



COMMERCIAL
ASSET GROUP

2101 W. CENTURY BLVD
LOS ANGELES, CA 90047



**NON-HOODED FOOD USE SPACE ON THE
CORNER OF CENTURY BLVD AND HASS AVE
FOR LEASE**

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SPACE SIZE

UNIT C: ±725 SF

LEASE RATE

INQUIRE WITH BROKER

CARS PER DAY

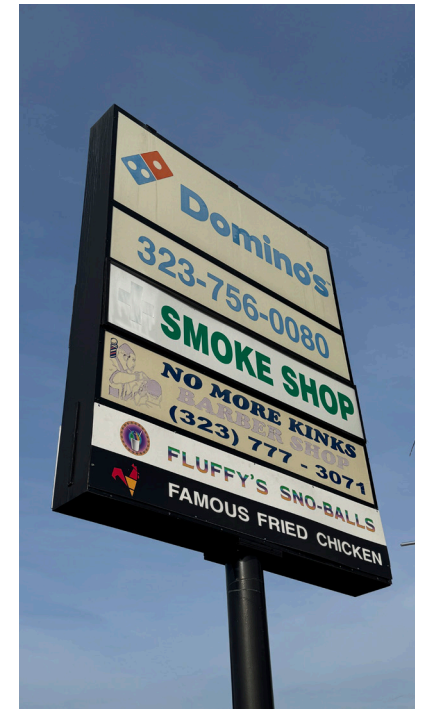
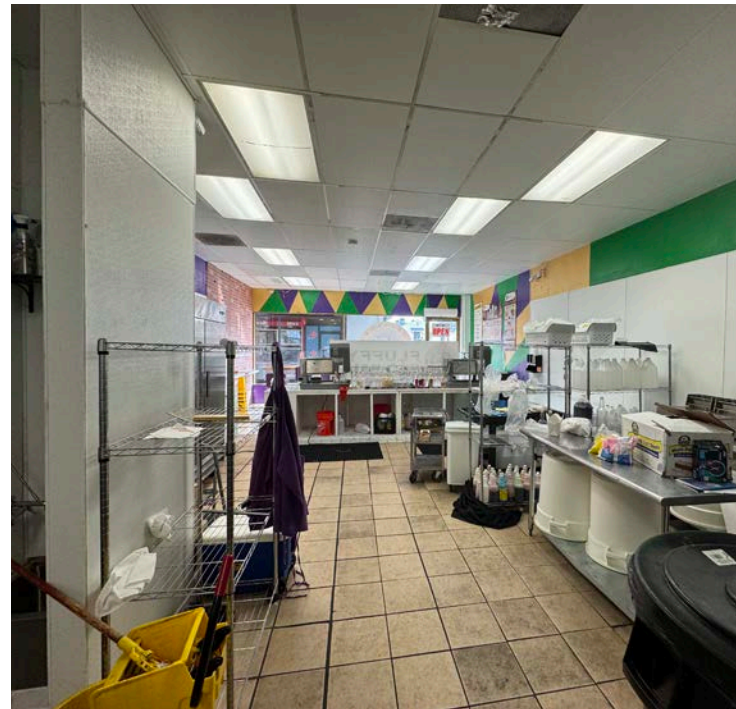
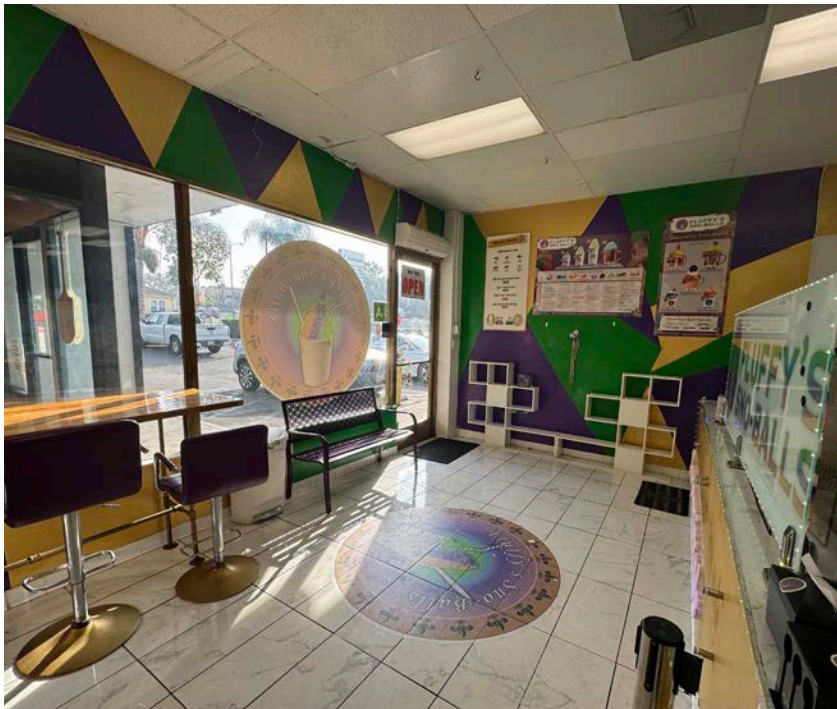
33,500



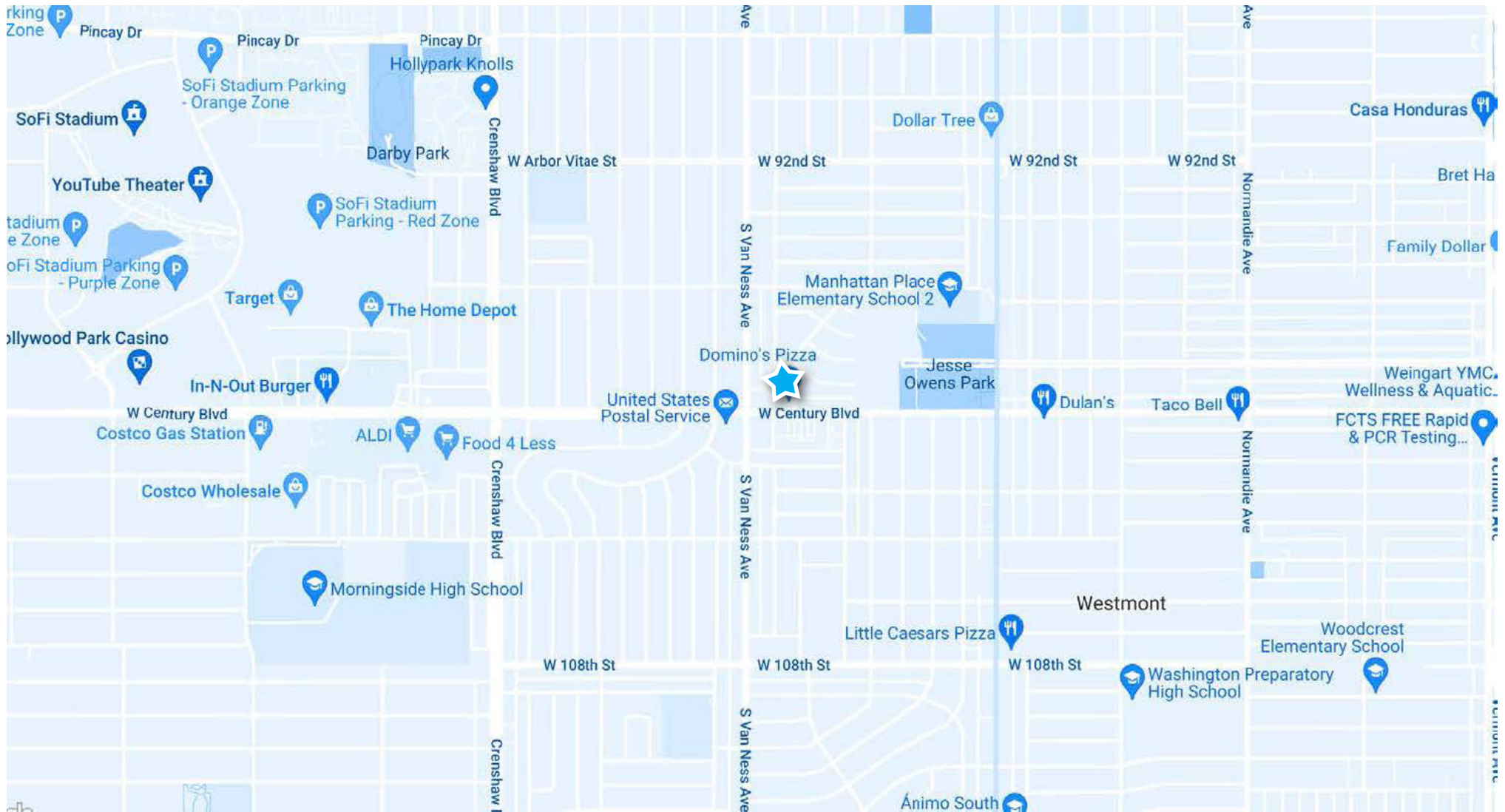
- Well maintained structure with excellent curb appeal
- Ample parking & excellent street exposure & signage
- 2 miles from SoFi Stadium
- Join other national and regional tenants

- Main & main intersection with heavy traffic
- Population (1-mile radius): 31,000
- Income (1-mile radius): \$81,000
- Seeking: ice cream boba, acai, coffee shop, shaved ice

ADDITIONAL PHOTOS



AREA MAP



AERIAL

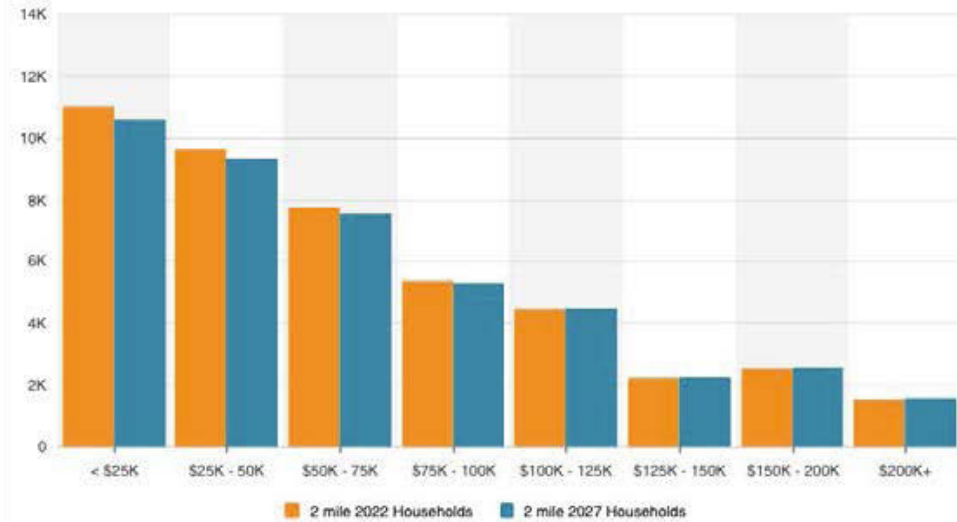


NEIGHBORING TENANTS

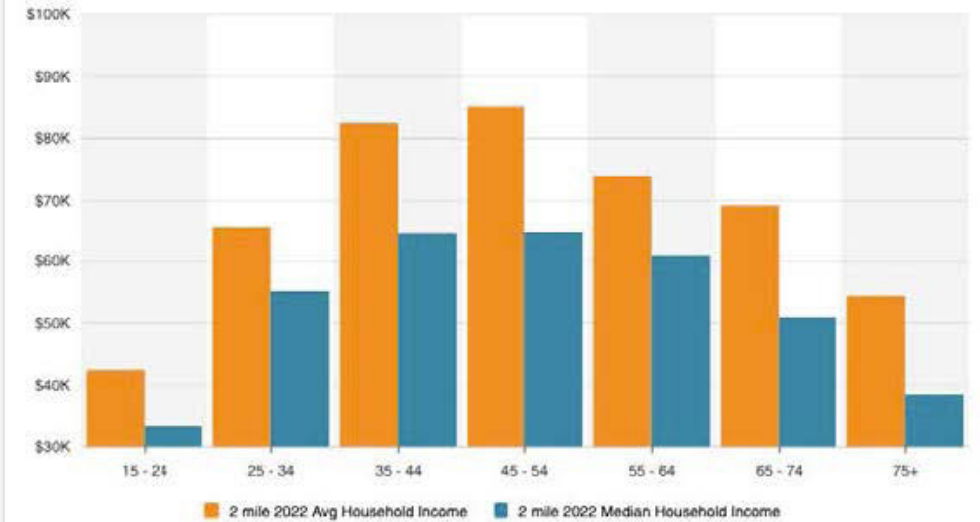


DEMOGRAPHICS

Household Income



Household Income By Age



Population

	1 mile	2 mile
2010 Population	31,412	145,893
2022 Population	30,438	143,292
2027 Population Projection	29,785	140,585
Annual Growth 2010-2022	-0.3%	-0.1%
Annual Growth 2022-2027	-0.4%	-0.4%
Median Age	38.8	35.8
Bachelor's Degree or Higher	19%	14%
U.S. Armed Forces	0	14

Population By Race

	1 mile	2 mile
White	7,035	61,417
Black	21,978	74,124
American Indian/Alaskan Native	340	2,031
Asian	257	1,641
Hawaiian & Pacific Islander	64	535
Two or More Races	764	3,544
Hispanic Origin	7,974	66,887

Households

	1 mile	2 mile
2010 Households	10,914	45,685
2022 Households	10,441	44,432
2027 Household Projection	10,188	43,500
Annual Growth 2010-2022	0.1%	0.1%
Annual Growth 2022-2027	-0.5%	-0.4%
Owner Occupied Households	5,528	19,017
Renter Occupied Households	4,661	24,483
Avg Household Size	2.0	3.2
Avg Household Vehicles	2	2
Total Specified Consumer Spending (\$)	\$326M	\$1.3B

Income

	1 mile	2 mile
Avg Household Income	\$81,198	\$71,393
Median Household Income	\$66,624	\$55,043
< \$25,000	2,255	11,013
\$25,000 - 50,000	1,833	9,643
\$50,000 - 75,000	1,856	7,766
\$75,000 - 100,000	1,299	5,331
\$100,000 - 125,000	1,217	4,436
\$125,000 - 150,000	727	2,213
\$150,000 - 200,000	801	2,514
\$200,000+	455	1,516



COMMERCIAL
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SOFI STADIUM
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