

Commercial Lease: 420 E. 3rd St.

420 E. 3rd St , Los Angeles CA 90013



FOR LEASE

THE SPACE

Location	420 E. 3rd St Los Angeles, CA 90013
County	Los Angeles

HIGHLIGHTS

- Location: Heart of Little Tokyo, Downtown Los Angeles. Property Highlights: Unit 602: Approx. 800-1,000 RSF Unit 603: Approx. 7,000-8,000 RSF Total Combined Space: Approx. 8,688 RSF Can be leased together or individually based on your business needs.
- 6th Floor, Units #602 & #603 Total Available Space: Approx. 8,688 RSF (can be leased together or separately).
- Building Amenities: On-site banking Full-service cafe/coffee station Pharmacy/sundry shop - convenient for medical and wellness businesses Secure, well-maintained, and prestigious building environment Professional setting designed for client comfort and safety Excellent accessibility and foot traffic in a busy Downtown LA corridor.
- This space offers a rare opportunity to establish your practice or business in a clean, high visibility building with all the essential amenities to operate efficiently and serve your clientele at the highest standard. Don't miss out on this premium leasing opportunity in the heart of Downtown Los Angeles' Little Tokyo district. Contact us today to schedule a tour or request more information!
- Suite #602 \$2.95/SF/YR 1,000SqFt, #603 \$2.95/SF/YR Suite 602 & 603 - Combined 8,688 RSF
- Suite #604 \$2.95/SF/YR

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
49,471	454,780	1,159,886

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$99,088	\$85,962	\$93,337

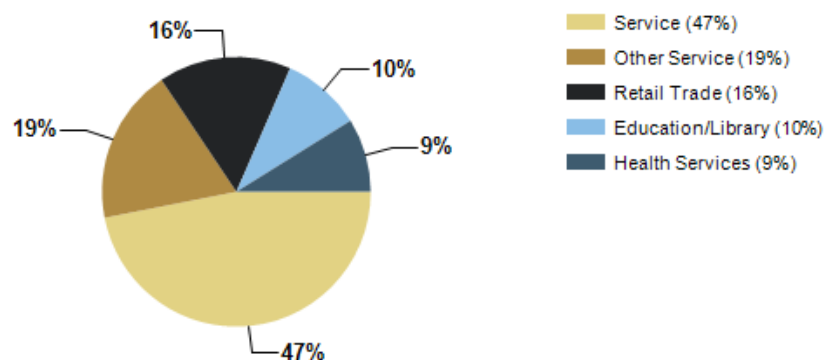
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
26,735	169,361	415,255

Property Description

- Prime Medical/Office Space for Lease - Downtown Los Angeles | Little Tokyo. Position your business at one of the most prominent and prestigious addresses in Little Tokyo — 10 Terraces, a well-known commercial hub in Downtown LA. This vibrant and growing community is ideal for a wide range of professional uses, including medical office, med spa, wellness, or general office operations. Address: 10 Terraces - 6th Floor, Units #602 & #603 Total Available Space: Approx. 8,688 RSF (can be leased together or separately)

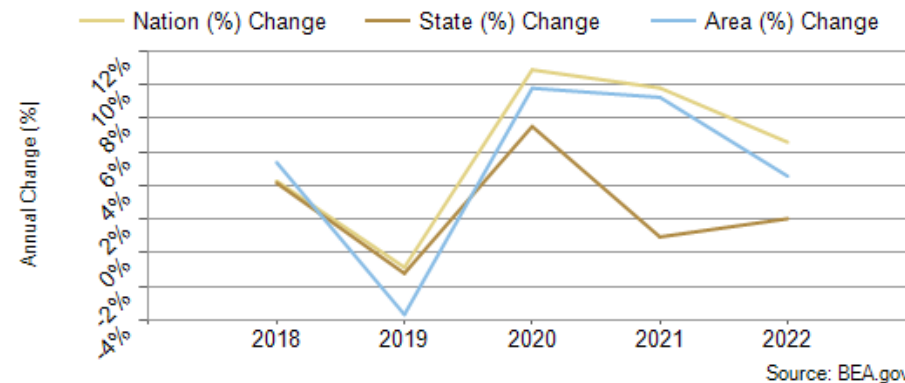
Major Industries by Employee Count



Largest Employers

Kaiser Permanente	44,769
University of Southern California	23,227
Northrop Grumman Corp.	18,000
Cedars-Sinai Medical Center	16,730
Allied Universal	15,326
Target Corp.	15,000
Providence Health and Services Southern California	14,395
Ralphs/Food 4 Less (Kroger Co. Division)	14,000

Los Angeles County GDP Trend

















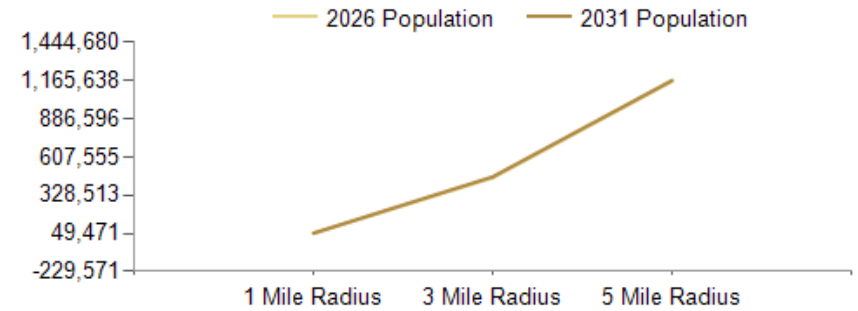




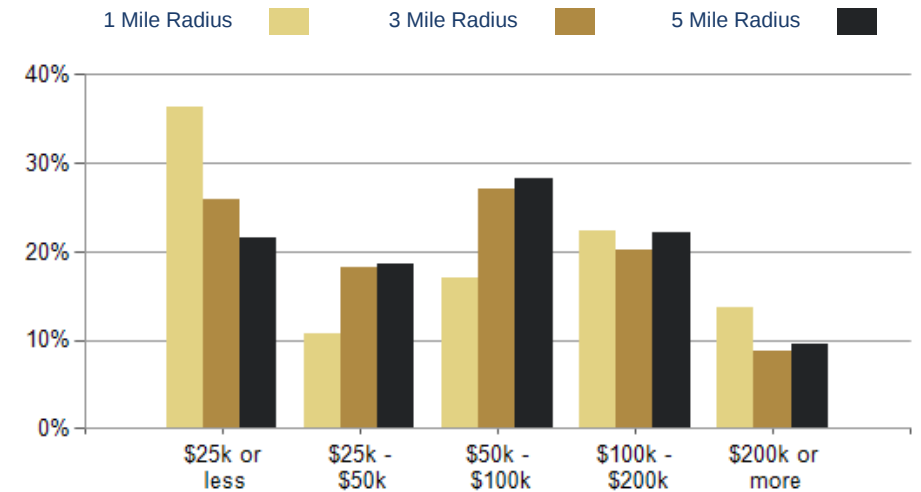


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,287	433,196	1,194,300
2010 Population	33,535	439,156	1,189,877
2026 Population	49,471	454,780	1,159,886
2031 Population	50,871	462,767	1,165,638
2026 African American	8,558	31,346	81,150
2026 American Indian	604	13,239	30,624
2026 Asian	12,305	72,292	165,556
2026 Hispanic	12,598	289,951	761,522
2026 Other Race	6,693	192,427	505,687
2026 White	15,658	82,714	211,277
2026 Multiracial	5,512	62,141	164,356
2026-2031: Population: Growth Rate	2.80%	1.75%	0.50%

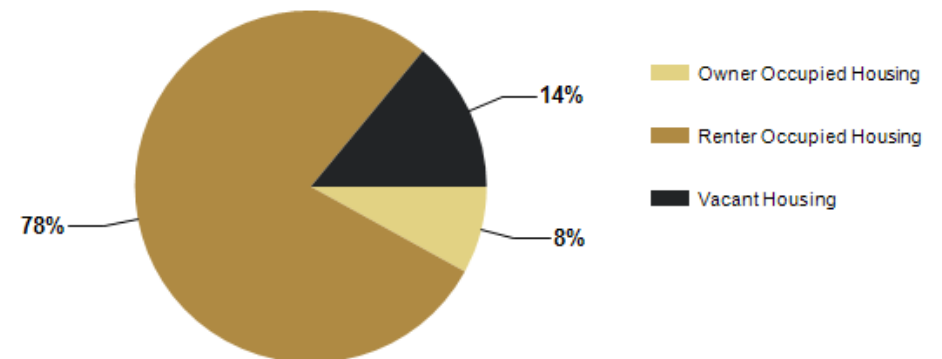
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	7,340	29,540	57,064
\$15,000-\$24,999	2,362	14,296	32,420
\$25,000-\$34,999	1,251	13,717	33,656
\$35,000-\$49,999	1,597	17,130	43,803
\$50,000-\$74,999	2,323	25,439	66,861
\$75,000-\$99,999	2,243	20,265	50,088
\$100,000-\$149,999	3,493	22,393	58,939
\$150,000-\$199,999	2,483	11,885	32,624
\$200,000 or greater	3,644	14,696	39,801
Median HH Income	\$59,061	\$59,606	\$64,322
Average HH Income	\$99,088	\$85,962	\$93,337



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

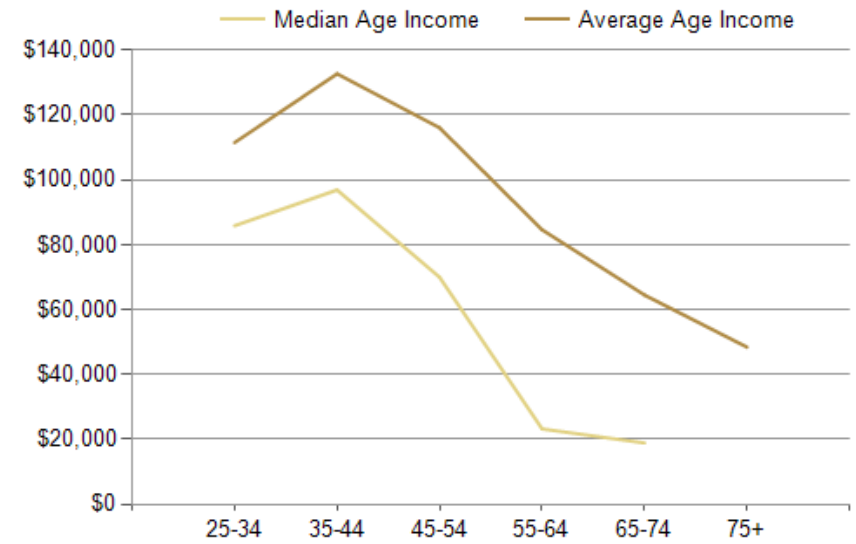
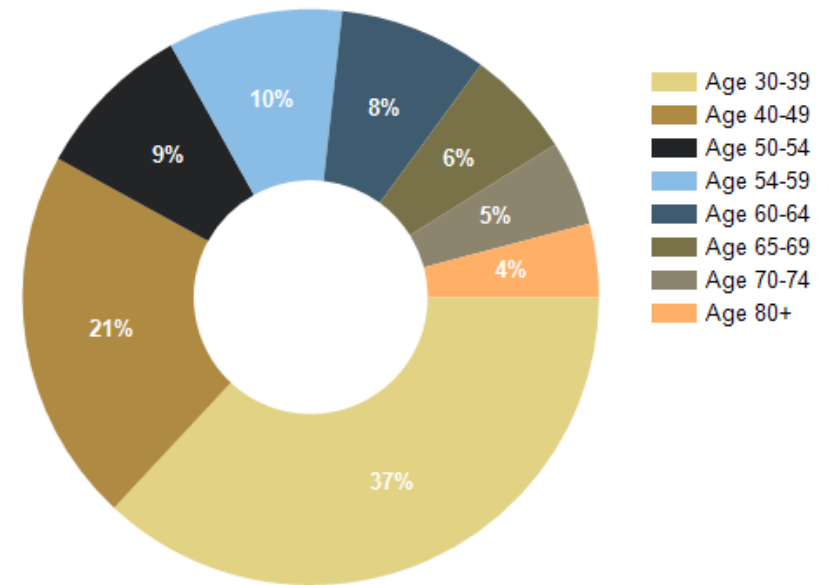


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	7,121	48,446	115,771
2026 Population Age 35-39	5,857	39,376	96,905
2026 Population Age 40-44	4,191	32,329	83,650
2026 Population Age 45-49	3,199	27,692	73,699
2026 Population Age 50-54	3,144	26,840	71,214
2026 Population Age 55-59	3,447	24,349	64,054
2026 Population Age 60-64	2,915	20,888	56,485
2026 Population Age 65-69	2,128	17,539	48,110
2026 Population Age 70-74	1,676	14,078	38,557
2026 Population Age 75-79	1,446	9,981	26,904
2026 Population Age 80-84	1,191	6,758	17,245
2026 Population Age 85+	1,169	6,747	16,177
2026 Population Age 18+	46,808	377,275	944,606
2026 Median Age	40	35	36
2031 Median Age	41	36	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,855	\$74,865	\$75,305
Average Household Income 25-34	\$111,504	\$94,983	\$96,711
Median Household Income 35-44	\$96,890	\$70,767	\$75,428
Average Household Income 35-44	\$132,700	\$104,718	\$110,995
Median Household Income 45-54	\$69,976	\$65,278	\$73,918
Average Household Income 45-54	\$116,060	\$95,061	\$105,898
Median Household Income 55-64	\$23,206	\$50,392	\$58,953
Average Household Income 55-64	\$84,613	\$80,419	\$92,721
Median Household Income 65-74	\$18,867	\$37,139	\$46,109
Average Household Income 65-74	\$64,482	\$67,096	\$77,118
Average Household Income 75+	\$48,421	\$52,824	\$60,762

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	86	85
Diversity Index (current year)	86	86	85
Diversity Index (2020)	86	86	85
Diversity Index (2010)	83	83	83

POPULATION BY RACE



1 MILE



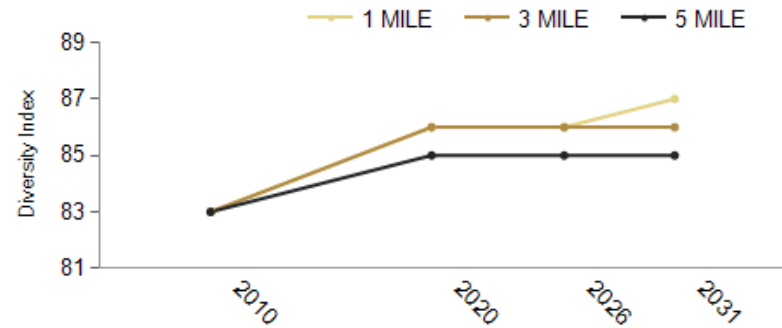
3 MILE



5 MILE

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	14%	4%	4%
American Indian	1%	2%	2%
Asian	20%	10%	9%
Hispanic	20%	39%	40%
Multiracial	9%	8%	9%
Other Race	11%	26%	26%
White	25%	11%	11%

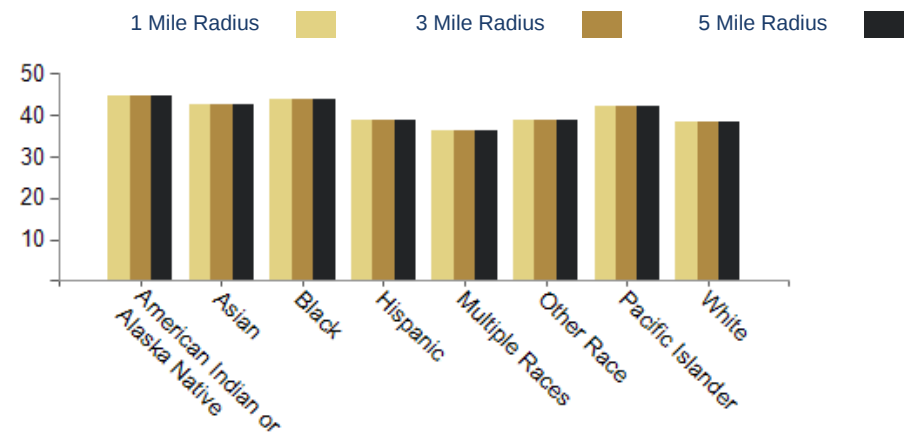
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	45	35	36
Median Asian Age	43	40	43
Median Black Age	44	36	38
Median Hispanic Age	39	34	34
Median Multiple Races Age	36	35	36
Median Other Race Age	39	33	34
Median Pacific Islander Age	42	33	34
Median White Age	38	34	35

2026 MEDIAN AGE BY RACE



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The information contained herein is not a substitute for a thorough due diligence investigation. Century 21 Commercial Cornerstone Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Inquire today:

*Paola Melendez
Century 21 Allstars Commercial
(562) 225-4802 or
paolamc21allstars@gmail.com
CalDRE # 01779654*

