

The Edge

1930 W 6TH ST, LOS ANGELES, CA 90057

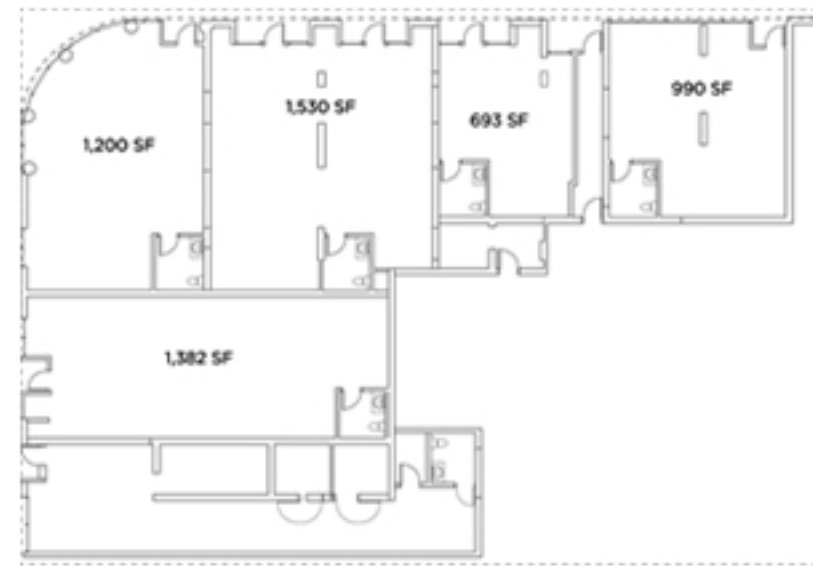
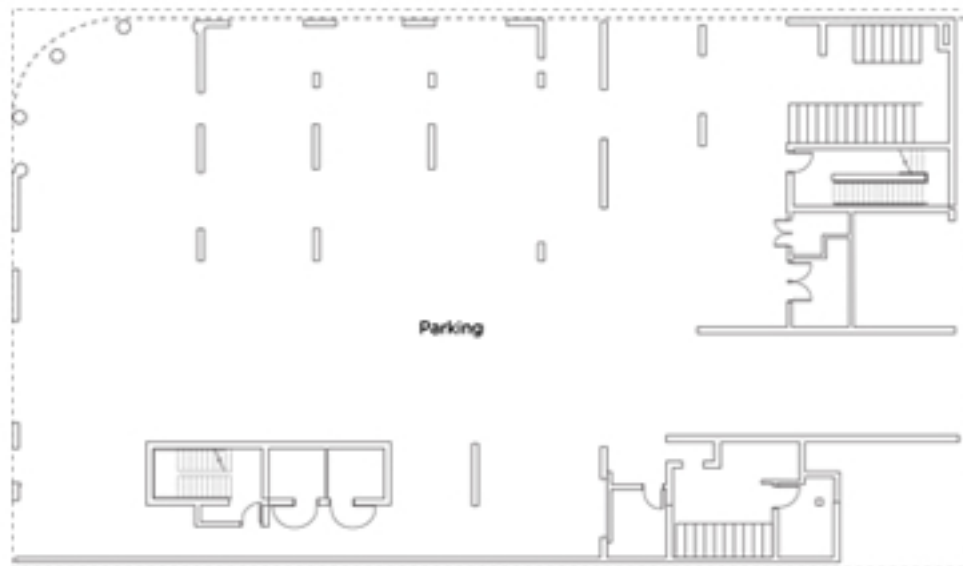
FOR LEASE

\$3.25/SF + NNN



Features

- Anticipated completion: Q3 2026
- 5 street level retail units
- 63 residential units above
- +25,000 VPD-Traffic Count
- Within 1.2-1.4 miles of two Metro stations
- Seeking National Credit & Local tenants
- Retail 1 - 200 amps
- Retail 2 - 200 amps
- Retail 3 - 400 amps
- Retail 4 - 400 amps
- Retail 5 - 200 amps



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www.SperryCRE.com

Each office independently owned and operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Demographic + Income Summary

	1 Mile	3 Mile	5 Mile
Population	120,571	578,287	1,217,254
Households	46,242	229,600	458,382
Owner Occupied Hsng Units	2,524	29,504	92,792
Renter Occupied Hsng Units	43,718	200,096	365,590
Median Age	33.3	35.0	34.5
Median HH Income	\$41,897	\$52,718	\$56,981
Average HH Income	\$62,499	\$83,020	\$89,712
Per Capita Income	\$24,156	\$33,321	\$33,998

Traffic Summary

+ 25,000 Cars Per Day

Business Summary

	1 Mile	3 Mile	5 Mile
Total Businesses	5,696	42,330	69,594
Total Employees	57,248	347,327	583,457

Retail Demand Outlook

	2022 Consumer Spending	2027 Forecasted Demand	Projected Spending Growth
Computers & Hardware/Home	\$5,552,938	\$7,244,525	\$1,691,587
Food at Home	\$321,554,040	\$419,455,421	\$97,901,381
Food Away From Home	\$134,258,396	\$175,141,715	\$40,883,319
Non Prescription Drugs	\$4,376,163	\$5,693,659	\$1,317,496
Prescription Drugs	\$7,891,464	\$10,262,125	\$2,370,661
Eyeglasses & Contact Lenses	\$2,728,287	\$3,561,650	\$833,363
Telephones & Accessories	\$4,003,085	\$5,231,437	\$1,228,352



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