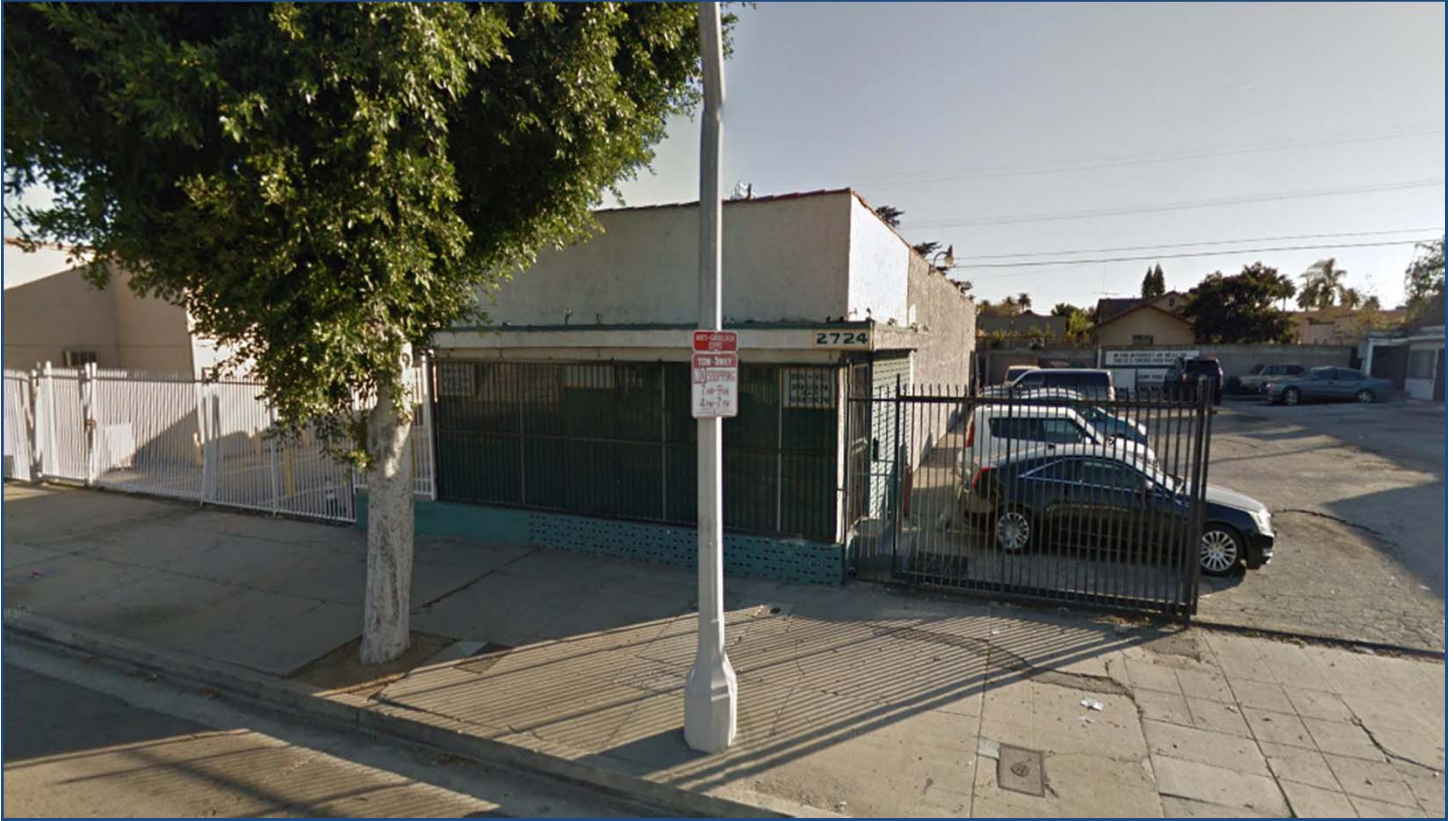




Commercial Real Estate Investments

LOS ANGELES, 2724 W FLORENCE AVE

## EXECUTIVE SUMMARY



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01450751 - RE License

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### HIGHLIGHTS:

- 2,125 SF Building on 2,856 SF Lot
- Nearby Tenants Include McDonalds, Arco & Winchell's Donuts.
- Easy Access to 3 Freeways - 110, 105, & 405
- Signage on Building Available
- Benefits from Excellent Traffic & Exposure approx. 33,000 cars per day
- 25 Feet of Windowed Frontage

**OFFERING SUMMARY:** 2724 Florence Ave W, offers a tenant the opportunity to lease 2,125 SF. Located between Crenshaw and Van Ness Ave on West Florence Ave. The property benefits from excellent traffic, exposure, and ample parking (Traffic Count of approximately 33,000 cars per day - LADOT).

**DEMOGRAPHICS:** The population within a 1 mile radius was estimated at over 36,127 as well as over 1,035,811 within a 5 mile radius, and this population is expected to grow at 1.7% annually. The average household income was estimated at approximately \$42,244 within a 3 mile radius.

**LEASE RATE:** 2,125 SF space offered at \$1.00/SF MG. Contact listing broker for access.



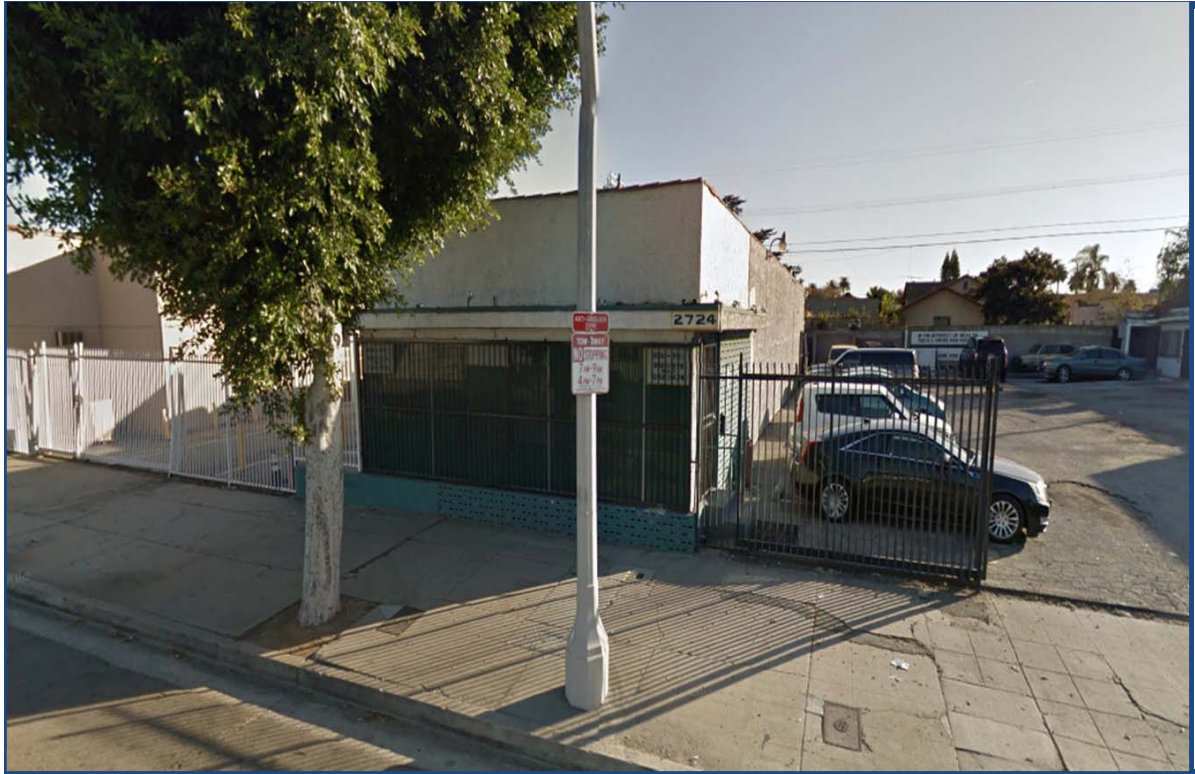


Commercial Real Estate Investments

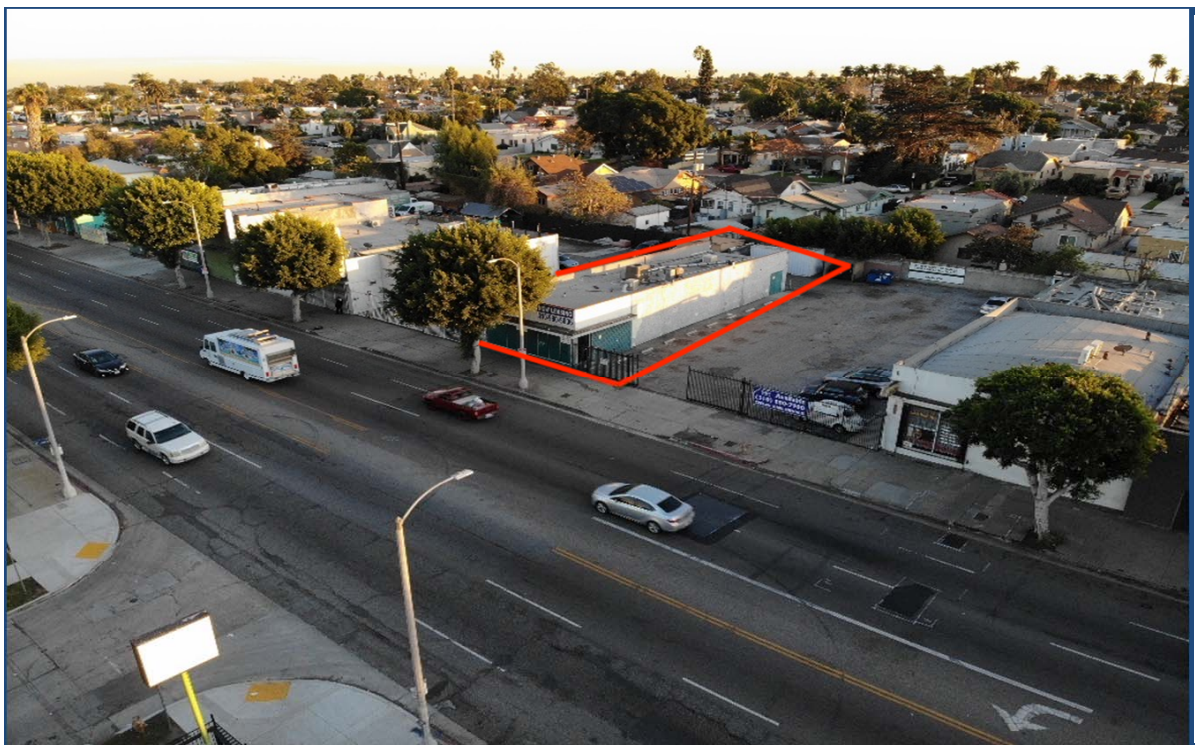
LOS ANGELES, 2724 W FLORENCE AVE

## PROPERTY PICTURES

Property  
Picture



Property  
Picture





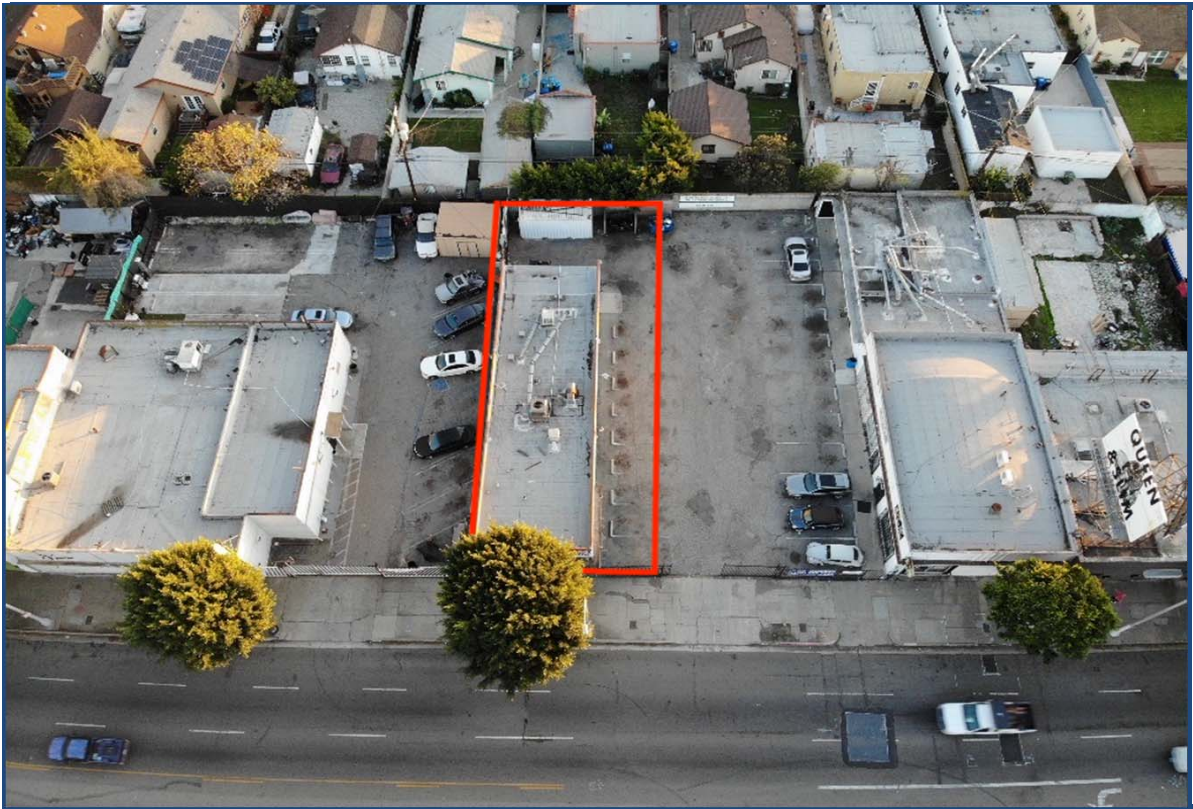


Commercial Real Estate Investments

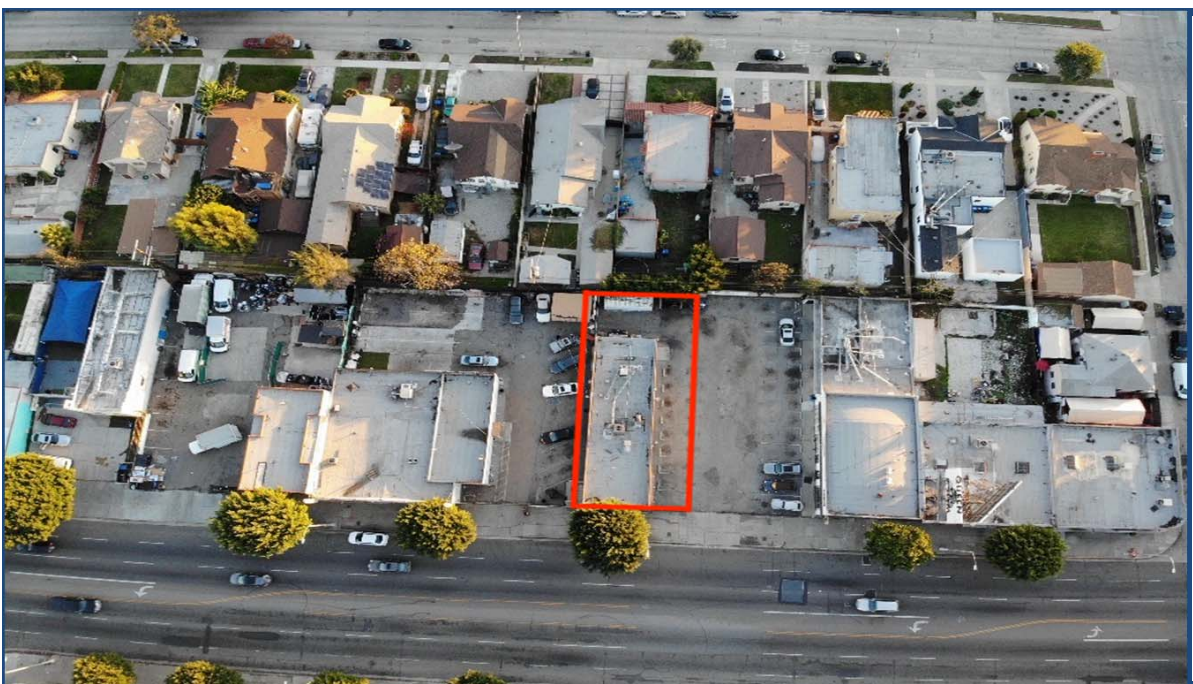
LOS ANGELES, 2724 W FLORENCE AVE

## PROPERTY PICTURES

Property  
Picture



Property  
Picture





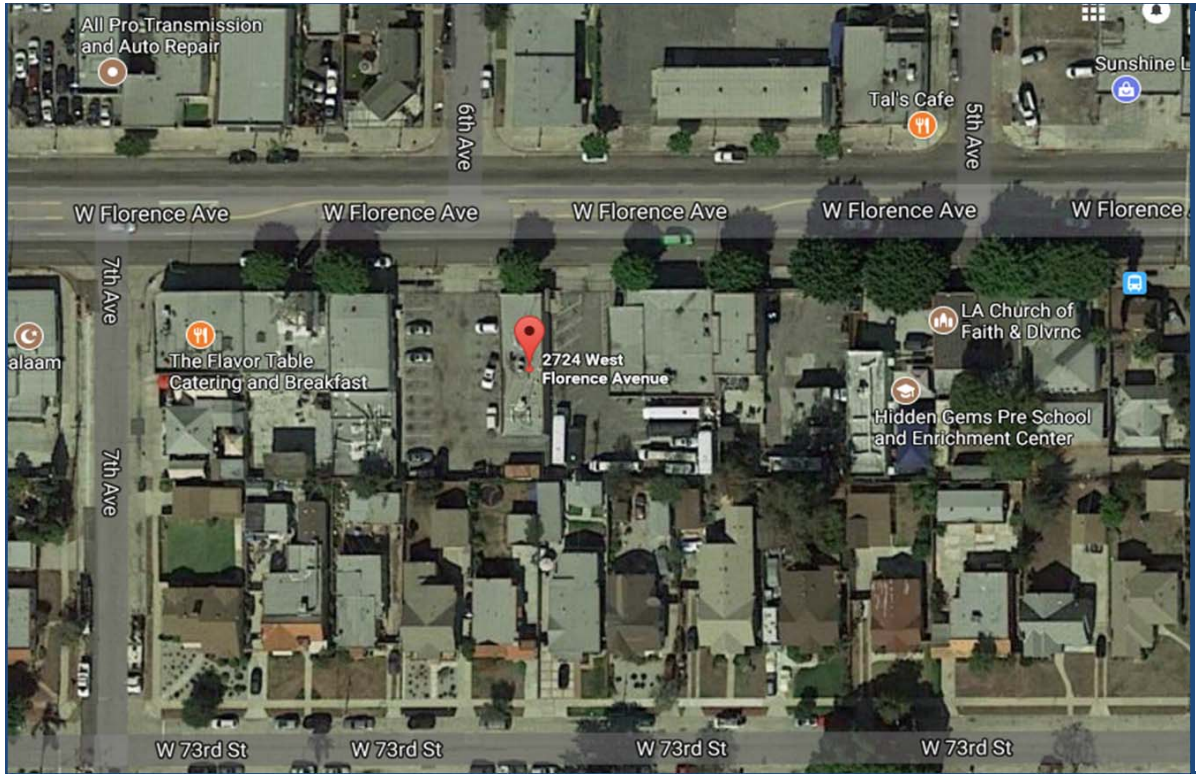


Commercial Real Estate Investments

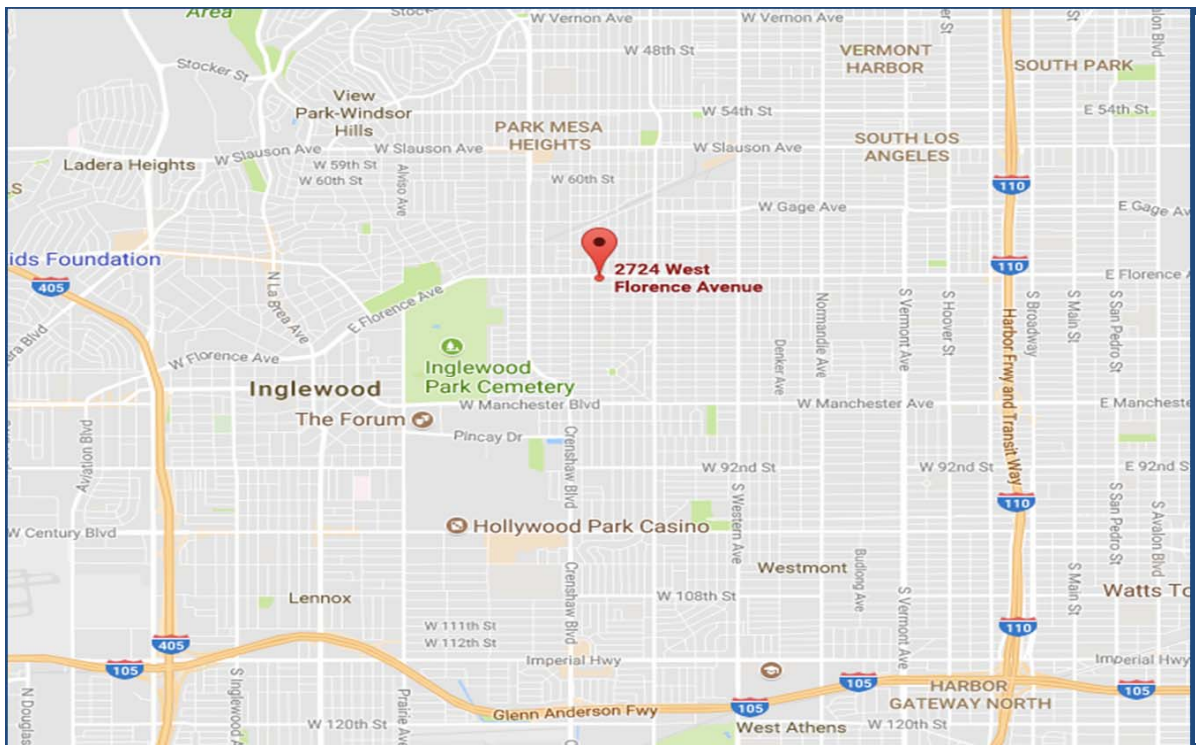
LOS ANGELES, 2724 W FLORENCE AVE

### PROPERTY PICTURES

Aerial Map



Local Area Map

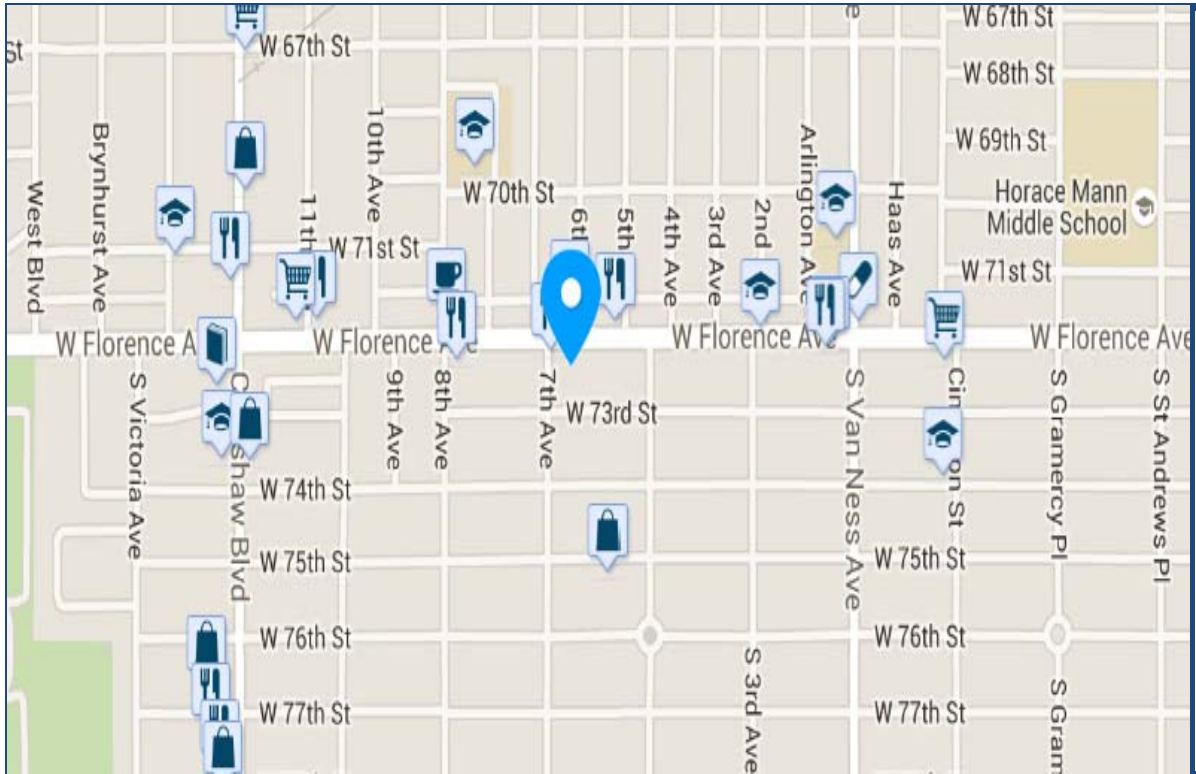


Information contained herein has been obtained from sources deemed to be reliable. However, no warranties can be assumed for its accuracy.

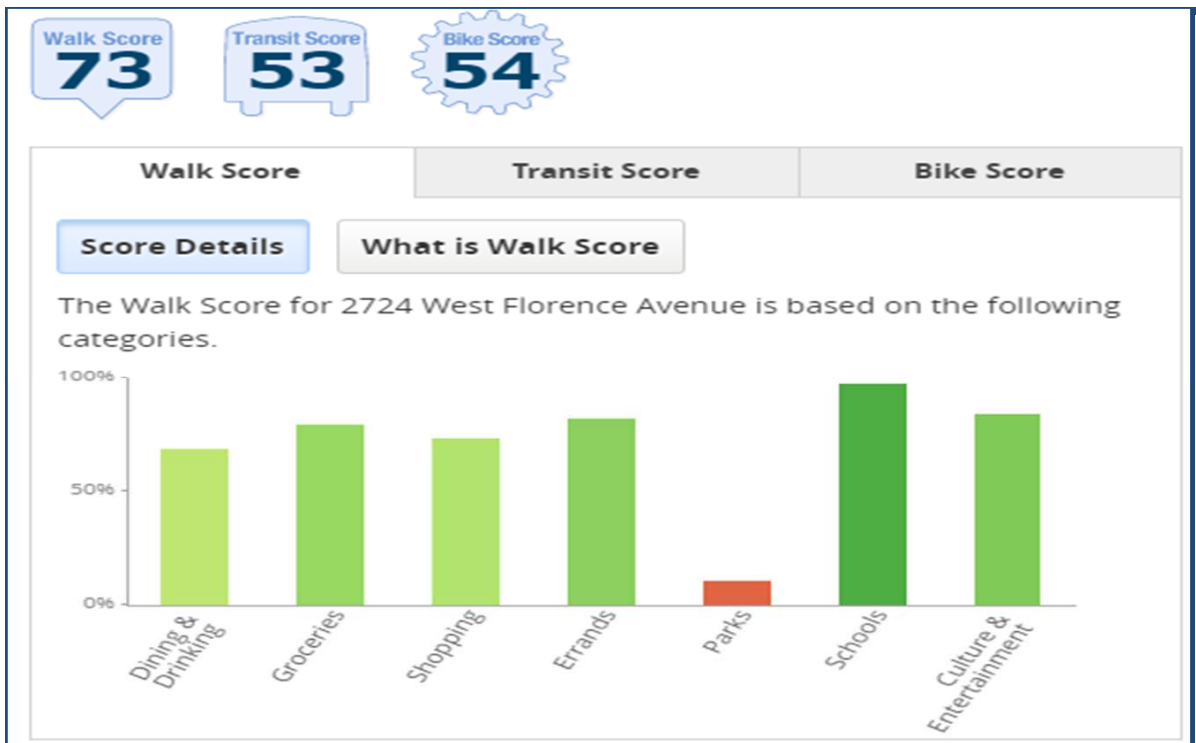


### WALK SCORE

Walk Score Picture



Walk Score Nearby Tenants



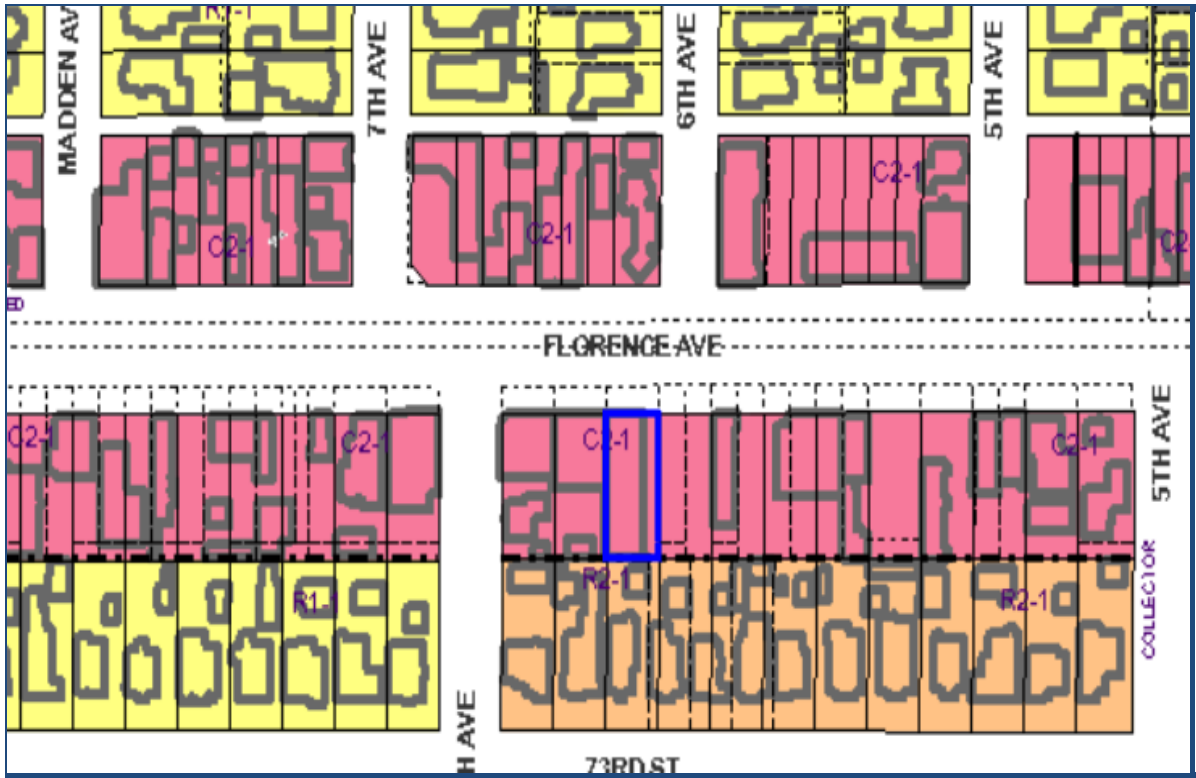


Commercial Real Estate Investments

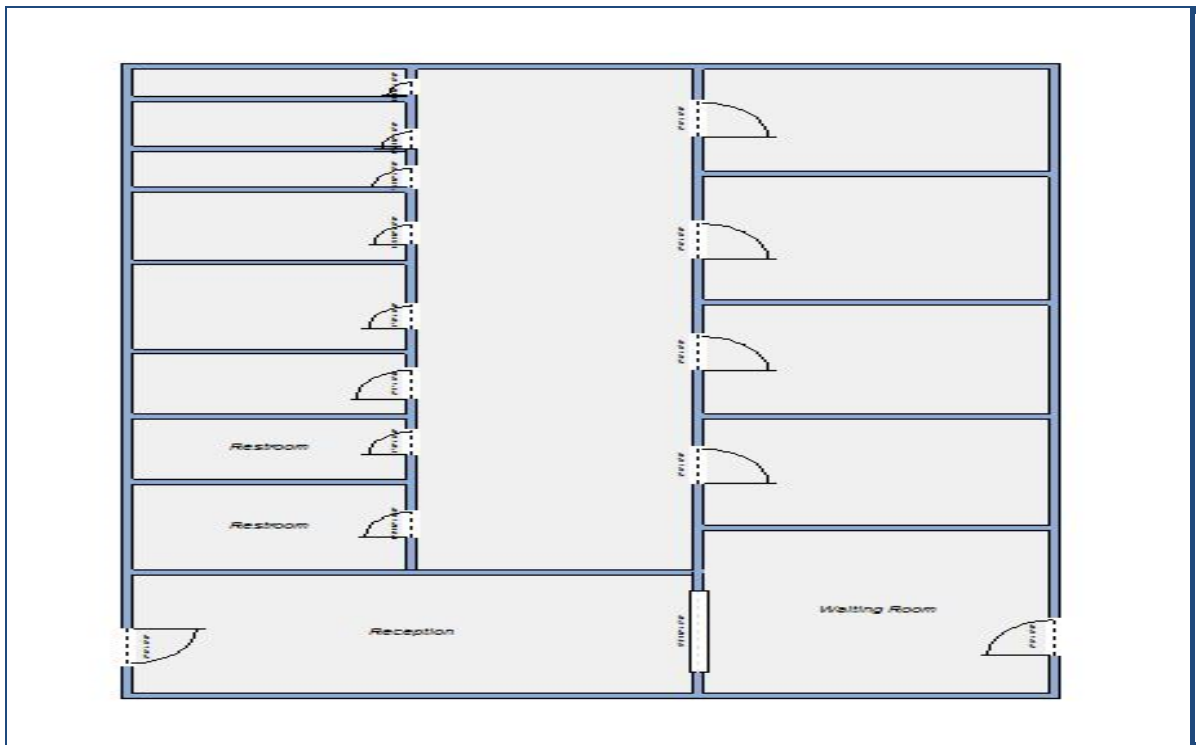
LOS ANGELES, 2724 W FLORENCE AVE

### PROPERTY PICTURES

Zoning  
Picture



Floor Plan

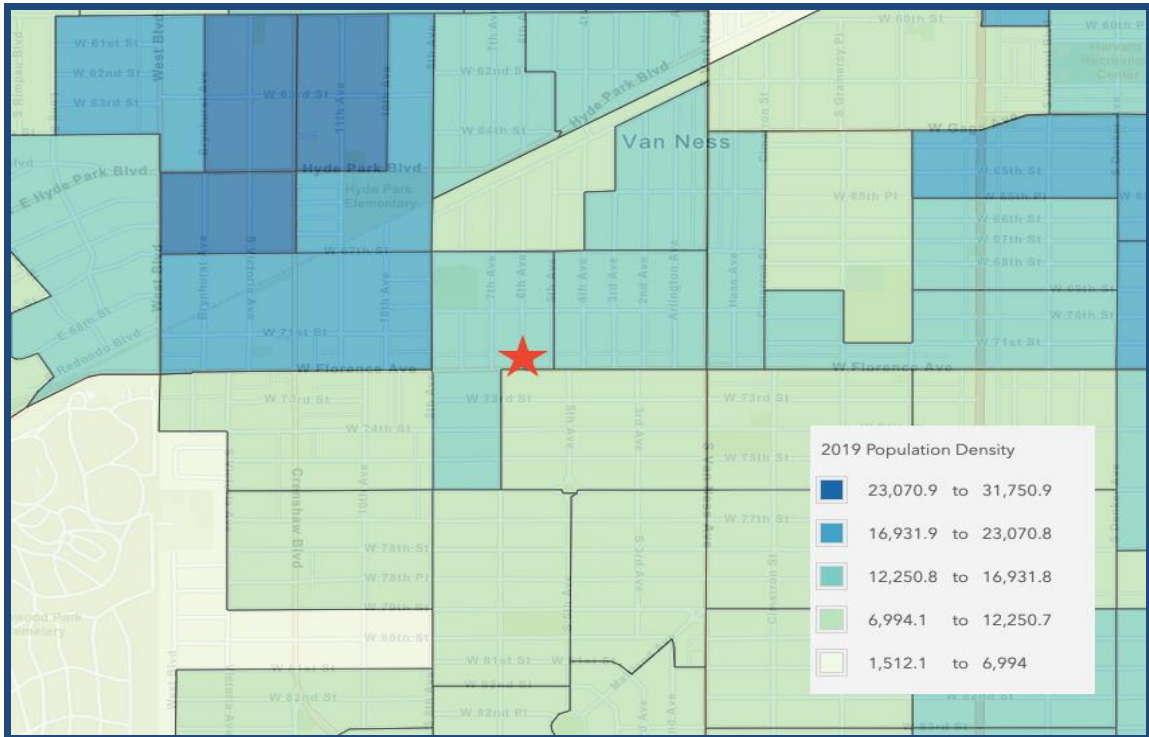




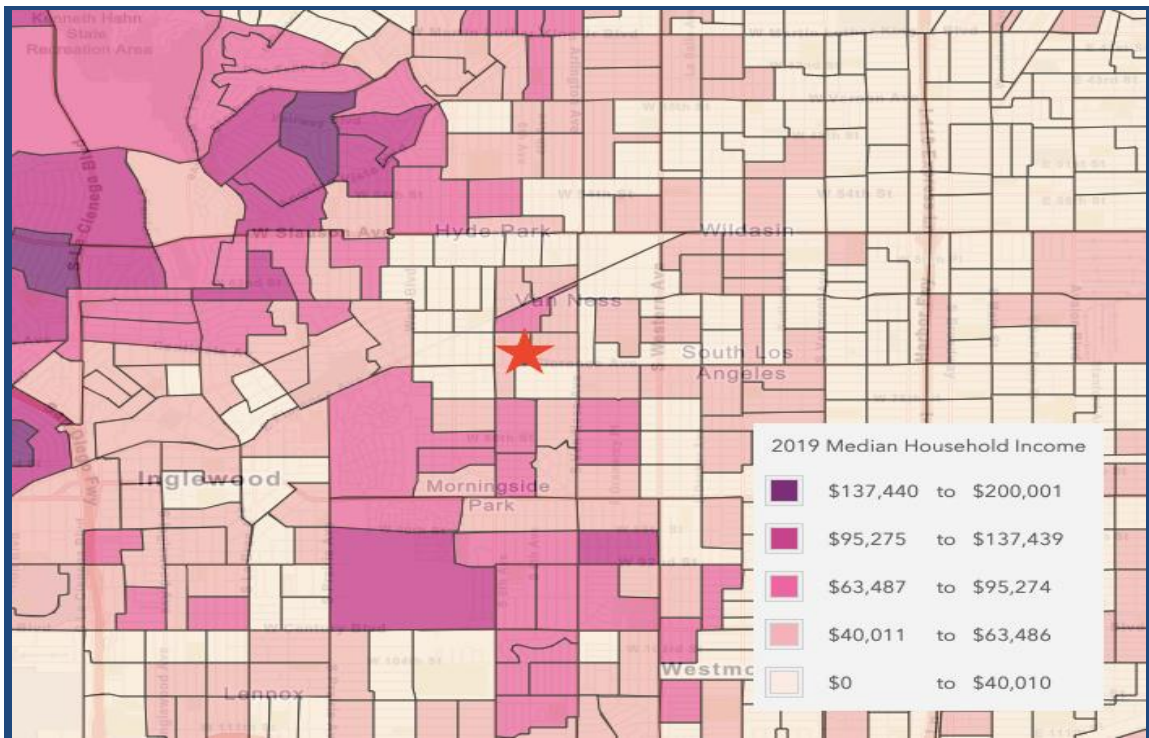


### DEMOGRAPHICS

#### Population



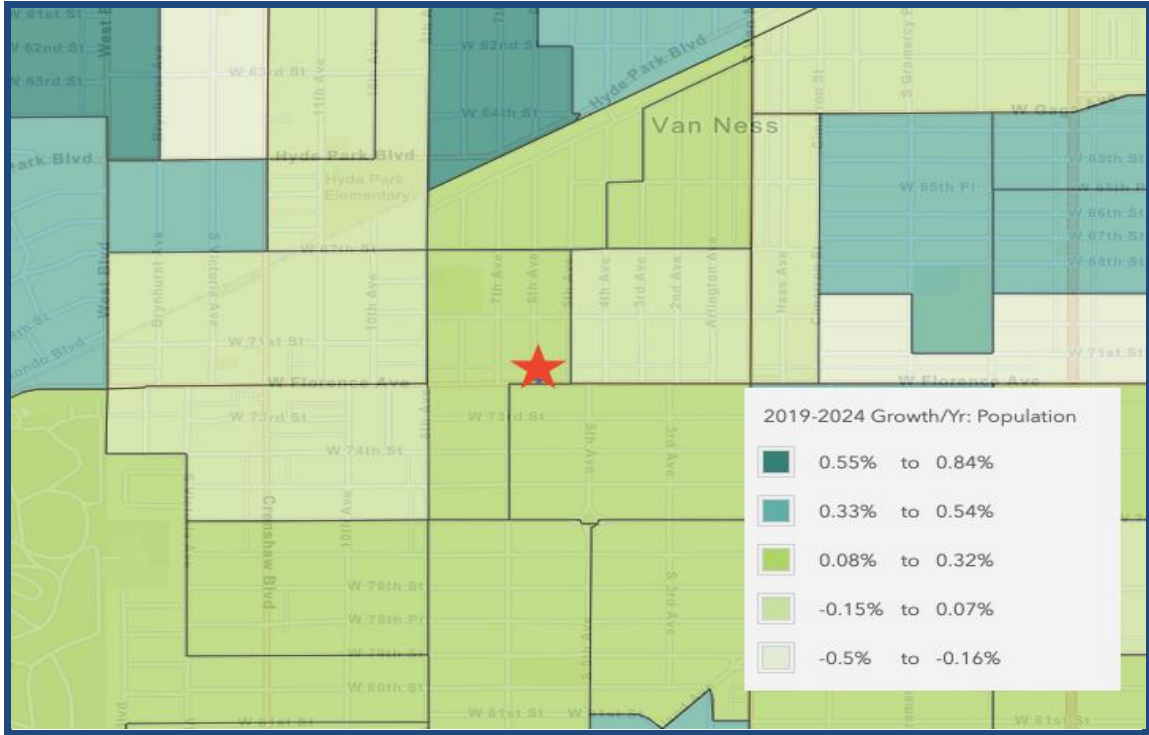
#### Income



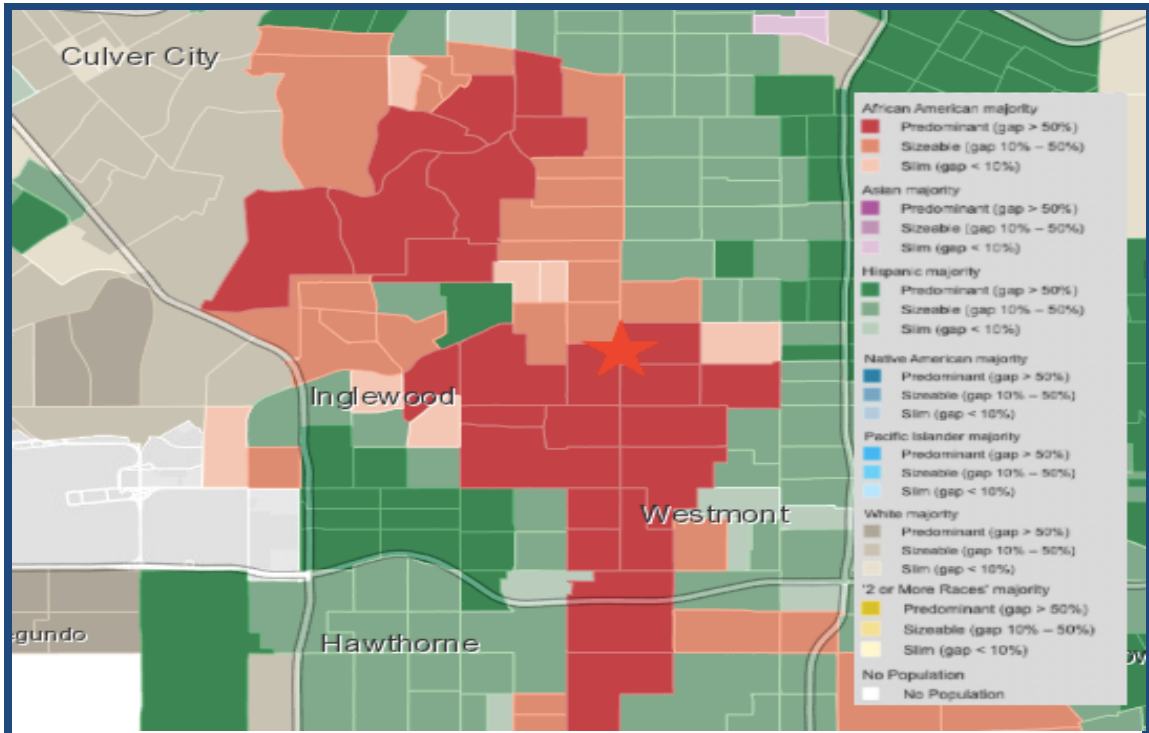


### DEMOGRAPHICS

Population Growth



Predominant Population

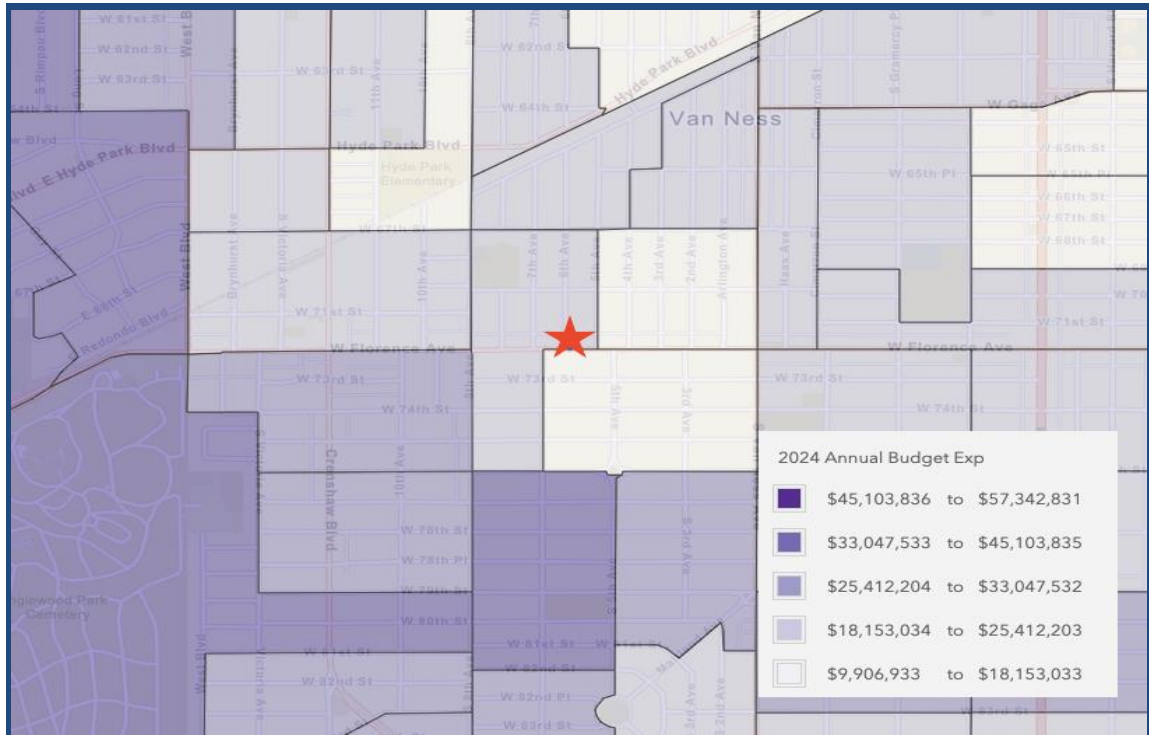






### DEMOGRAPHICS

#### Retail Spending



#### Crime Index

