

# For Sublease Retail Space

3330 W. Florence Ave., Los Angeles, CA 90043



## Available

Size: ±3,071 SF  
Rent: \$1.75 PSF/Mo., NNN  
Term Through: 12/31/2026

## Features

- ▶ Easy access from the 405, 110, 105 and 10 Freeways. 5.8 miles from Los Angeles International Airport
- ▶ Close proximity to SoFi Stadium, The Forum and Hollywood Park
- ▶ On-site parking
- ▶ Located at the signalized corner of Crenshaw Blvd. and W. Florence Ave.

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

## Trade Area



Jaimie Marchand  
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DRE #01134266

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## Area Demographics

	0.5 Mile	1 Mile	2 Mile
<b>Population</b>			
2025 Estimated Population	9,896	36,110	144,232
2030 Projected Population	9,573	35,153	138,686
2020 Census Population	8,849	35,087	141,007
2010 Census Population	8,852	35,347	141,927
Projected Annual Growth 2025 to 2030	-0.7%	-0.5%	-0.8%
Historical Annual Growth 2010 to 2025	0.8%	0.1%	0.1%
2025 Median Age	38.9	39.5	39.5
<b>Households</b>			
2025 Estimated Households	3,637	12,927	52,075
2030 Projected Households	3,627	12,886	51,393
2020 Census Households	3,258	12,559	51,433
2010 Census Households	3,127	12,193	49,831
Projected Annual Growth 2025 to 2030	-	-	-0.3%
Historical Annual Growth 2010 to 2025	1.1%	0.4%	0.3%
<b>Race &amp; Ethnicity</b>			
2025 Estimated White	11.3%	12.3%	12.2%
2025 Estimated Black or African American	47.2%	47.5%	48.0%
2025 Estimated Asian or Pacific Islander	2.6%	2.7%	3.4%
2025 Estimated American Indian or Native Alaskan	1.6%	1.8%	1.5%
2025 Estimated Other Races	37.4%	35.7%	34.8%
2025 Estimated Hispanic	41.6%	41.0%	39.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$75,181	\$88,362	\$99,833
2025 Estimated Median Household Income	\$56,887	\$70,531	\$79,170
2025 Estimated Per Capita Income	\$27,750	\$31,809	\$36,236
<b>Education</b>			
2025 Estimated High School Graduate	26.8%	26.4%	23.3%
2025 Estimated Some College	26.2%	23.1%	23.8%
2025 Estimated Associates Degree Only	8.1%	7.4%	7.6%
2025 Estimated Bachelors Degree Only	12.4%	14.5%	16.6%
2025 Estimated Graduate Degree	7.7%	8.8%	9.7%
<b>Business</b>			
2025 Estimated Total Businesses	293	936	5,206
2025 Estimated Total Employees	1,987	4,945	31,177
2025 Estimated Employee Population per Business	6.8	5.3	6.0
2025 Estimated Residential Population per Business	33.8	38.6	27.7