



COMMERCIAL
ASSET GROUP

830 E WASHINGTON BLVD
LOS ANGELES, CA 90021



PRIME LOCATION: SIGNALIZED
CORNER OF WASHINGTON BLVD
& GRIFFITH AVE

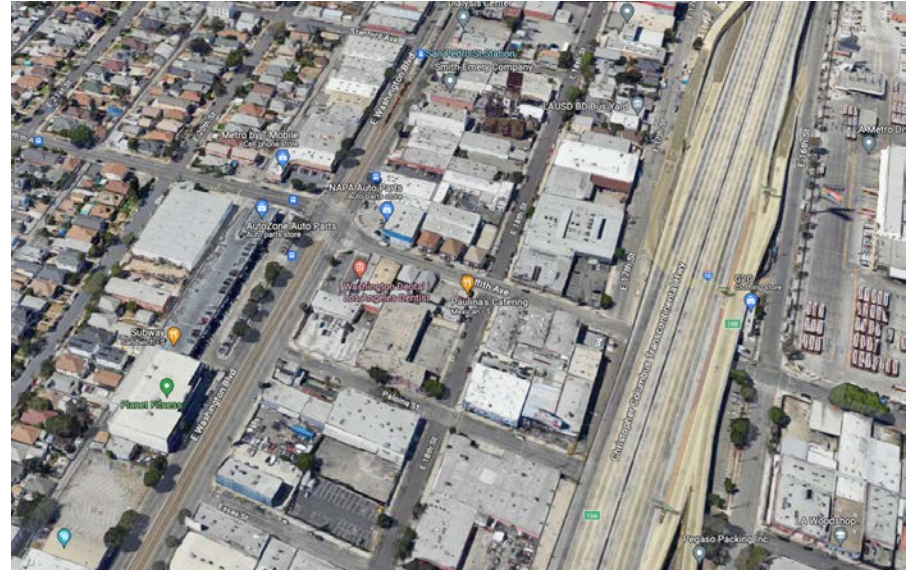
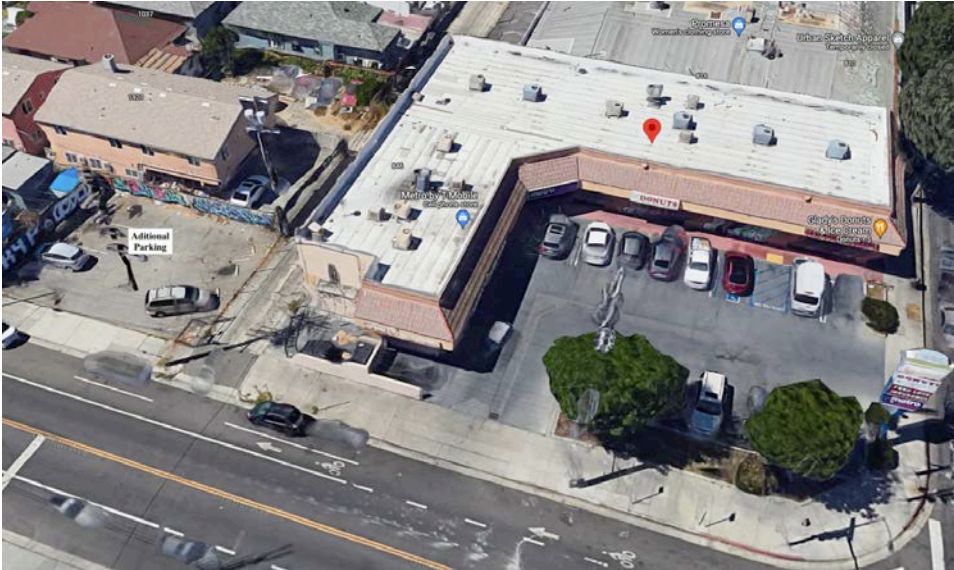
SPACE SIZE

±1,000 SF INLINE
±987 SF ENDCAP

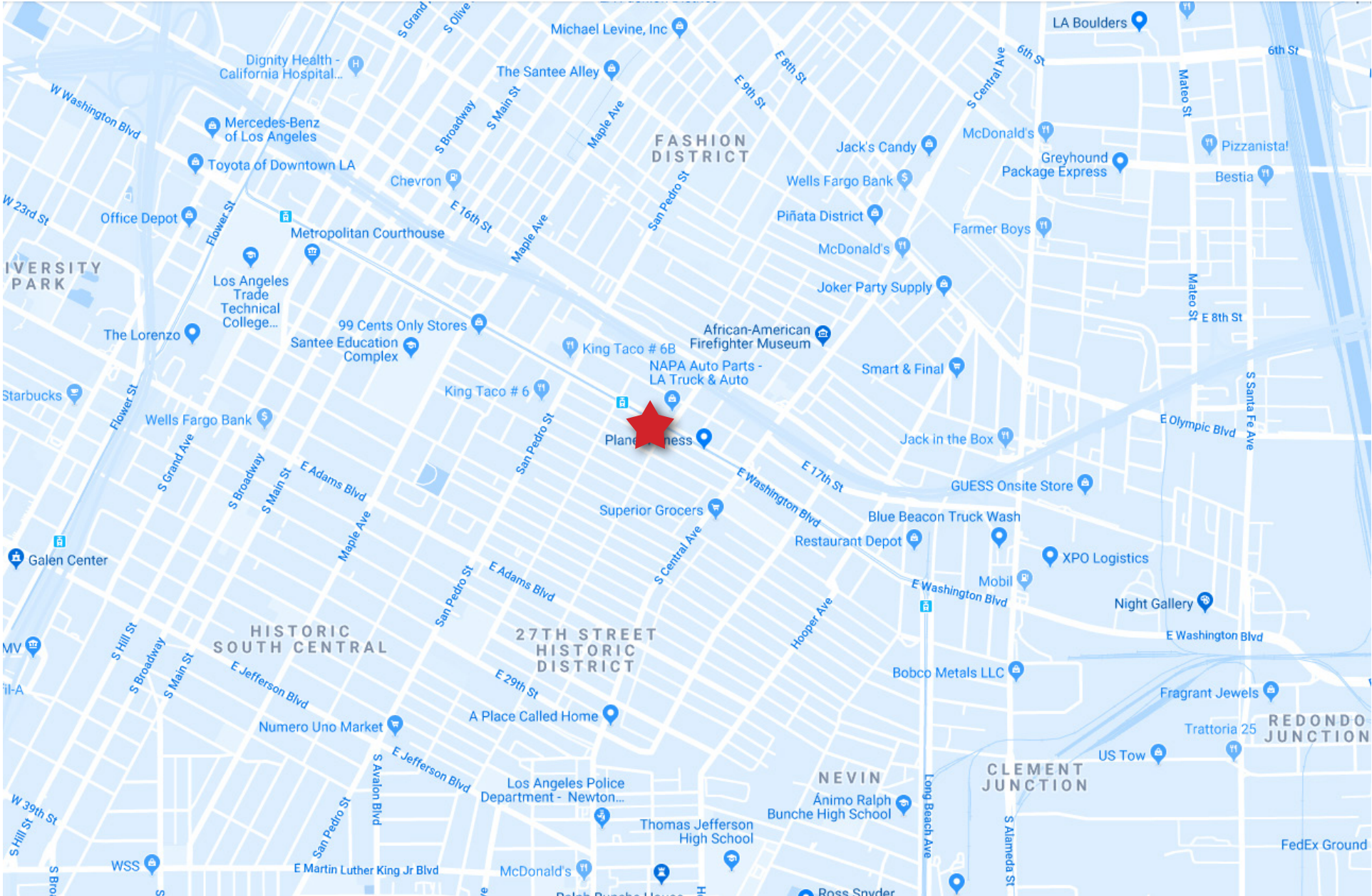
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- TREMENDOUS VISIBILITY AT A BUSY INTERSECTION
- AMPLE PARKING AND SIGNAGE
- CO TENANTS: METRO PCS, SIMON'S BURGERS, DONUT SHOP
- SEEKING: CHECK CASHING, TAKE OUT FOOD, TAX OFFICE, NAIL SALON, INSURANCE, DMV SERVICE
- DOWNTOWN FASHION DISTRICT ADJACENT
- EXCELLENT TRAFFIC COUNTS AND ALL DAY WALKING TRAFFIC
- STRONG AREA DEMOGRAPHICS
- 1 MILE AVG HOUSEHOLD INCOME: \$33,199
- 1 MILE POPULATION: 38,992

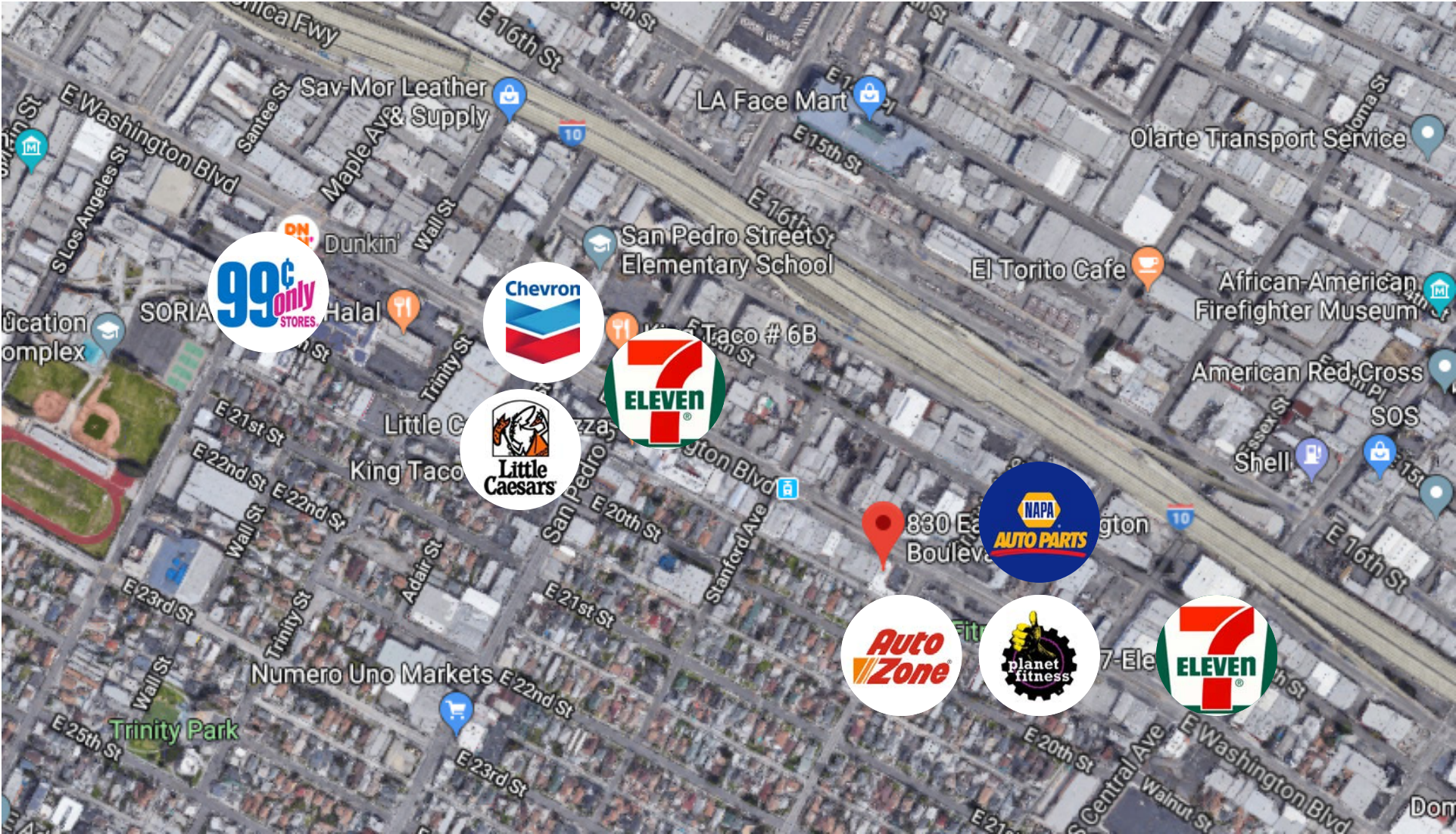
ADDITIONAL PHOTOS



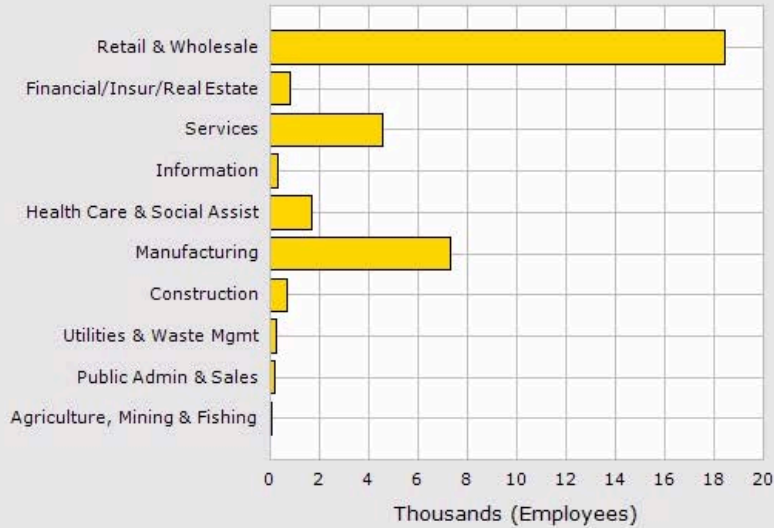
MAP



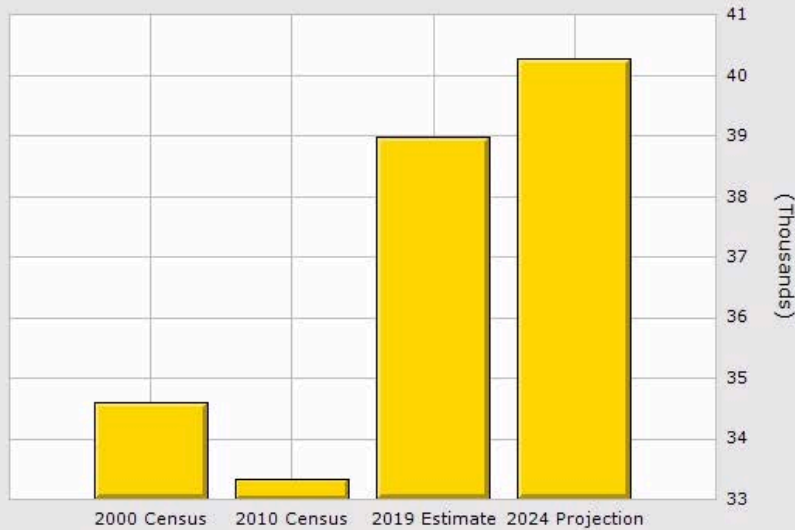
AERIAL



DEMOGRAPHICS

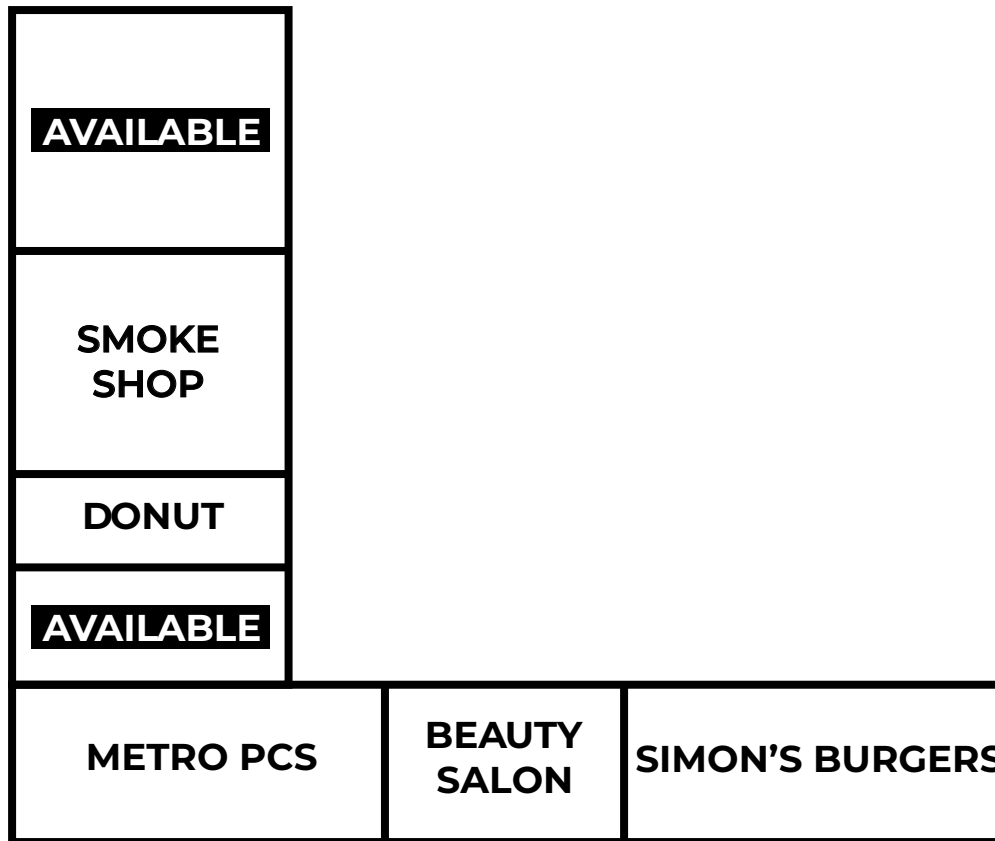


Population	1 Mile	2 Mile	3 Mile
2019 Total Population:	38,992	211,125	517,485
2024 Population:	40,280	221,043	531,767
Pop Growth 2019-2024:	3.30%	4.70%	2.76%
Average Age:	33.00	34.30	34.40
Households			
2019 Total Households:	10,297	71,257	157,140
HH Growth 2019-2024:	4.79%	5.97%	3.46%
Median Household Inc:	\$33,199	\$33,293	\$31,458
Avg Household Size:	3.60	2.70	3.00
2019 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$355,657	\$453,388	\$429,594
Median Year Built:	1967	1988	1968



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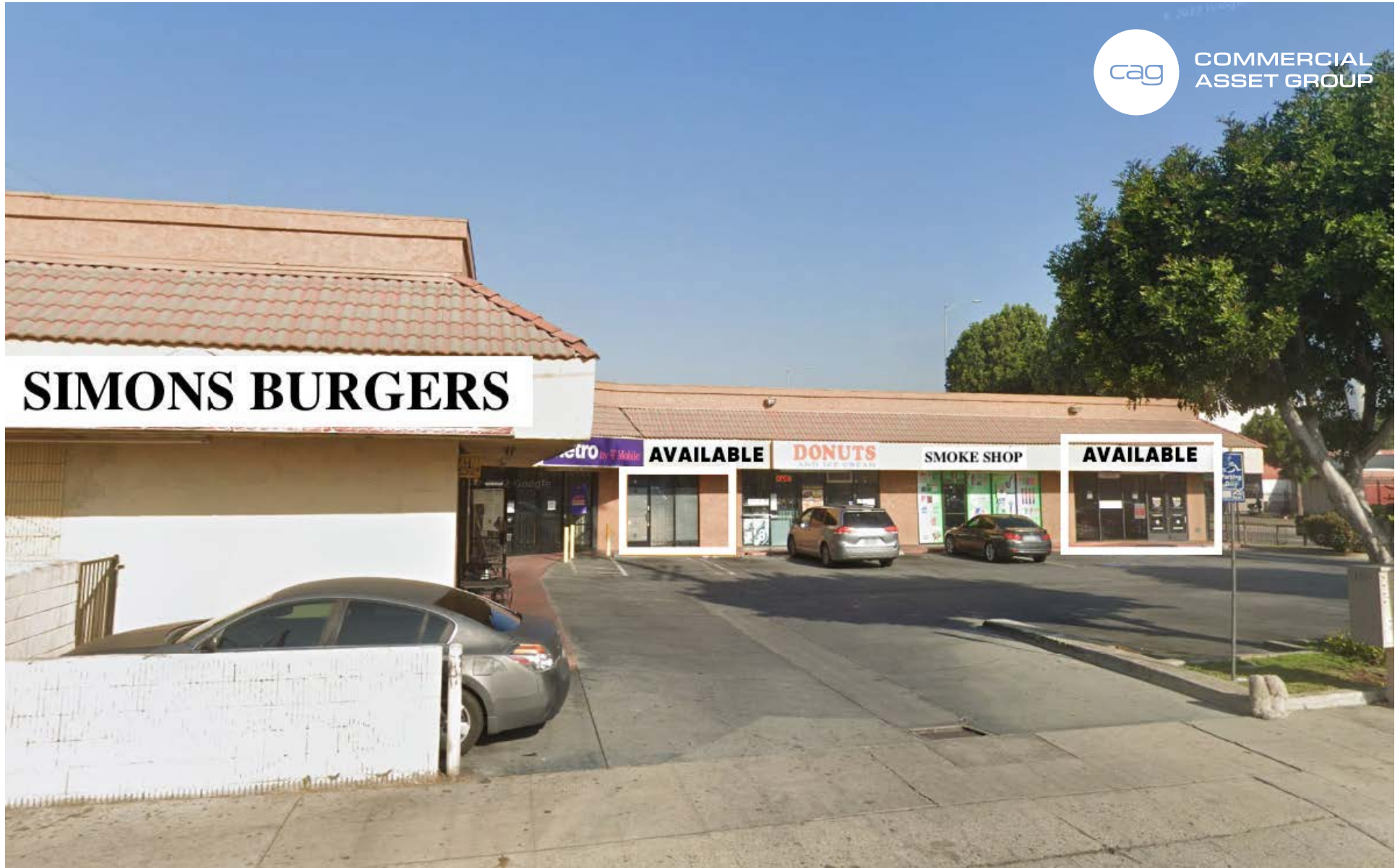
WASHINTGON BLVD



GRIFFITH AVE



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