.1	35.1	37.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	13,598	367,771	1,260,062
# of Persons per HH	3.4	2.9	2.8
Average HH Income	\$59,129	\$66,973	\$78,555
Average House Value	\$474,126	\$443,197	\$562,921

* Demographic data derived from 2020 ACS - US Census



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