



COMMERCIAL
REAL ESTATE
the sign of a profitable property

AVAILABLE illi
COMMERCIAL
REAL ESTATE

SCHOOL



ESTEBAN E. TORRES
HIGH SCHOOL



LONG BEACH FWY

N HUMPHREYS AVE

E CESAR CHAVEZ AVE
N EASTERN AVE
N MARIANNA AVE

FORMER PIZZA HUT CLOSE TO THE 710 FREEWAY

4209 E. Cesar Chavez Ave., Los Angeles, CA 90063



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RESTAURANT SPACE
LOS ANGELES, CA

PROPERTY FEATURES

4209 E. Cesar Chavez Ave., Los Angeles, CA 90063



APPROX. 1,570 SF

RESTAURANT SPACE AVAILABLE

- ✓ Adjacent to Mega Raspados Don Manuel La Michoacana

AREA AMENITIES

- ✓ Adjacent to Esteban E. Torres High School
- ✓ Close to Torres East LA Performing Arts Magnet
- ✓ Prime Location on a Major Avenue

RENTAL RATE

\$2.55 + 0.61 NNN PSF

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	36,319	270,795	735,186
 Avg. HH Income	\$87,531	\$91,160	\$96,529
 Daytime Pop	31,203	234,519	666,599
 Traffic Count	± 21,789 CPD ON CESAR E CHAVEZ AVE & MARIANNA AVE		

RESTAURANT SPACE
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EXTERIOR PHOTOS

4209 E. Cesar Chavez Ave., Los Angeles, CA 90063



RESTAURANT SPACE
LOS ANGELES, CA

INTERIOR PHOTOS

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AERIAL MAP



COMMERCIAL
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STEFAN SIEGEL
VICE PRESIDENT

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