



Retail Space for Lease

620-648 E El Segundo Blvd Los Angeles, CA

Property Highlights

- Grocery anchored neighborhood shopping center
- Located at a major signalized intersection (El Segundo Blvd & Avalon Blvd)
- Close Proximity to the 110 and 105 Freeways
- Strong three-mile demographics with over 326,000 residents and 89,000 households, and a daytime population of 81,808
- Traffic Counts: $\pm 76,000$ CPD (El Segundo Blvd & Avalon Blvd)

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Available:

$\pm 1,050 - 12,000$ SF

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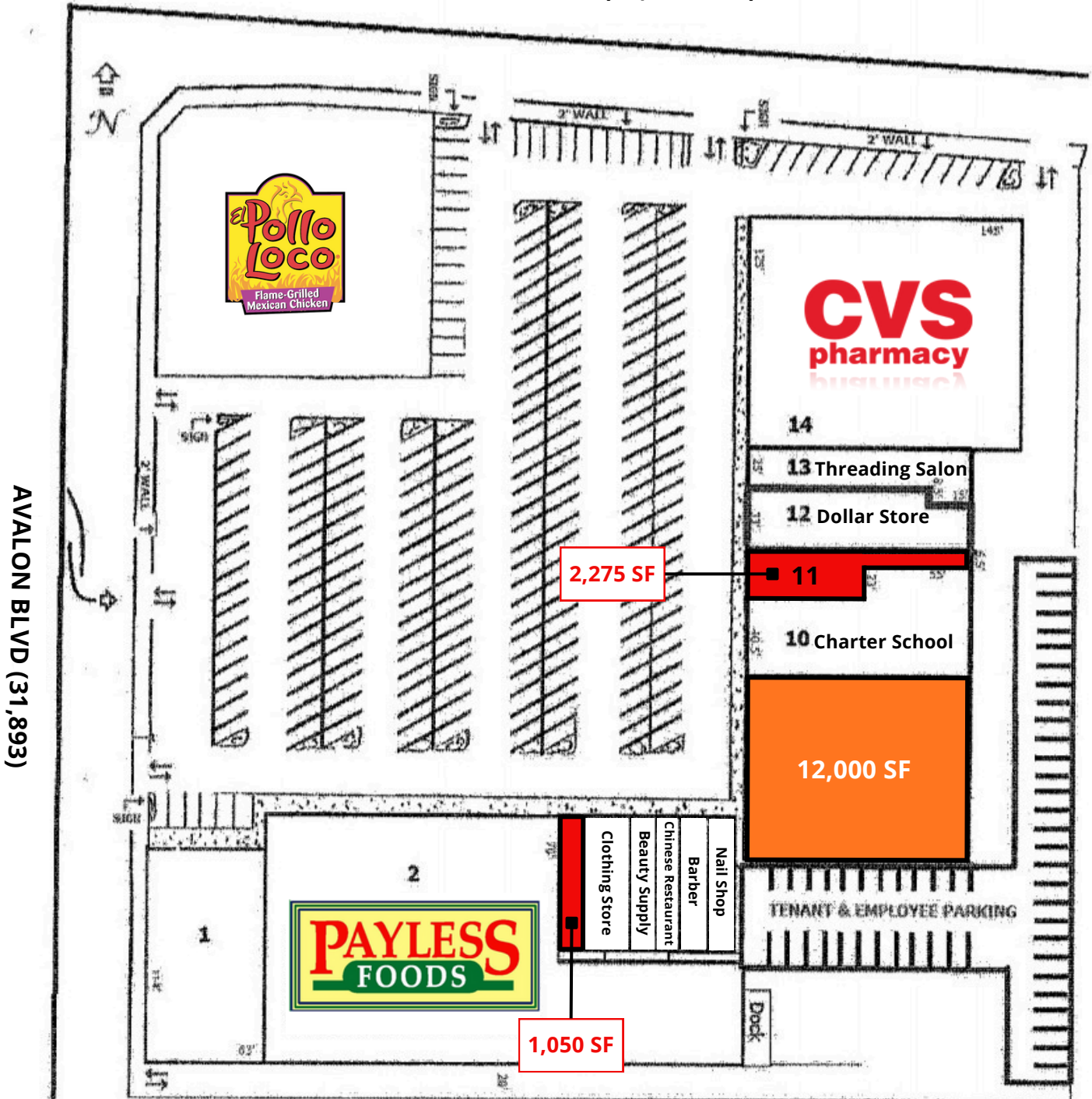
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Site Plan

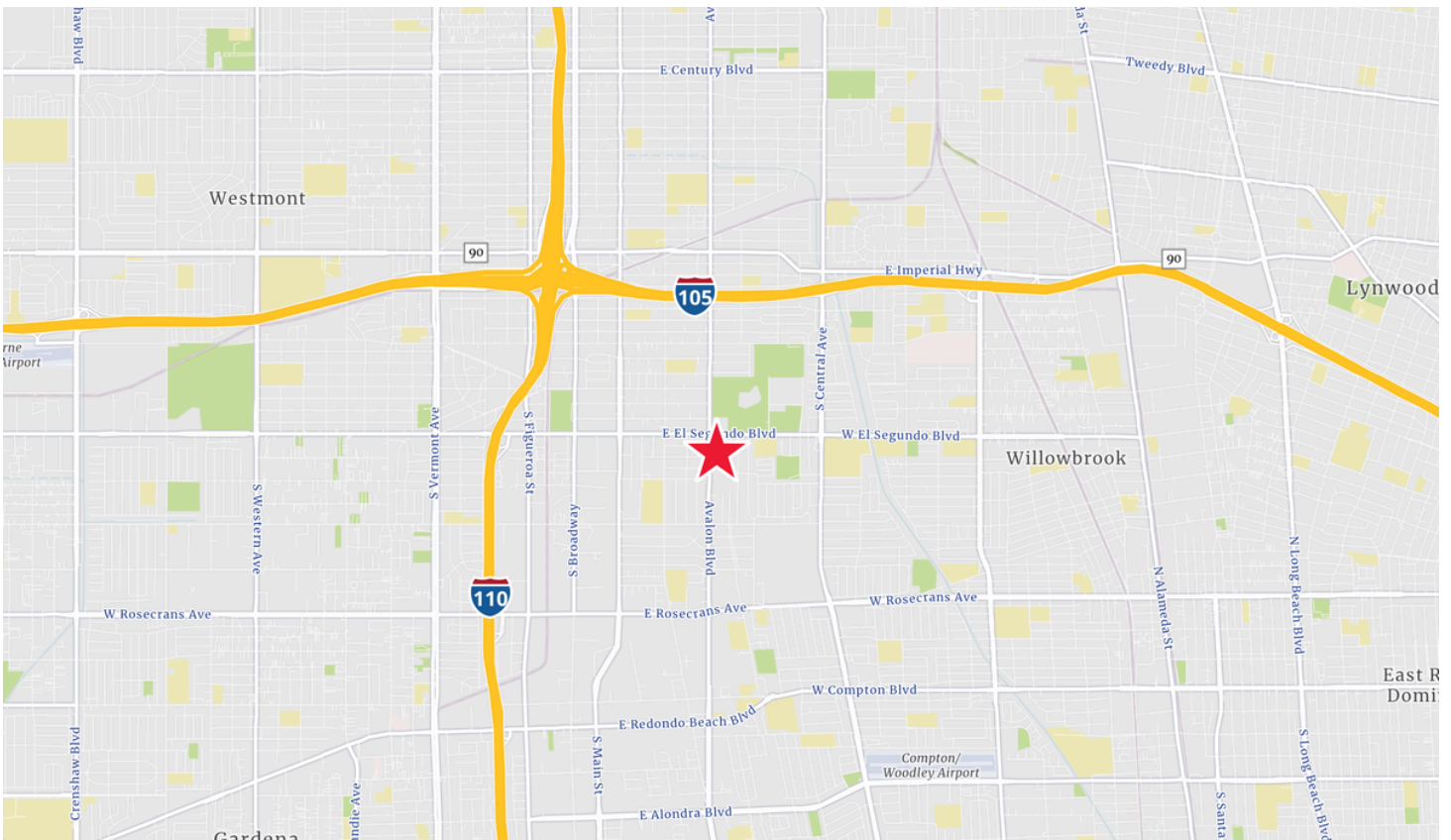
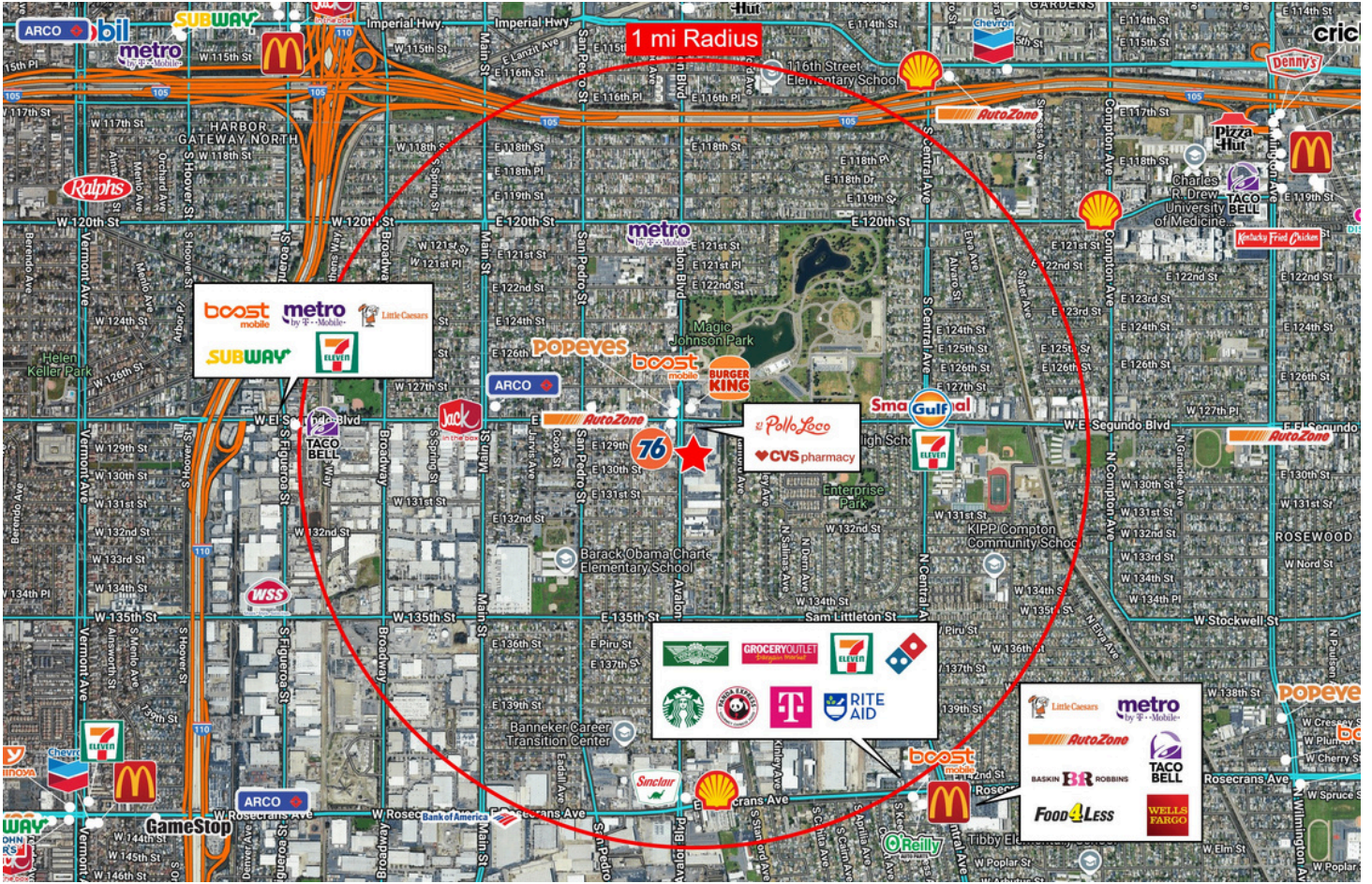
EL SEGUNDO BLVD (44,801 CPD)



-  Available
-  Available Soon



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	27,847	326,563	916,636
Total Households	7,634	89,040	261,765
Total Family Households	5,925	68,418	199,174
Average Household Size	3.57	3.61	3.46
Median Age	35.3	33.8	34.9
Population Age 25+	18,054	206,660	596,418
2010-2020 Total Population: Annual Growth Rate (CAGR)	1.01%	0.45%	0.17%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.83%	-0.72%	-0.73%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.43%	-0.51%	-0.50%
Households	0.09%	0.06%	0.08%
Families	0.13%	0.10%	0.12%
Median Household Income	3.56%	4.05%	3.65%
Current Year Population by Sex			
Male Population	13,395	158,886	449,259
% Male	48.1%	48.6%	49.0%
Female Population	14,452	167,677	467,377
% Female	51.9%	51.4%	51.0%
Current Year Race and Ethnicity			
Total	27,845	326,562	916,637
White Alone	7.2%	8.1%	9.9%
Black Alone	36.1%	26.4%	21.9%
American Indian Alone	1.9%	2.0%	2.2%
Asian Alone	0.7%	2.8%	4.5%
Pacific Islander Alone	0.2%	0.3%	0.4%
Some Other Race Alone	42.9%	48.3%	47.0%
Two or More Races	11.0%	12.2%	14.2%
Hispanic Origin	60.4%	67.5%	69.1%
Diversity Index	82.7	81.7	82.8
Current Year Educational Attainment			
Total	18,048	206,659	596,417
Less than 9th Grade	14.8%	19.4%	19.1%
9th - 12th Grade, No Diploma	11.8%	13.6%	12.5%
High School Graduate	23.6%	25.6%	24.9%
GED/Alternative Credential	2.3%	2.7%	2.5%
Some College, No Degree	19.8%	17.9%	17.4%
Associate Degree	9.2%	6.8%	6.7%
Bachelor's Degree	12.1%	10.2%	12.2%
Graduate/Professional Degree	6.4%	3.9%	4.6%
Current Year Income and Households Summary			
Median Household Income	\$77,503	\$62,650	\$66,358
Average Household Income	\$98,060	\$83,656	\$89,525
Per Capita Income	\$26,903	\$22,843	\$25,617
Current Year Summary Business Data			
Total Businesses	609	7,007	21,534
Total Daytime Population	22,259	274,564	758,583
Daytime Population: Workers	6,317	81,808	234,298
Daytime Population: Residents	15,942	192,756	524,285

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