

NEWLY REMODELED MOVE IN READY

2505 E Cesar Chavez, Los Angeles, CA 90033



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- Prime storefront opportunity to lease 2303 SF at the corner of Cesar Chavez Ave and Soto St.
- Former dentist space, open to all retail uses
- Endcap street retail

AREA AMENITIES

- Boyle Heights main shopping and retail location
- Abundant housing, new apartment developments, Metro Gold Line
- Vibrant community with disposable income
- Very densely populated
- Gated parking in back

DEMOS	1 mile	3 mile	5 mile
Population	59,057	291,712	989,794
Avg. HH Income	\$52,779	\$64,495	\$67,292
Daytime Pop.	45,696	233,938	787,825
Traffic Count	±41,381 cpd at intersection		



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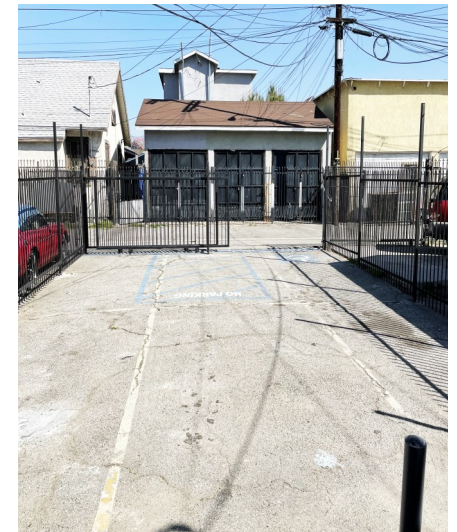
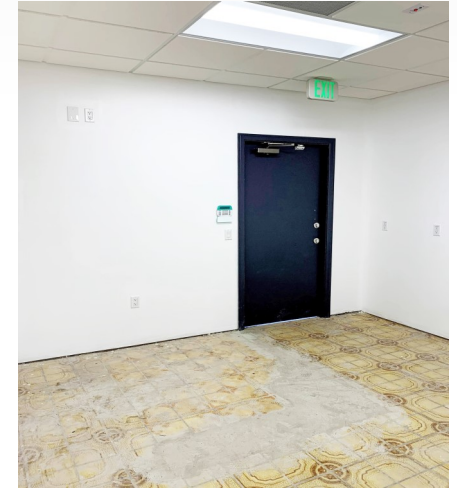
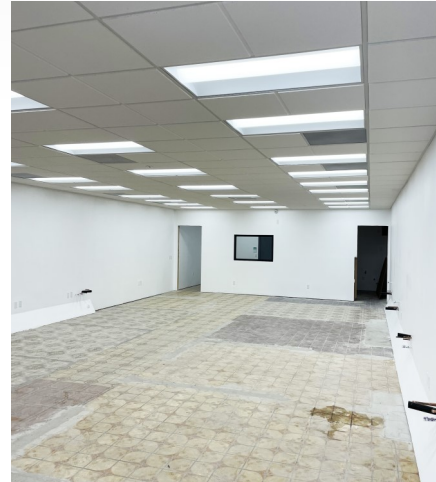


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