

FOR LEASE

FLORENCE AT FIGUEROA PLAZA

454 W FLORENCE AVE | LOS ANGELES, CA 90003



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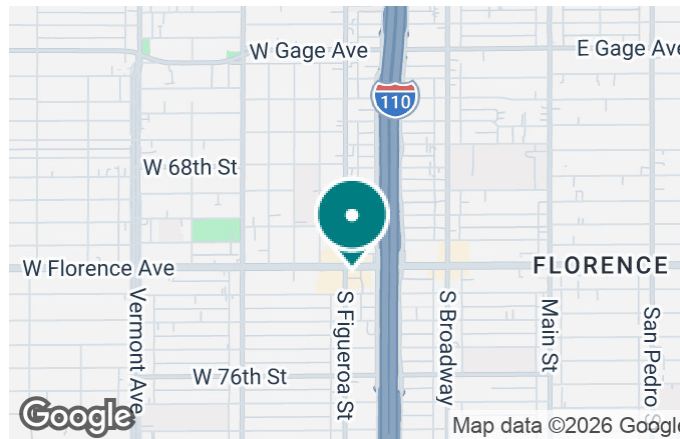
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

454 W FLORENCE AVE, LOS ANGELES, CA 90003

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FEATURES & AMENITIES

- 819 SF End-Cap Retail Space
- Prominent Florence Avenue Frontage
- Excellent Visibility to Freeway-Bound Traffic
- Convenient Access to the I-110 Freeway
- Signalized Corner at Florence Avenue and Figueroa Street
- Former Insurance Office
- Ideal for Retail, Insurance, Financial Services or Professional Office
- Highly Visible Storefront and Signage Opportunity
- Convenient On-Site Parking

EXCLUSIVELY REPRESENTED BY

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DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

17,389

136,170

326,648

Total Population

67,486

501,947

1,106,547

Average HH Income

\$67,899

\$75,392

\$80,571

PROPERTY SUMMARY

454 W FLORENCE AVE, LOS ANGELES, CA 90003

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PROPERTY DESCRIPTION

454 W. Florence Avenue offers a highly visible neighborhood retail leasing opportunity at the signalized intersection of Florence Avenue and Figueroa Street in South Los Angeles. The approximately 4,561-square-foot strip center features prominent street frontage, convenient on-site parking and exposure to traffic traveling along two major commercial corridors. The property's corner location and established retail setting make it well suited for service-oriented retail, insurance, financial services, wireless, professional office and other neighborhood-serving businesses.

LOCATION DESCRIPTION

Located at 454 W. Florence Avenue in Los Angeles, the property sits at the signalized corner of Florence Avenue and Figueroa Street in the 90003 ZIP code. The site benefits from strong visibility along Florence Avenue, a major east-west thoroughfare providing convenient access to the I-110 Freeway. Its South Los Angeles location places the property within a dense residential trade area and along a well-traveled commercial corridor serving nearby residents, commuters and freeway-bound traffic. Customers can access the center from Florence Avenue and Figueroa Street, with on-site parking available.

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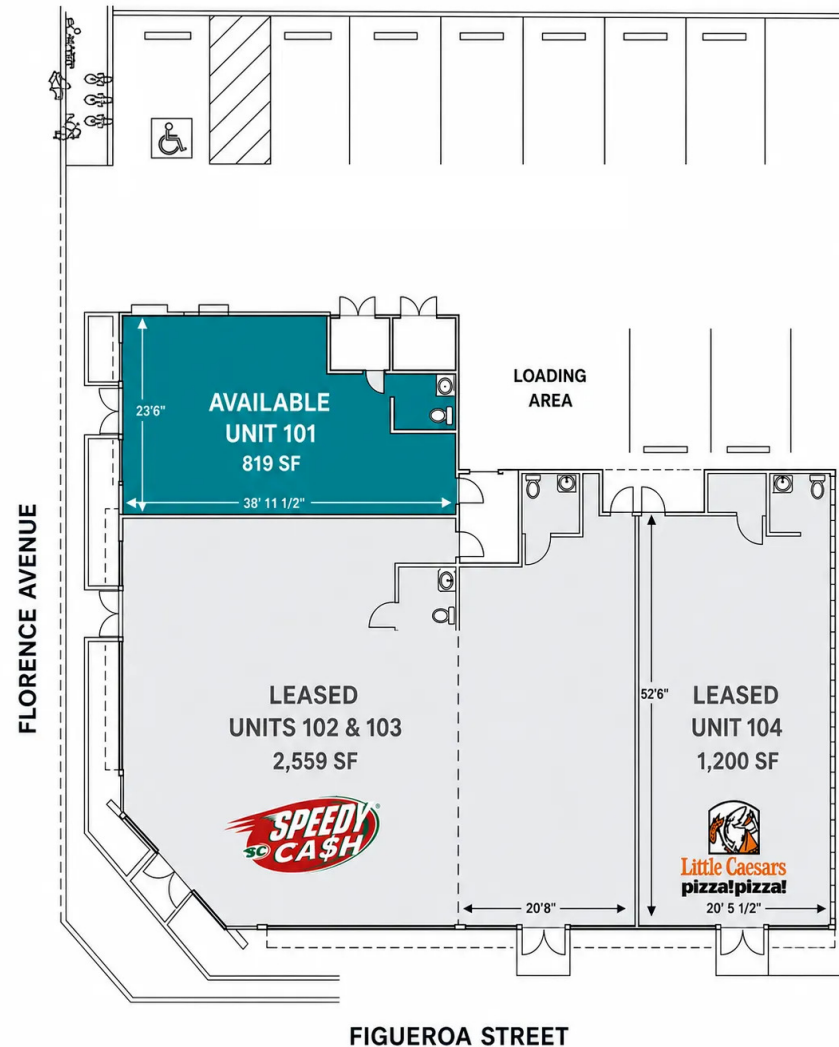
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SITE PLAN

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LEASE SPACES

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Former Insurance Office	819 SF	Est. \$1.79 NNN	\$4.25 SF/month	Approximately 819 square feet of end-cap retail space is available for lease in this busy South Los Angeles strip center. Positioned along Florence Avenue, the unit offers excellent storefront visibility to traffic traveling toward the I-110 Freeway. The space was most recently occupied by an insurance business and is an efficient option for another insurance agency, tax preparer, financial-services provider, wireless retailer, professional office or neighborhood-serving business. Its end-cap position, prominent signage opportunity, signalized-corner location and convenient on-site parking provide a strong platform for a tenant seeking a small-format retail or service location with high visibility.

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ADDITIONAL PHOTOS

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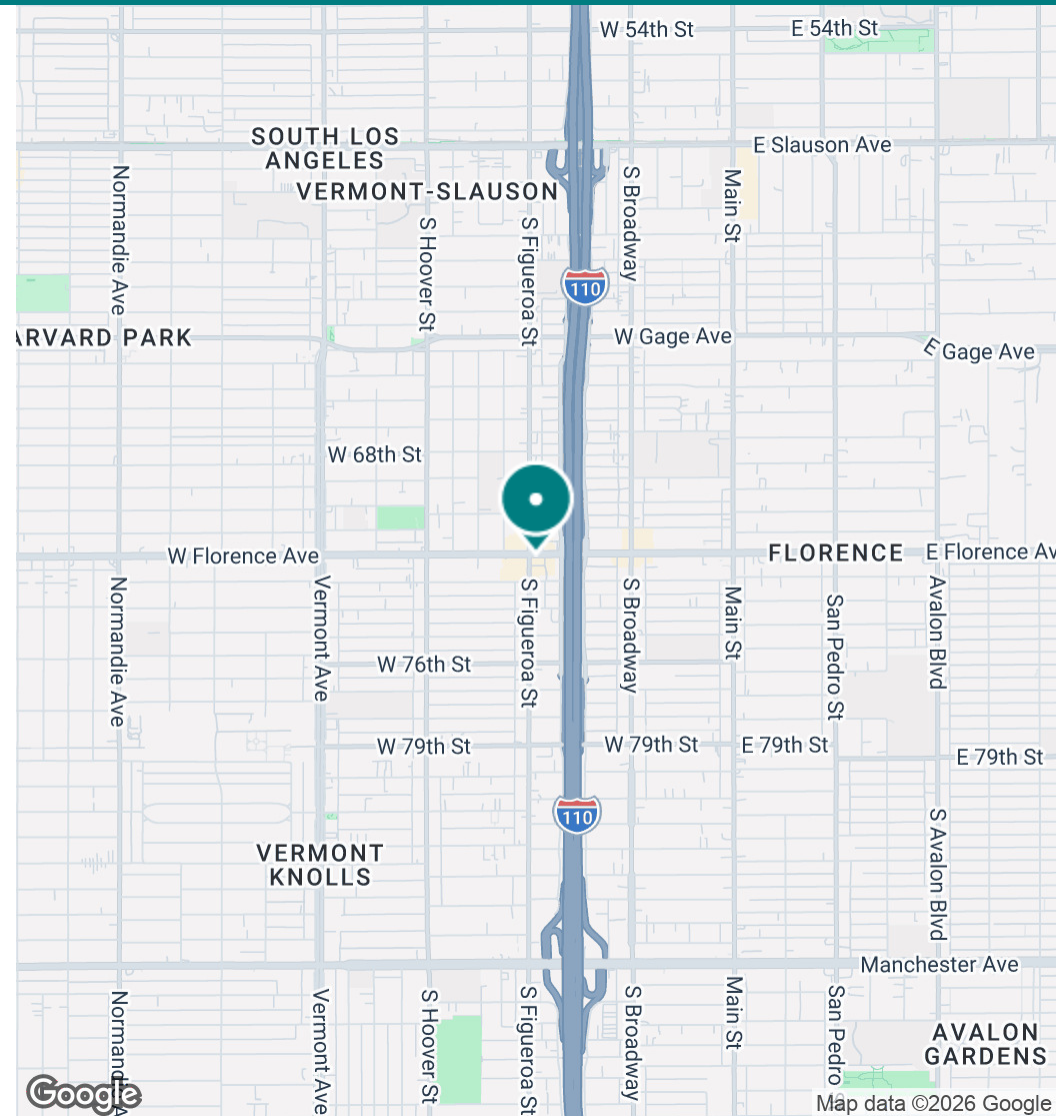
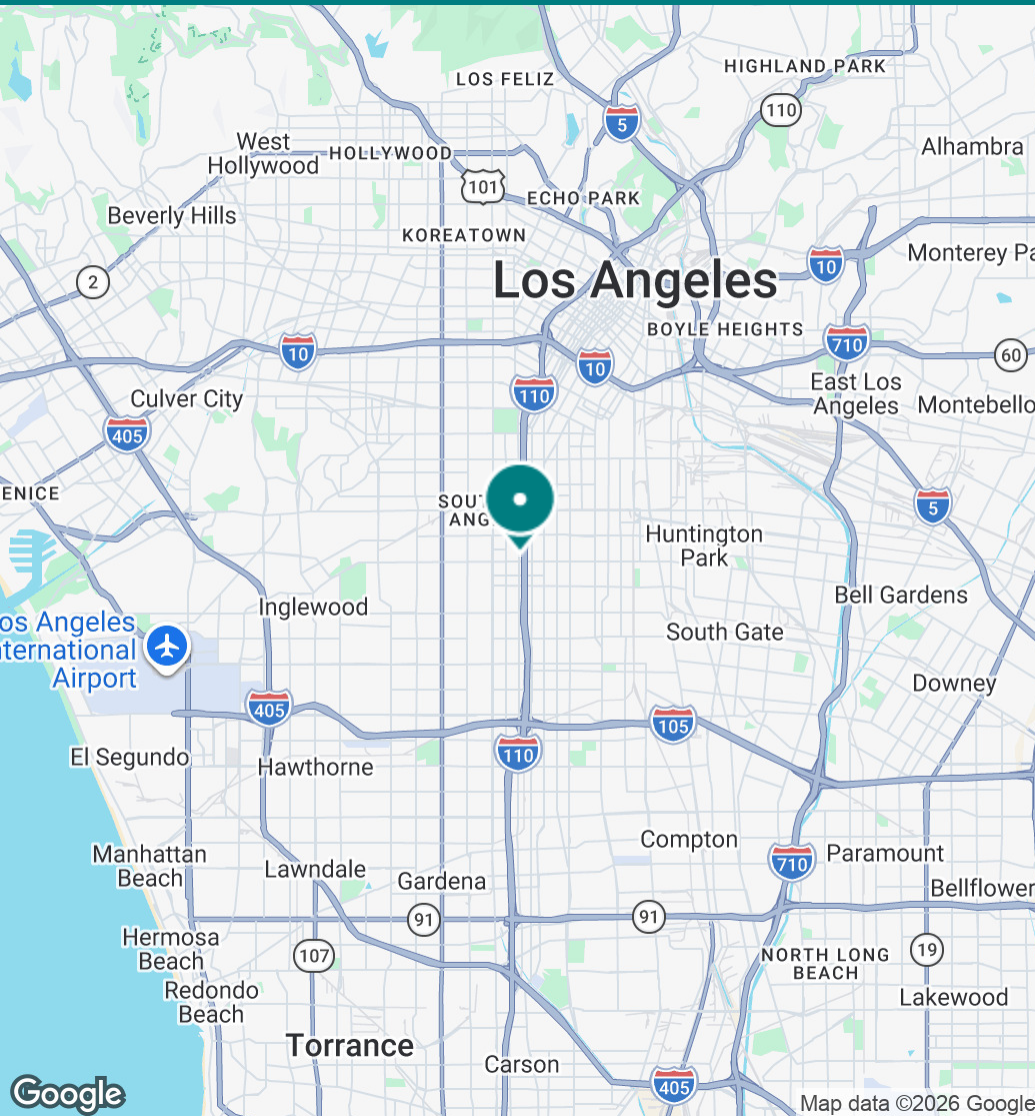
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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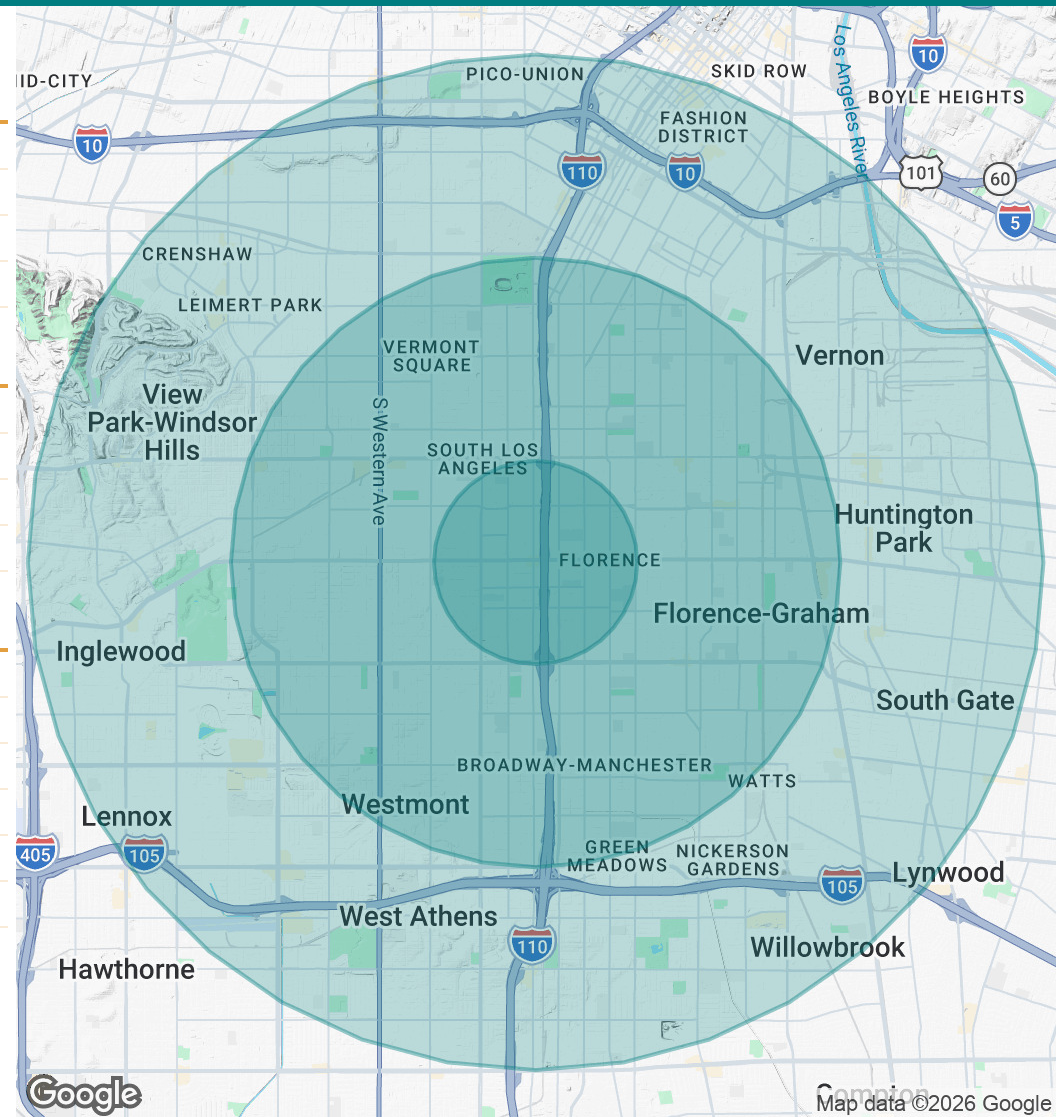
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	67,486	501,947	1,106,547
Average Age	31.2	33.3	34.3
Average Age (Male)	29.8	32.1	33.1
Average Age (Female)	32.6	34.5	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	17,389	136,170	326,648
# of Persons per HH	3.9	3.7	3.4
Average HH Income	\$67,899	\$75,392	\$80,571
Average House Value	\$569,206	\$598,022	\$680,215

RACE	1 MILE	3 MILES	5 MILES
% White	9.7%	13.7%	16.0%
% Black	20.3%	22.3%	22.1%
% Asian	0.7%	0.8%	2.9%
% Hawaiian	0.1%	0.2%	0.2%
% American Indian	1.2%	1.8%	1.6%
% Other	49.7%	40.4%	36.7%

2023 American Community Survey (ACS)



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MEET THE TEAM

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