

**AVAILABLE
RETAIL SPACE**

HIGH TRAFFIC LOCATION ADJACENT TO CURACAO

CURACAO ADJACENT RETAIL

FOR LEASE | 1625 W OLYMPIC BLVD | LOS ANGELES, CA 90015

7,727 SF

RENTABLE SF

\$2.50/SF NNN

RATE

ADJACENT to Curacao retail store (large format) with over 1 million visitors annually and Pollo Campero (QSR) that has annual sales of approximately \$6 million. Both are their brand's #1 grossing stores

DENSE URBAN population with over 600,000 residents in a 3 mile radius

CLOSE PROXIMITY to downtown, LA Live, and Staples Center

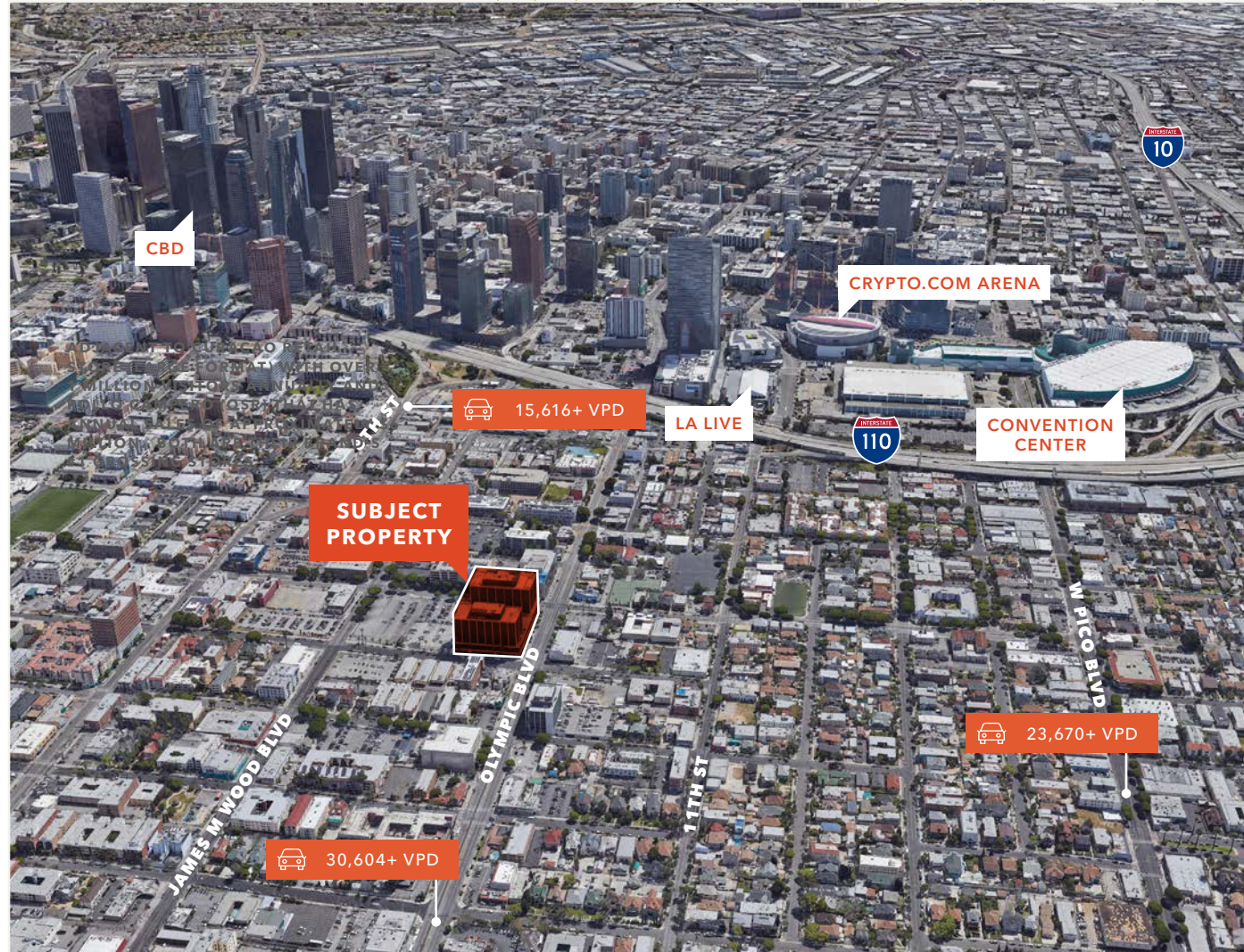
ABUNDANT SURFACE and structure parking with 540 spaces

CONVENIENTLY LOCATED to public transportation including DASH

TI MONEY available

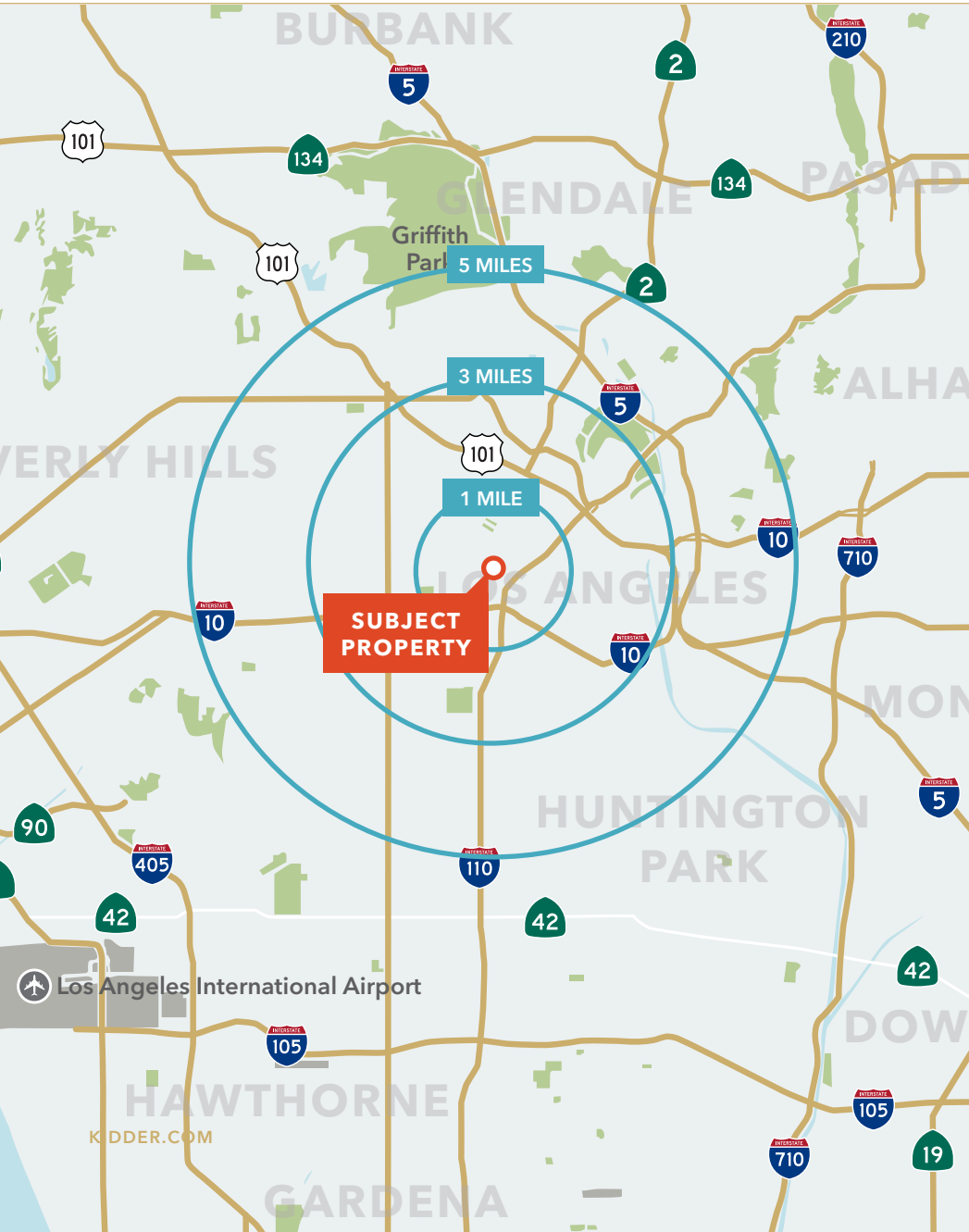
AVAILABLE SPACE has terrific ground floor visibility from West Olympic Blvd, with signage opportunities that will maximize exposure to downtown business and consumer populations

KIDDER.COM



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DEMOGRAPHICS

POULATIONS

	1 mile	3 mile	5 mile
2023 Est. Population	115,464	605,725	1,256,293
2028 Proj. Population	121,552	633,231	1,285,491
2023 Med. Age	33.2	34.5	34.5
Daytime Population	137,848	690,328	1,306,689

HOUSEHOLDS

	1 mile	3 mile	5 mile
2023 Est. HH	46,574	233,630	466,208
2028 Proj. HH	50,362	249,132	485,501
Proj. Annual Growth (2023-2028)	1.22%	1.12%	0.70%
Avg. HH Size	2.39	2.43	2.59

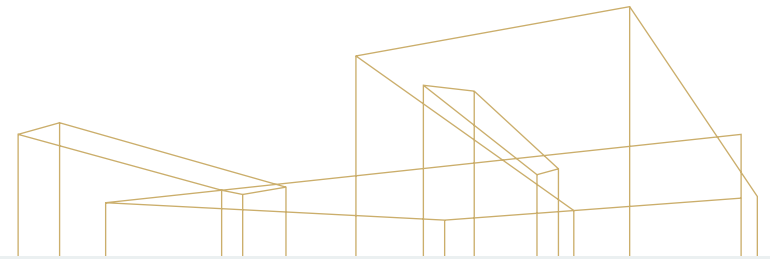
INCOME

	1 mile	3 mile	5 mile
2023 Est. Avg. HH Income	\$74,900	\$81,474	\$89,821
2028 Proj. Avg. HH Income	\$92,651	\$98,050	\$106,686
2023 Est. Med. HH Income	\$44,412	\$52,036	\$56,872
2028 Proj. Med. HH Income	\$56,275	\$62,775	\$69,148
2023 Est. Per Capita Income	\$30,219	\$31,863	\$33,582

DATA SOURCE: ESRI

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Los Angeles, CA Facts & Demographics

605,725

POPULATION

2.43

AVG HH SIZE

\$81,474

AVG HH INCOME

34.5

MEDIAN AGE



HOME OWNERSHIP



87.5% RENTERS
12.5% OWNERS



RACE & ETHNICITY

White	18.2%
Asian	21.7%
Pacific Islander	0.1%
African-American	8.7%
Hispanic	54.2%
Native American	2.6%

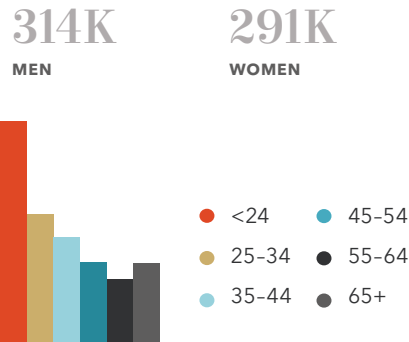


EDUCATION

18.1% HS GRAD	13.0% SOME COLLEGE
5.5% ASSOCIATES	24.2% BACHELORS



GENDER & AGE



EMPLOYMENT



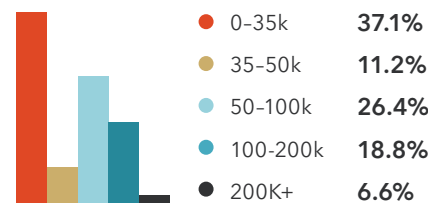
- Blue Collar 20.9%
- White Collar 55.2%
- Services 23.8%

94.2%
EMPLOYED

5.8%
UNEMPLOYED



INCOME BY HOUSEHOLD



2023 CONSUMER SPENDING

\$4.87B
HOUSING

\$1.31B
FOOD

\$376M
TRAVEL

\$631M
ENTERTAINMENT

\$177M
PERSONAL CARE

\$445M
APPAREL

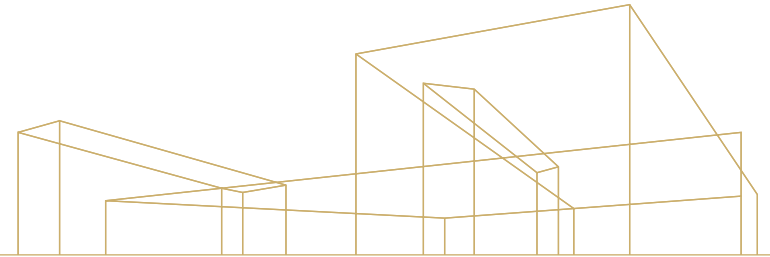
\$514M
FURNITURE

\$225M
VEHICLE

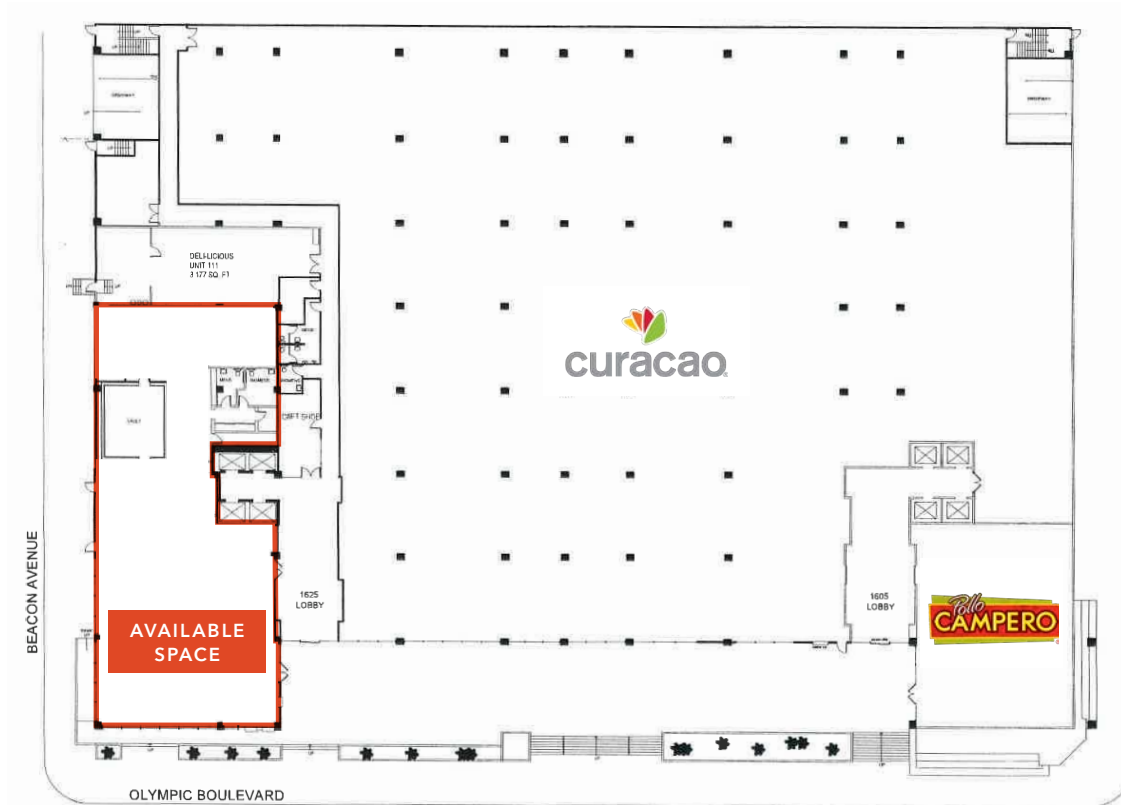
DATA SOURCE: ESRI, 3 MILE RADIUS

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Site Plan



For more
information
contact

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