

# 2750 E. 1st Street

Los Angeles, CA 90033 (Boyle Heights)



**4,000 RSF Retail Space Available**

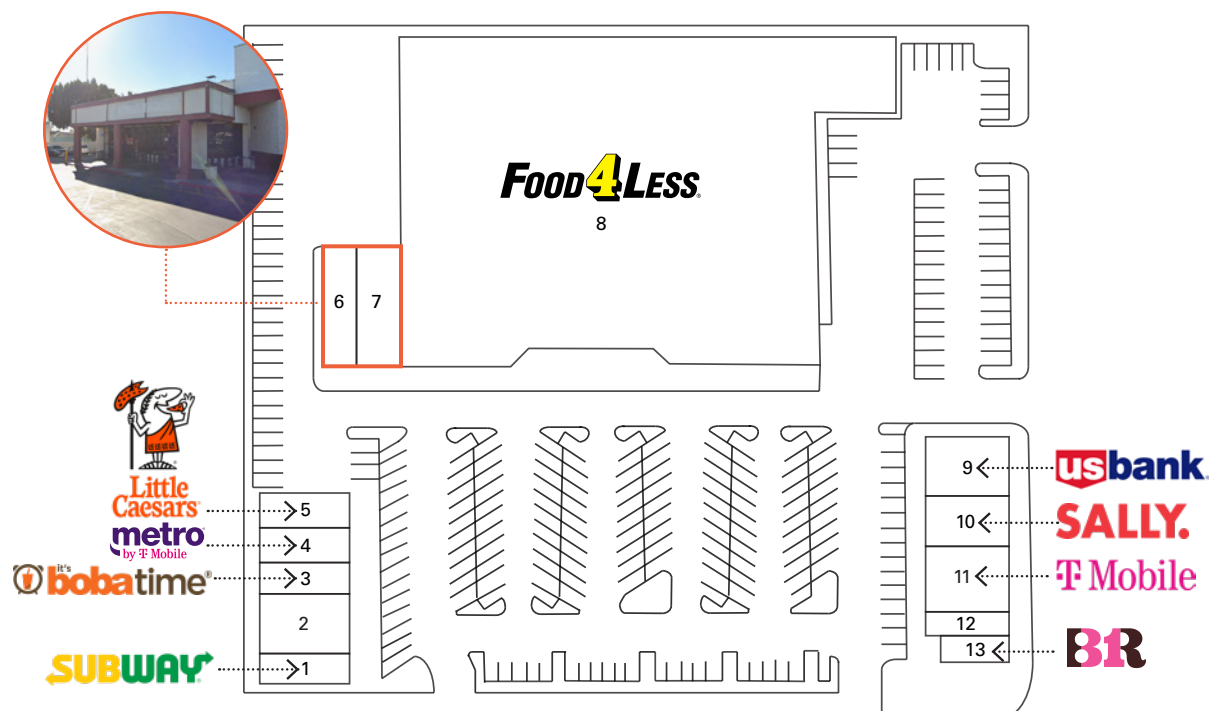
**NEWMARK | PACIFIC**

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# Property Highlights

This property offers one space available for lease in a highly accessible location near the I-10 Freeway and Downtown Los Angeles. Positioned at 1st and Mott Streets, the site experiences approximately 20,000 cars per day, providing excellent visibility. The surrounding trade area features strong population density and a robust daytime demographic, creating consistent customer traffic and business opportunities.

## Site plan



E. 1st Street = 14,000 cars/day

Mott Street = 6,340 cars/day

## Tenants/ Available Space

|     | Tenant                       | RSF    |
|-----|------------------------------|--------|
| 1.  | Subway                       | 1,200  |
| 2.  | WIC                          | 2,400  |
| 3.  | It's Boba Time (Coming Soon) | 1,203  |
| 4.  | Metro by T-Mobile            | 1,200  |
| 5.  | Little Caesars               | 1,497  |
| 6.  | Available                    | 4,000  |
| 7.  |                              |        |
| 8.  | Food 4 Less                  | 61,609 |
| 9.  | US Bank                      | 3,200  |
| 10. | Sally Beauty Supply          | 1,412  |
| 11. | T-Mobile                     | 1,695  |
| 12. | L.A. Pure Water              | 825    |
| 13. | Baskin Robbins               | 900    |
|     | Total RSF:                   | 81,141 |

# Location Info.



## 2026 Demographics

|                          | 1 Mile   | 3 Miles  | 5 Miles   |
|--------------------------|----------|----------|-----------|
| Population               | 57,900   | 283,360  | 947,429   |
| Daytime Population       | 45,239   | 404,028  | 1,070,913 |
| Average Household Income | \$83,166 | \$93,756 | \$99,632  |

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For more information, please contact:



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