

1985 W ADAMS BLVD #107, LOS ANGELES, CA 90018

MULTI-TENANT SHOPPING CENTER

FOR LEASE

2,330 Sq. Ft.
AVAILABLE

S WESTERN AVE (+40,646 VPD)

HOBART BLVD (+1,426 VPD)

W ADAMS BLVD (+23,494 VPD)

 **KORUS**
REAL ESTATE

MARK HONG

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AERIAL MAP



SANTA MONICA FREEWAY (+363,378 VPD)

Joseph Pomeroy
Widney High School



24th Street Elementary
School



Widney Career
Preparatory &
Transition Center



Crown Preparatory
Academy



S WESTERN AVE (+40,646 VPD)

**1985 W ADAMS BLVD
LOS ANGELES, CA 90018**



W ADAMS BLVD (+23,494 VPD)



PROPERTY INFORMATION

1985 W ADAMS BLVD #107, LOS ANGELES, CA 90018



LEASE RATE

\$2.75

Modified Gross (MG)



APN

5058-015-006



BUILDING SIZE

±11,480 Sq. Ft.



AVAILABILITY

2,330 Sq. Ft.



LAND SIZE

±33,252 Sq. Ft.



BUILT

1995



PARKING

46 Spaces



PROPERTY HIGHLIGHTS

- Ideal for Food Use, Retail, or Office
- Multi-Tenant Shopping Center
- WIC (Women, Infants, and Children) Anchored Center.
- Convenient On-Site Parking
- Close Proximity to Santa Monica (10) Freeway
- Demographics of 559,283 Population in a 3-mile radius.

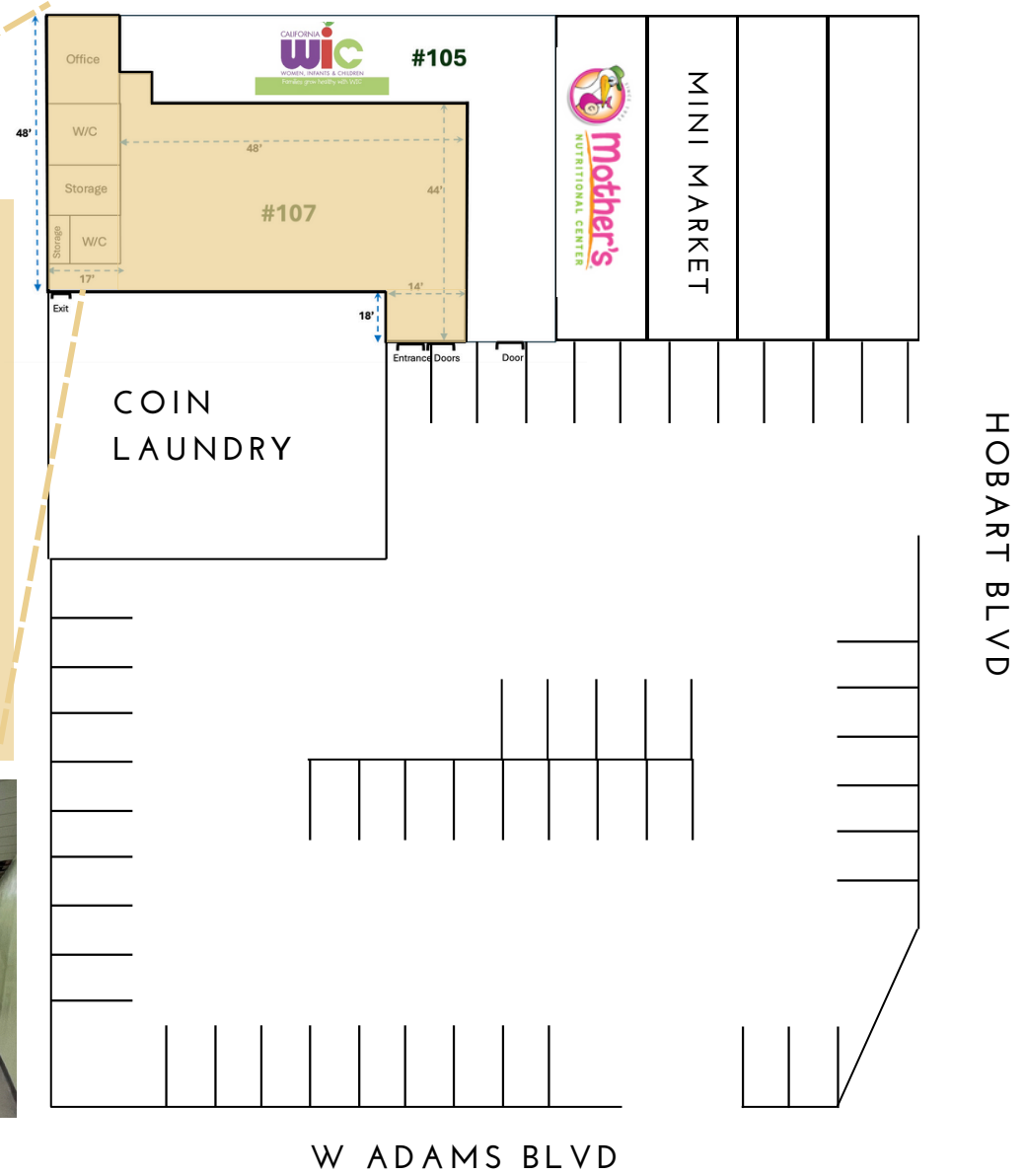
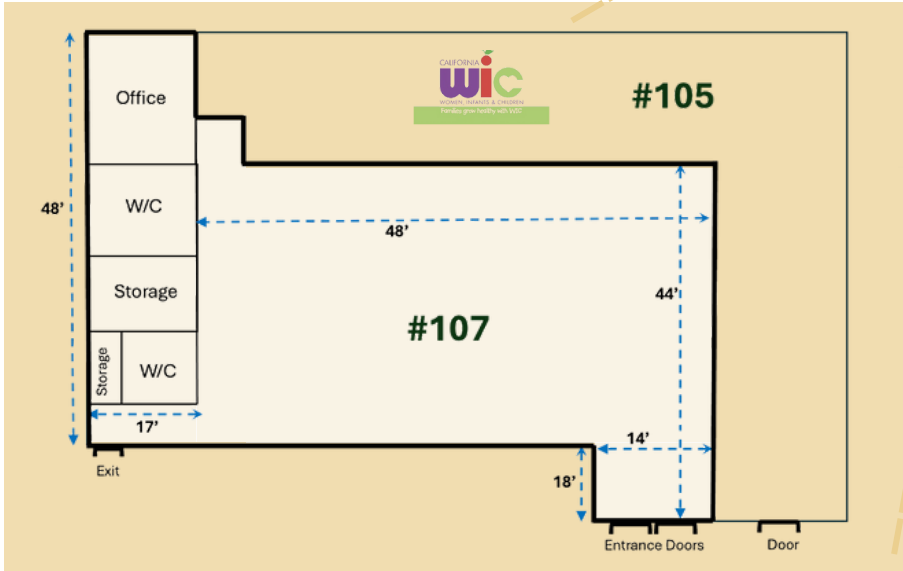
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SITE PLAN

AVAILABILITY:

UNIT 107: 2,330 SQ. FT.



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2024 Estimated Population	55,712	559,283	1,223,262
2028 Projected Population	55,096	574,931	1,286,692
2010 Census Population	60,442	583,883	1,286,692
Households			
2024 Estimated Households	17,351	211,608	476,918
2028 Projected Households	16,552	206,181	463,921
2010 Census Households	19,226	212,551	482,928
Income			
2024 Estimated Average Household Income	\$70,398	\$72,413	\$82m553
2024 Median Household Income	\$48,765	\$49,347	\$56,613



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