

MARTIN LUTHER KING JR. SHOPPING CENTER

# Retail Spaces For Lease

KENNEDY WILSON

BROKERAGE

1601-1654 103rd Street, Los Angeles, CA 90002



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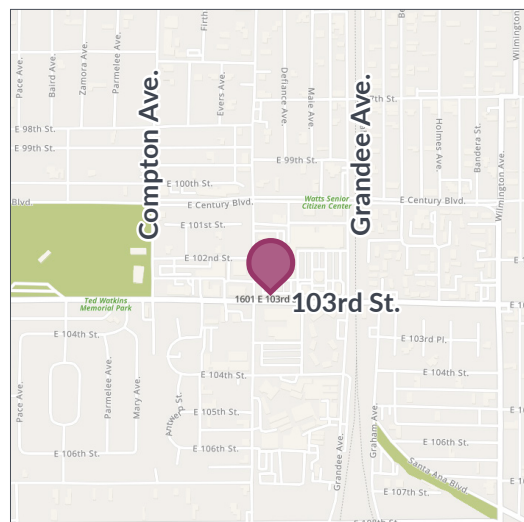
## AVAILABLE

- Space A: ±1,892 SF
- Space B: ±2,000 SF
- Rent: Call broker for details
- Parking: ±290 Dedicated Spaces
- Available: Immediately

## PROPERTY HIGHLIGHTS

- Stable and well-established shopping center with a history of strong retail sales
- Located within a high-traffic shopping center in the heart of Los Angeles, excellent accessibility from the 105 and 110 Freeways
- Benefit from the consistent foot traffic generated by anchor tenants such as Food 4 Less, CVS, and Rainbow Clothing
- Join a diverse mix of retailers, restaurants, and service providers within the shopping center, attracting a broad customer base
- Tap into the thriving local community, with an extremely dense residential population (Approximately 500,000 residents within a 3-mile radius)
- The ±1,892 square foot unit offers flexibility for layout and design
- Conveniently located near public transportation options including 103rd St/Watts Metro A Line Station with an average daily rider count of ±70,000

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



## TRADE AREA



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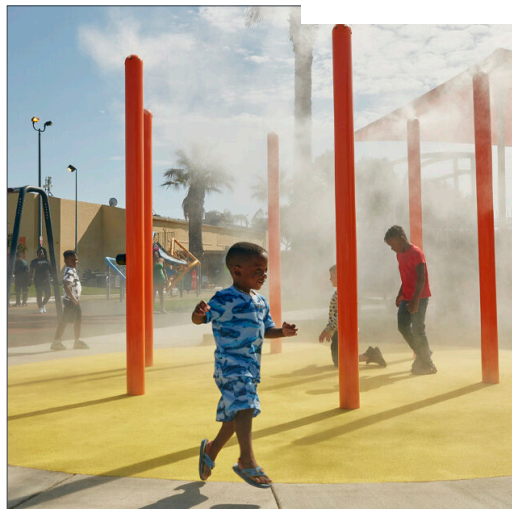


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## AREA DEMOGRAPHICS



0.5 Mile      1 Mile      2 Miles

### POPULATION

	0.5 Mile	1 Mile	2 Miles
<b>2023 Estimated Population</b>	<b>11,275</b>	<b>55,239</b>	<b>199,902</b>
2028 Projected Population	11,147	54,848	199,060
2020 Census Population	11,578	56,779	204,701
2010 Census Population	10,882	55,165	202,541
Projected Annual Growth 2023 to 2028	-0.2%	-0.1%	-
Historical Annual Growth 2010 to 2023	0.3%	-	-0.1%
2023 Median Age	29.8	29.2	30.8

### HOUSEHOLDS

2023 Estimated Households	2,688	13,153	49,311
2028 Projected Households	2,701	13,256	49,861
2020 Census Households	2,738	13,389	49,982
2010 Census Households	2,516	12,438	46,871
Projected Annual Growth 2023 to 2028	-	0.2%	0.2%
Historical Annual Growth 2010 to 2023	0.5%	0.4%	0.4%

### RACE & ETHNICITY

2023 Estimated White	14.3%	13.9%	14.6%
2023 Estimated Black or African American	24.4%	21.4%	17.9%
2023 Estimated Asian or Pacific Islander	2.0%	2.1%	1.8%
2023 Estimated American Indian or Native Alaskan	1.9%	1.8%	2.1%
2023 Estimated Other Races	57.4%	60.8%	63.6%
2023 Estimated Hispanic	67.8%	71.6%	75.6%

### INCOME

	0.5 Mile	1 Mile	2 Miles
<b>2023 Estimated Average Household Income</b>	<b>\$73,501</b>	<b>\$74,037</b>	<b>\$77,605</b>
2023 Estimated Median Household Income	\$50,681	\$56,085	\$60,348
2023 Estimated Per Capita Income	\$17,815	\$17,873	\$19,427

### EDUCATION

2023 Estimated High School Graduate	29.3%	27.3%	25.9%
2023 Estimated Some College	16.3%	15.6%	15.4%
2023 Estimated Associates Degree Only	3.7%	4.2%	4.6%
2023 Estimated Bachelors Degree Only	6.3%	6.5%	7.6%
2023 Estimated Graduate Degree	2.5%	2.5%	3.0%

### BUSINESS

2023 Estimated Total Businesses	149	554	2,953
<b>2023 Estimated Total Employees</b>	<b>1,310</b>	<b>3,890</b>	<b>22,391</b>
2023 Estimated Employee Population per Business	8.8	7.0	7.6
2023 Estimated Residential Population per Business	75.9	99.7	67.7

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