

FORMER 7-ELEVEN IN PRIME MID-CITY LOCATION

Retail Space for Sublease



5279 W. Olympic Blvd. | Los Angeles, CA 90036



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AVAILABLE

Size: ±2,600 SF
Rent: \$4.00 PSF/Mo., NNN

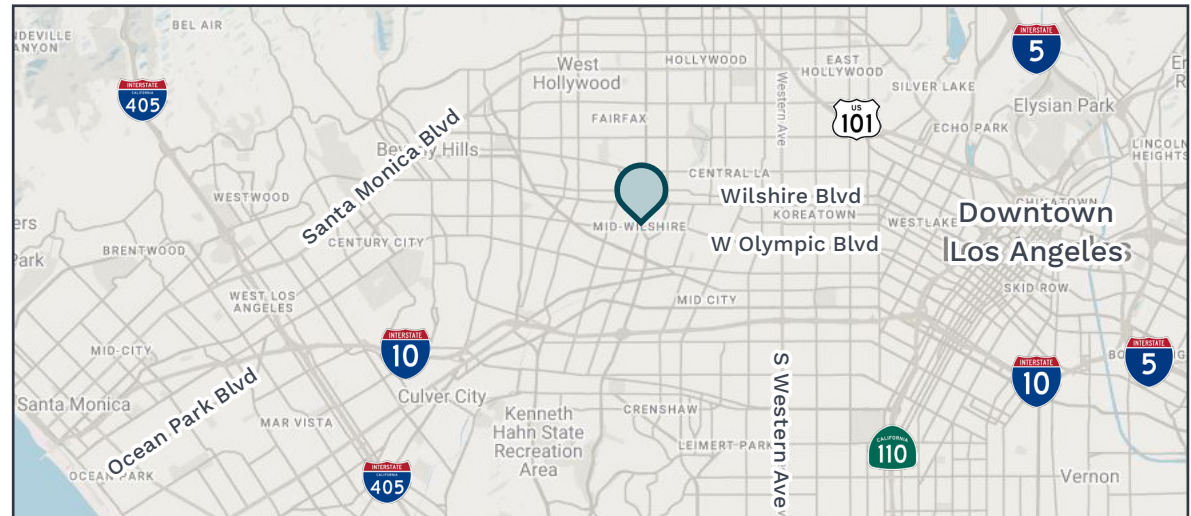
Initial Lease

Term Through: January 31, 2027

PROPERTY HIGHLIGHTS

- Former 7-Eleven location in small retail strip center
- Prime Los Angeles location at the corner of S. La Brea Ave. and W. Olympic Blvd.
- Surrounded by residential neighborhoods with high traffic counts (44,968 CPD) and strong daytime population demographics (3.2M residents within 10mi)

Prospective tenants are hereby advised that all uses are subject to City approval



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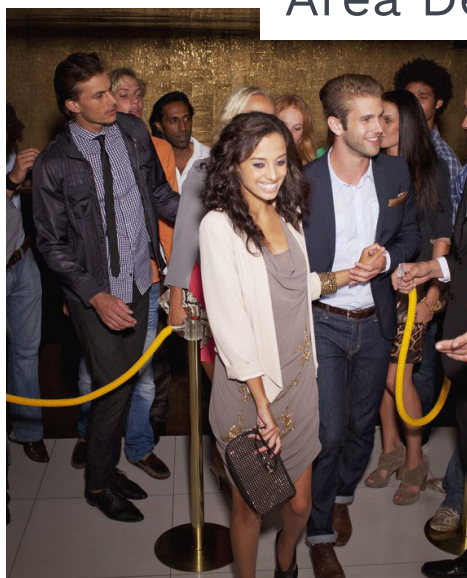
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Area Demographics



	1 Mile	5 Mile	10 Miles
POPULATION			
2023 Estimated Population	47,480	1,135,715	3,255,812
2028 Projected Population	46,641	1,119,965	3,194,393
2010 Census Population	46,862	1,098,652	3,235,322
Projected Annual Growth 2023 to 2028	-1.77%	-1.39%	-1.89%
Historical Annual Growth 2010 to 2023	1.32%	3.37%	0.63%
2023 Median Age	40.1	39.5	38.8
HOUSEHOLDS			
2023 Estimated Households	21,605	457,654	1,202,509
2028 Projected Households	21,153	450,581	1,178,826
2010 Census Households	21,574	444,169	1,193,501
Projected Annual Growth 2023 to 2028	-2.09%	-1.55%	-1.97%
Historical Annual Growth 2010 to 2023	0.14%	3.04%	0.75%
RACE & ETHNICITY			
2023 Estimated White	54.79%	64.39%	69.47%
2023 Estimated Black or African American	16.88%	13.56%	12.72%
2023 Estimated Asian or Pacific Islander	0.18%	0.23%	0.23%
2023 Estimated American Indian or Native Alaskan	1.26%	1.73%	1.56%
2023 Estimated Other Races	4.30%	3.52%	3.42%
2023 Estimated Hispanic	41.5%	35.2%	33.4%
INCOME			
2023 Estimated Average Household Income	\$111,435	\$93,887	\$99,460
2023 Estimated Median Household Income	\$81,988	\$64,047	\$69,222
EDUCATION			
2023 Estimated High School Graduate	10.06%	15.14%	16.08%
2023 Estimated Some College	18.97%	19.50%	20.73%
2023 Estimated Associates Degree Only	11.26%	10.35%	8.88%
2023 Estimated Bachelors Degree Only	31.84%	24.18%	21.80%
2023 Estimated Graduate Degree	18.66%	12.57%	12.05%
BUSINESS			
2019 Estimated Total Businesses	4,642	11,387	26,895
2023 Estimated Total Employees	46,649	93,624	192,347
2019 Estimated Employee Population per Business	10.0	8.2	7.2
2019 Estimated Residential Population per Business	14.3	17.4	15.1



REAL ESTATE

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