

CESAR CHAVEZ / ST. LOUIS PRIME RETAIL/OFFICE

2109-2111 Cesar Chavez Ave., Los Angeles, CA 90033



LEASING AGENTS:

ASHER PERGAMENT (818) 697-9371

asher@illicre.com · DRE#01922775

SEAN MARTIN (818) 697-9383

sean@illicre.com · DRE#01068450

17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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PROPERTY FEATURES

- Prime Storefront opportunity to lease 22,050 SF
- South of the corner of Cesar Chavez Ave and St. Louis
- Office or Retail use
- 44 Parking spaces

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



DEMOS	1 mile	3 mile	5 mile
Population	49,989	305,805	1,012,398
Avg. HH Income	\$50,546	\$68,113	\$67,277
Daytime Pop.	38,847	245,444	806,569
Traffic Count	± 30,917 cars per day		

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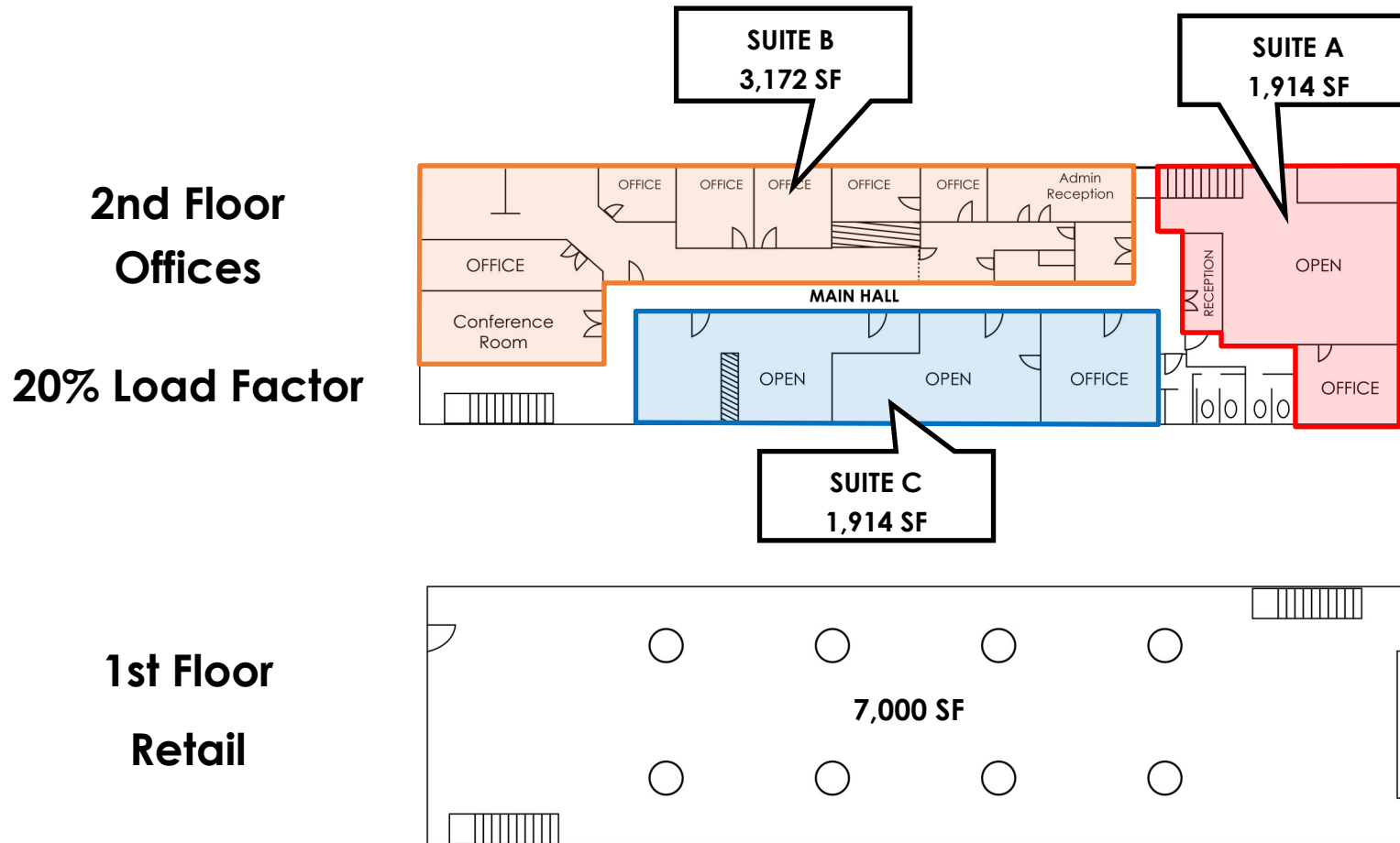
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ENTIRE FLOOR PLAN



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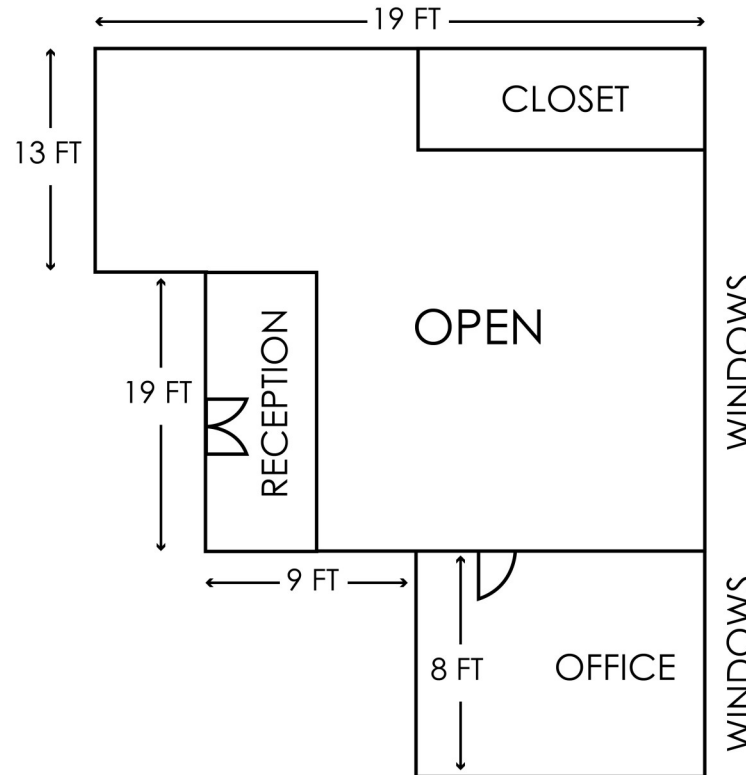
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SUITE A 1,914 SF



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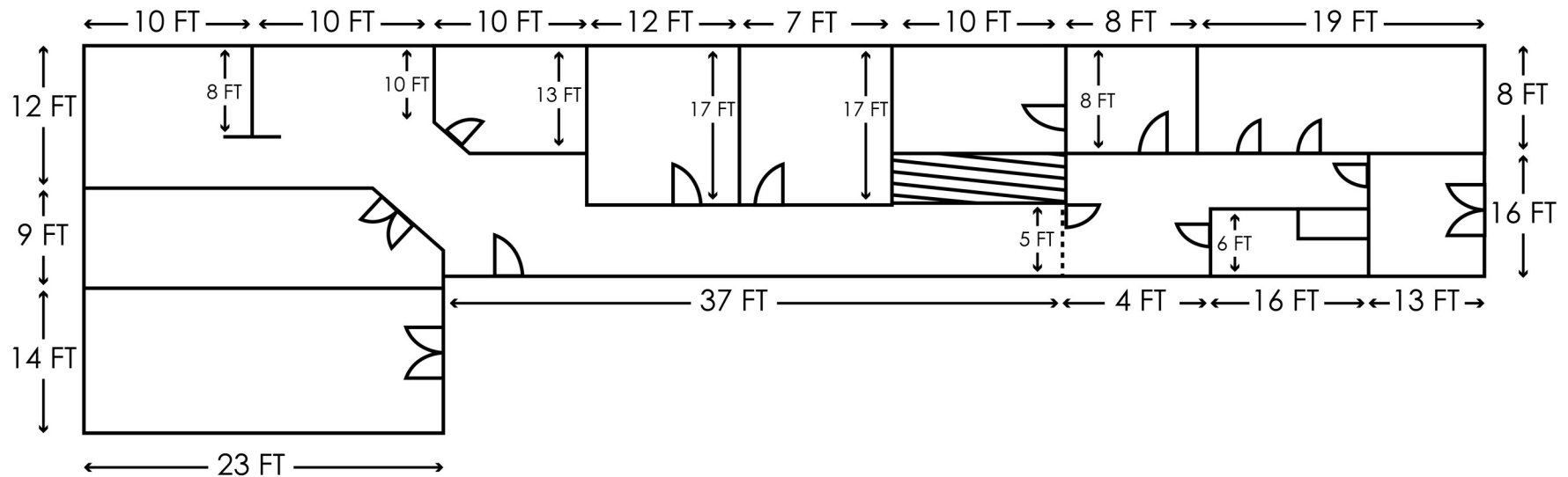
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SUITE B 3,172 SF



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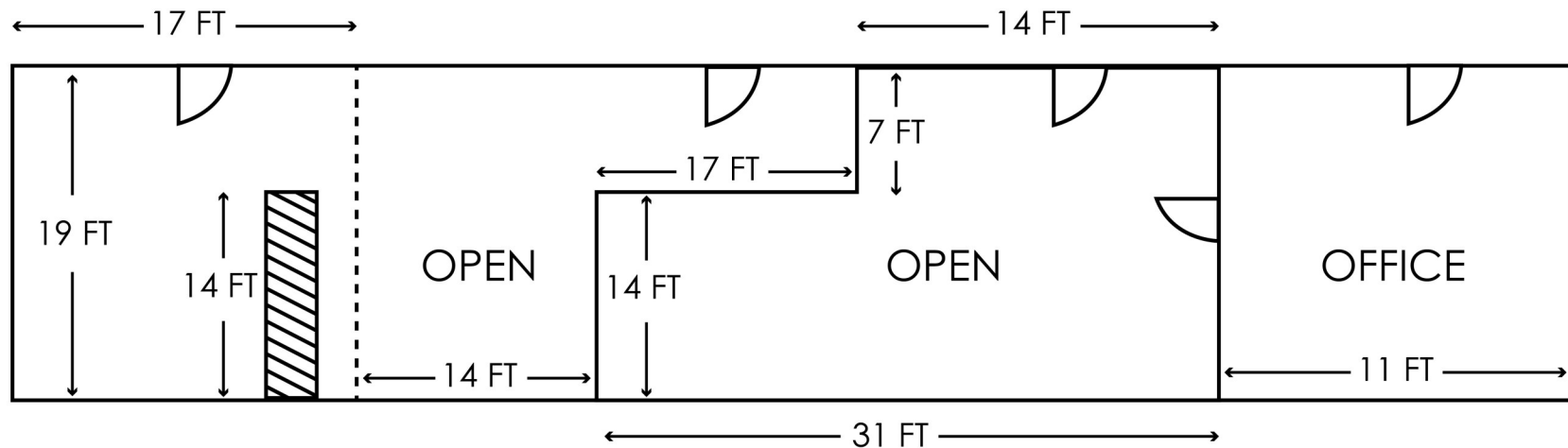
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SUITE C 1,914 SF



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