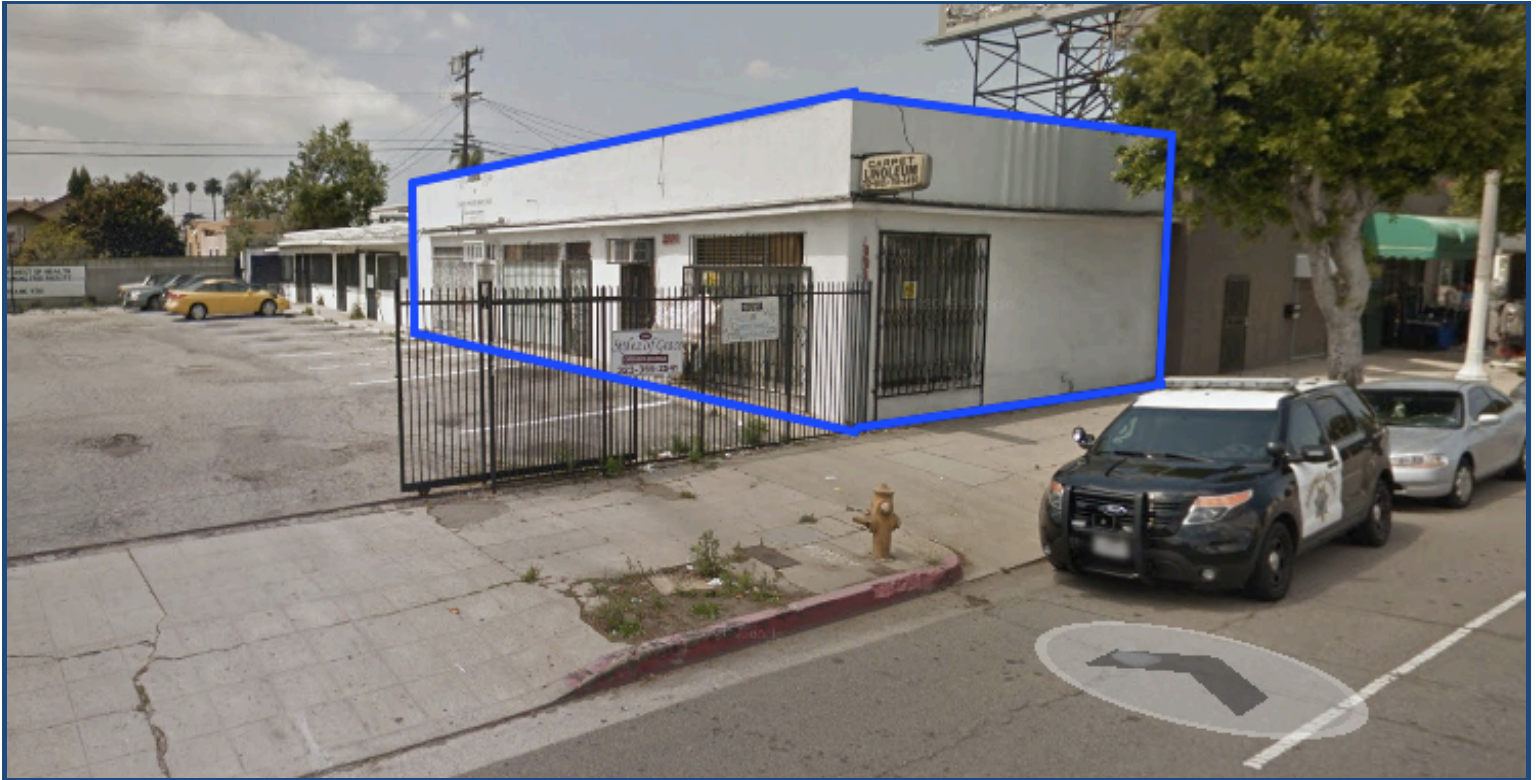




## EXECUTIVE SUMMARY



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### HIGHLIGHTS:

- 40 Feet of Frontage
- Nearby Tenants Include McDonalds, Arco & Winchell's Donuts.
- Easy Access to 3 Freeways - 110, 105, & 405
- Large Street Facing Windows with High Ceilings
- Benefits from Excellent Traffic & Exposure approx. 33,000 cars per day
- Ample parking.

**OFFERING SUMMARY:** 2804 Florence Ave W, offers a tenant the opportunity to lease 600 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 35,414 as well as over 377,230 within a 5 mile radius, and this population is expected to grow at 2% annually. The average household income was estimated at approximately \$ 36,501 within a 3 mile radius.

**LEASE RATE:** Total 600 SF space offered at \$1.50/SF MG. Contact listing broker for access.