

# FOR LEASE IN HISTORIC FILIPINOTOWN

## Charming Corner Coffee Shop Location



333 Belmont Avenue, Los Angeles, CA 90026



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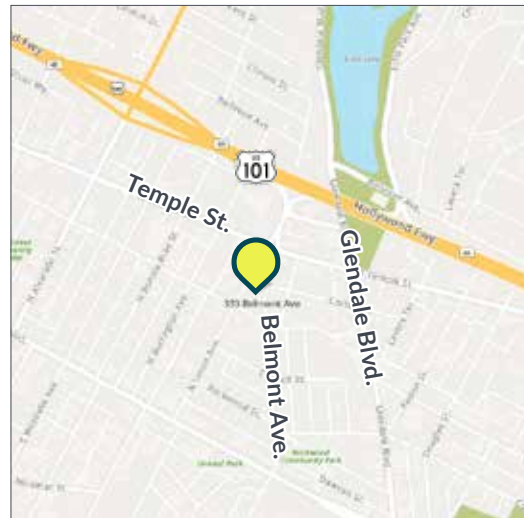
### AVAILABLE

Size: ±1,000 SF  
Rent: \$4.50PSF/Mo., NNN  
Available: Immediately

### PROPERTY HIGHLIGHTS

- Hard corner space perfect for a coffee shop
- Dedicated outdoor patio
- Highly visible corner location at Belmont Ave. and Temple St.
- On the ground floor of Inspire Belmont – a 69-unit luxury apartment project
- Across the street from Silver Lake Medical Center
- Directly in front of the entrance to the 101 Freeway with ±263,319 cars per day
- Dense trade area with ±93,459 people within 1 mile

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

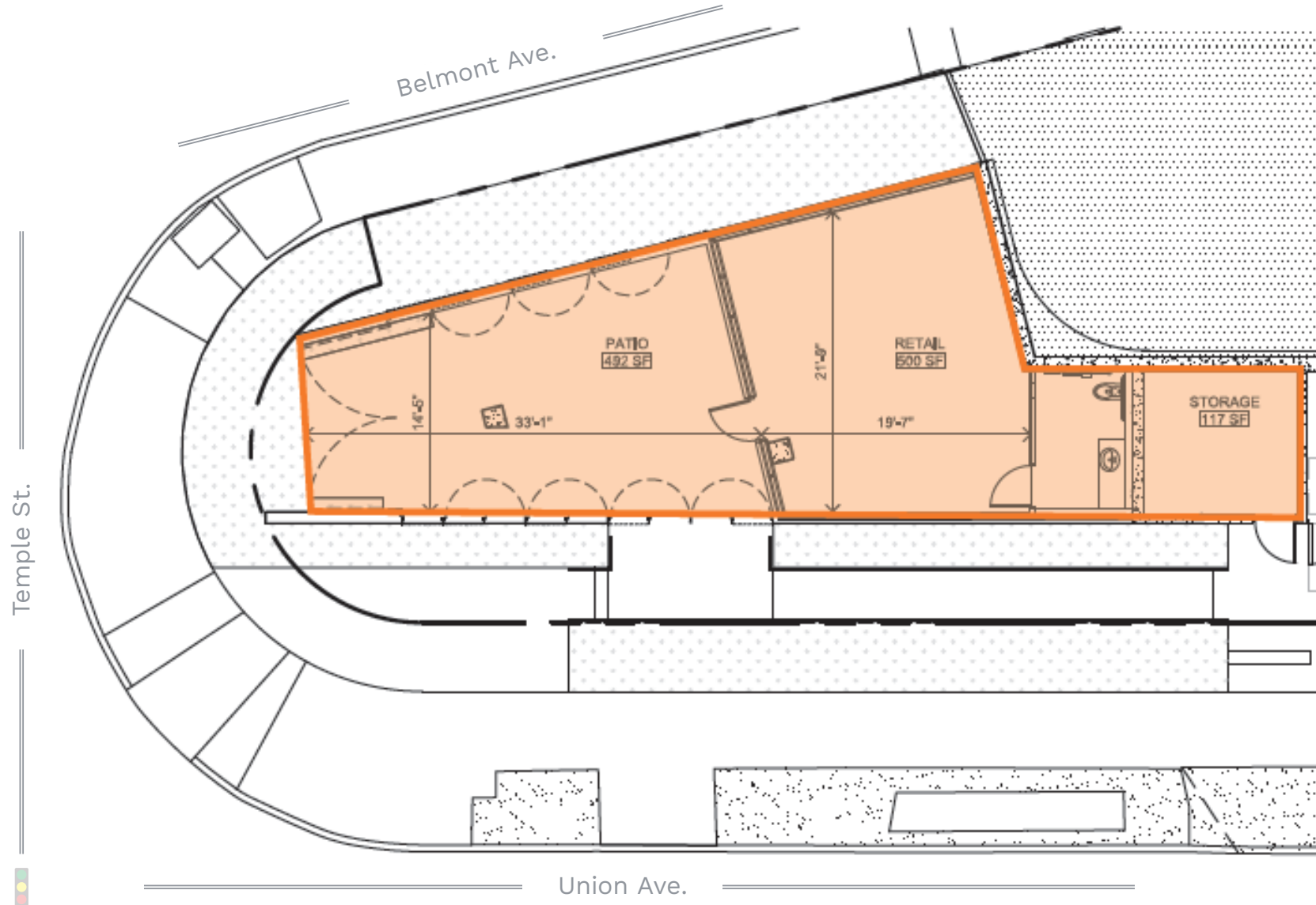


### TRADE AREA



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LESS THAN 5 MINUTES FROM ECHO PARK  
101 FREEWAY ENTRANCE ACROSS STREET



TEMPLE ST.

UNION AVE.

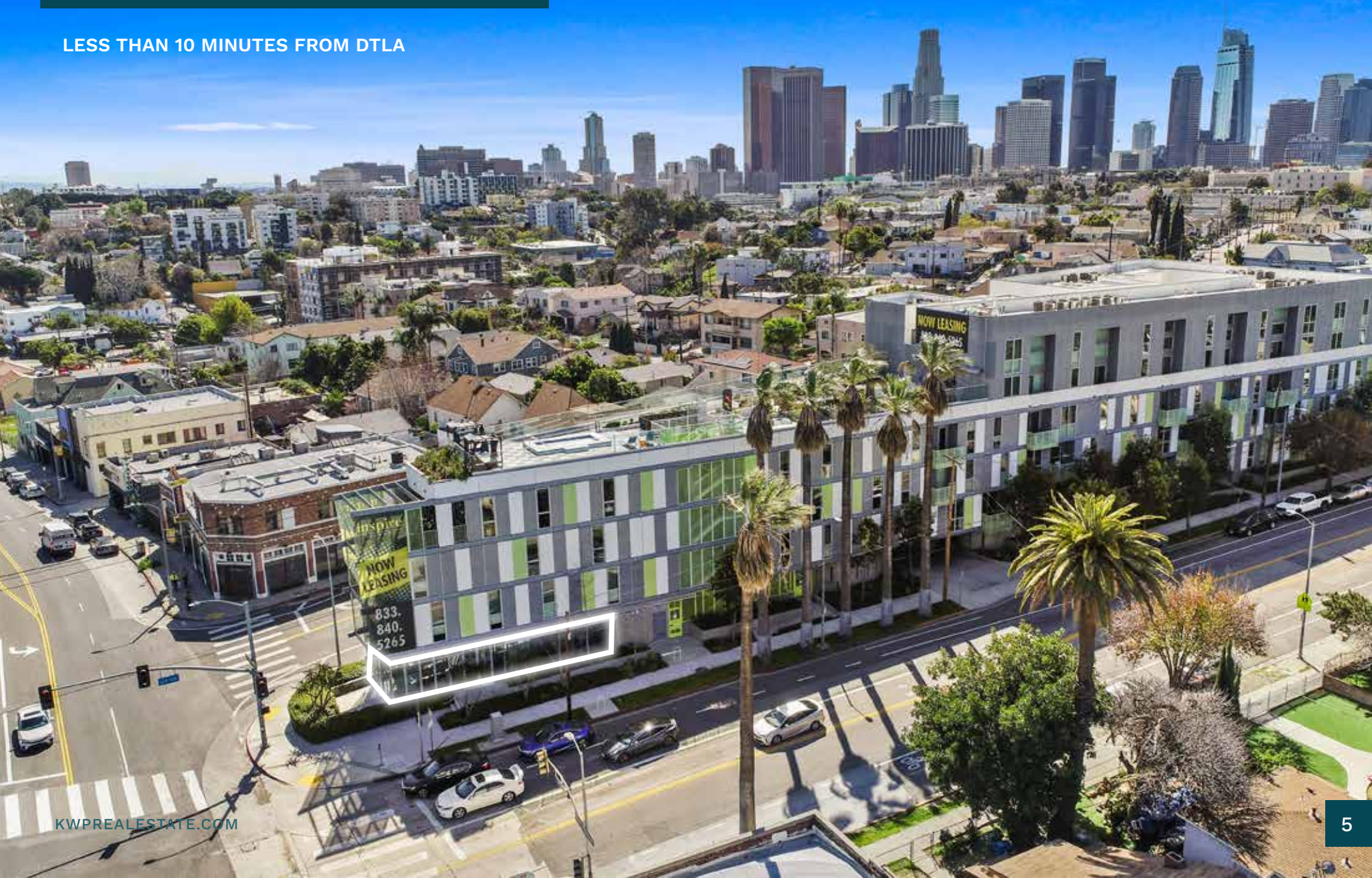
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LESS THAN 10 MINUTES FROM DTLA



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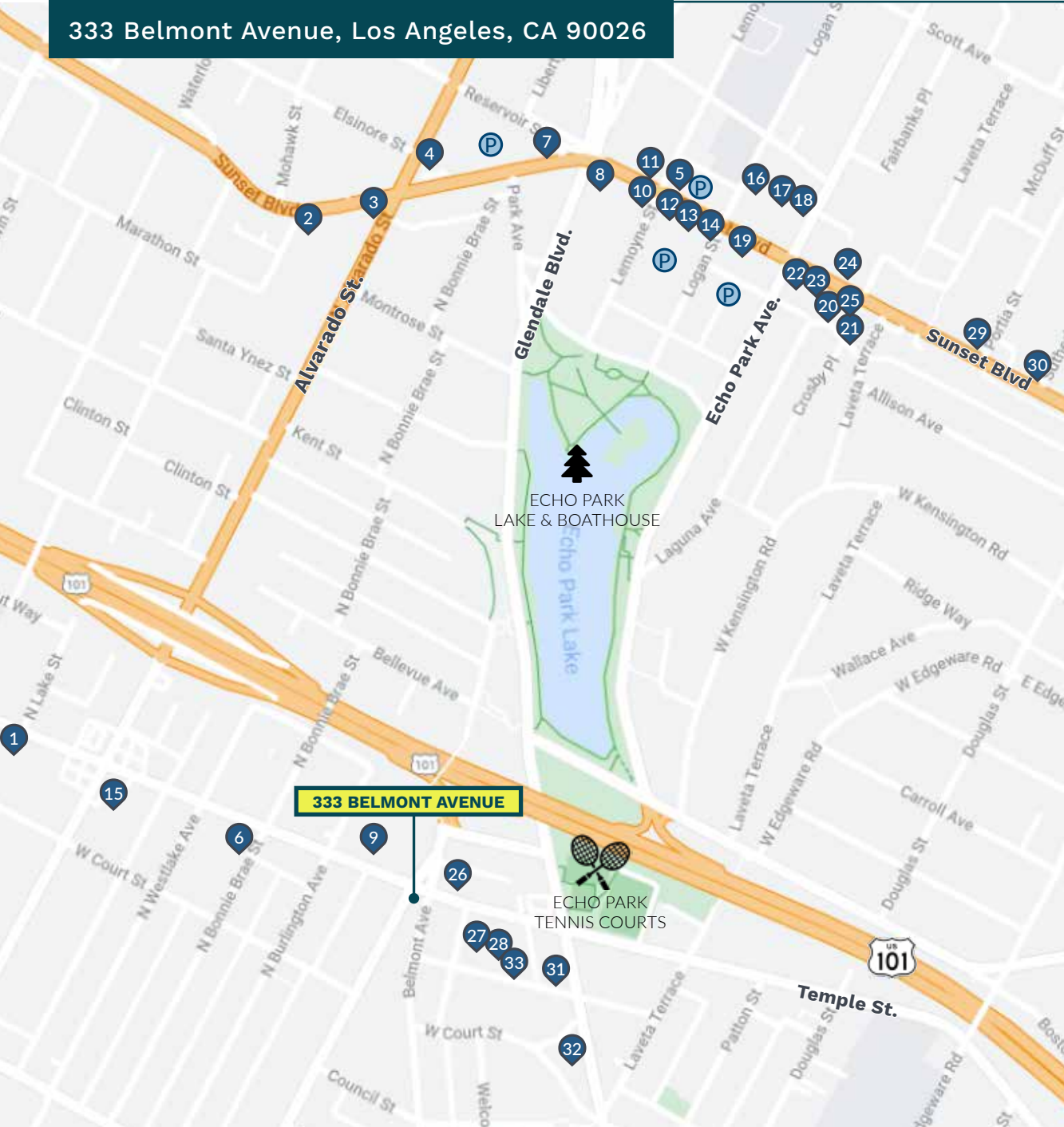


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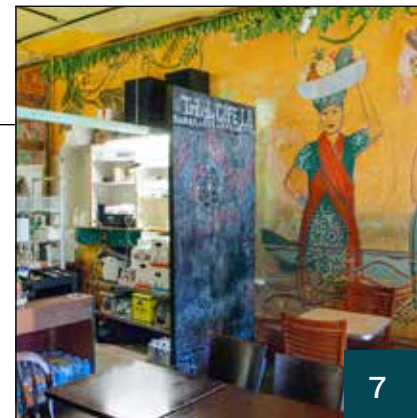
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1. Gigi's Cafe Cubano
2. Starbucks
3. Cosa Buona
4. Tierra Mia Coffee
5. Rodeo Mexican Grill
6. Target
7. Taix
8. The Echo
9. Silver Lake Medical Center
10. Masa of Echo Park
11. El Prado
12. Stories Bookstore Cafe
13. Club Pilates
14. Sage Bistro
15. El Pollo Loco
16. Lassens
17. Walgreens
18. Little Ceaser's
19. Honey Hi
20. Woodcat
21. Lowboy
22. Bank of America
23. The Gold Room
24. Monty's Good Burger
25. Bar Flores
26. Tribal Cafe
27. 1642
28. Bloom & Plume Coffee
29. Little Joy
30. The Shortstop
31. Leo's Tacos
32. Clark Street
33. Tamales Alberto

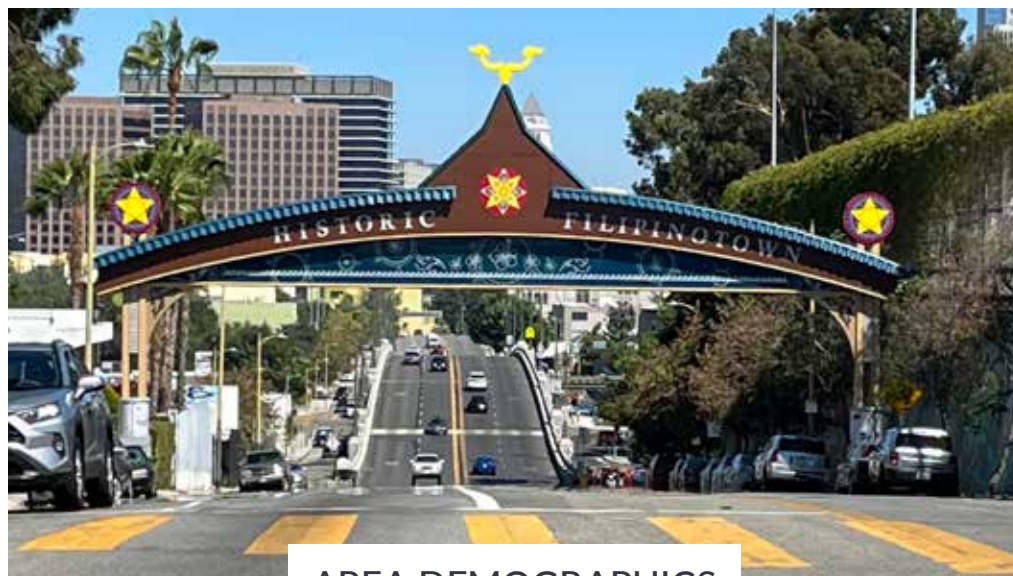


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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2023 Estimated Population</b>	<b>20,862</b>	<b>93,459</b>	<b>311,405</b>
2028 Projected Population	22,862	97,614	321,707
2020 Census Population	19,177	91,050	301,121
2010 Census Population	18,441	88,068	272,518
Projected Annual Growth 2023 to 2028	1.9%	0.9%	0.7%
Historical Annual Growth 2010 to 2023	1.0%	0.5%	1.1%
2023 Median Age	33.5	33.8	35.7
<b>HOUSEHOLDS</b>			
2023 Estimated Households	6,638	33,617	132,467
2028 Projected Households	7,344	35,876	140,673
2020 Census Households	5,999	32,066	123,448
2010 Census Households	5,574	29,829	104,299
Projected Annual Growth 2023 to 2028	2.1%	1.3%	1.2%
Historical Annual Growth 2010 to 2023	1.5%	1.0%	2.1%
<b>RACE &amp; ETHNICITY</b>			
2023 Estimated White	21.9%	23.1%	24.9%
2023 Estimated Black or African American	4.3%	5.4%	6.5%
2023 Estimated Asian or Pacific Islander	15.4%	17.7%	23.8%
2023 Estimated American Indian or Native Alaskan	2.6%	2.5%	2.0%
2023 Estimated Other Races	55.8%	51.2%	42.8%
2023 Estimated Hispanic	69.6%	63.8%	52.9%
<b>INCOME</b>			
<b>2023 Estimated Average Household Income</b>	<b>\$83,448</b>	<b>\$80,811</b>	<b>\$85,963</b>
2023 Estimated Median Household Income	\$71,019	\$65,230	\$69,374
2023 Estimated Per Capita Income	\$26,826	\$29,480	\$37,213
<b>EDUCATION</b>			
2023 Estimated High School Graduate	16.8%	17.3%	16.8%
2023 Estimated Some College	14.6%	14.2%	13.8%
2023 Estimated Associates Degree Only	5.5%	5.3%	5.3%
2023 Estimated Bachelors Degree Only	20.4%	21.5%	26.0%
2023 Estimated Graduate Degree	10.0%	10.2%	12.3%
<b>BUSINESS</b>			
2023 Estimated Total Businesses	519	2,503	20,713
<b>2023 Estimated Total Employees</b>	<b>4,287</b>	<b>20,871</b>	<b>203,928</b>
2023 Estimated Employee Population per Business	8.3	8.3	9.8
2023 Estimated Residential Population per Business	40.2	37.3	15.0

The logo for KWP Real Estate features a stylized 'K' icon to the left of the letters 'KWP'. Below this, the words 'REAL ESTATE' are written in a spaced-out, all-caps font.

**KWP**  
REAL ESTATE

**KYLE FISHBURN**

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