



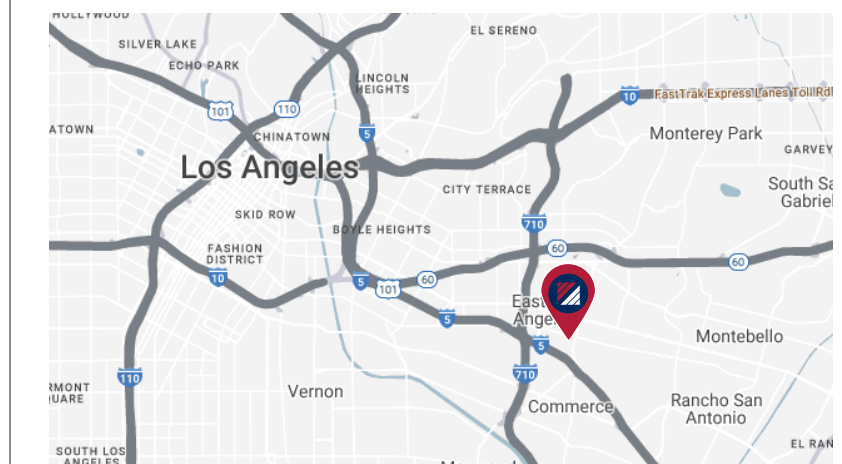
# FOR LEASE

## 2,000 SF RETAIL WITH PRIVATE YARD

5130 E OLYMPIC BLVD. | LOS ANGELES | CA

### PROPERTY HIGHLIGHTS:

- 2,000 SF Available
- 12' Clear Height
- 10 Parking Spaces
- Private Yard
- Private Back Entrance
- Main Street Exposure
- 3 miles to 5 & 710 Freeway



### FOR MORE INFORMATION, PLEASE CONTACT:

#### JONATHAN GARDILCIC

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CADRE #02009578

#### DAVID MUIR

EXECUTIVE VICE PRESIDENT

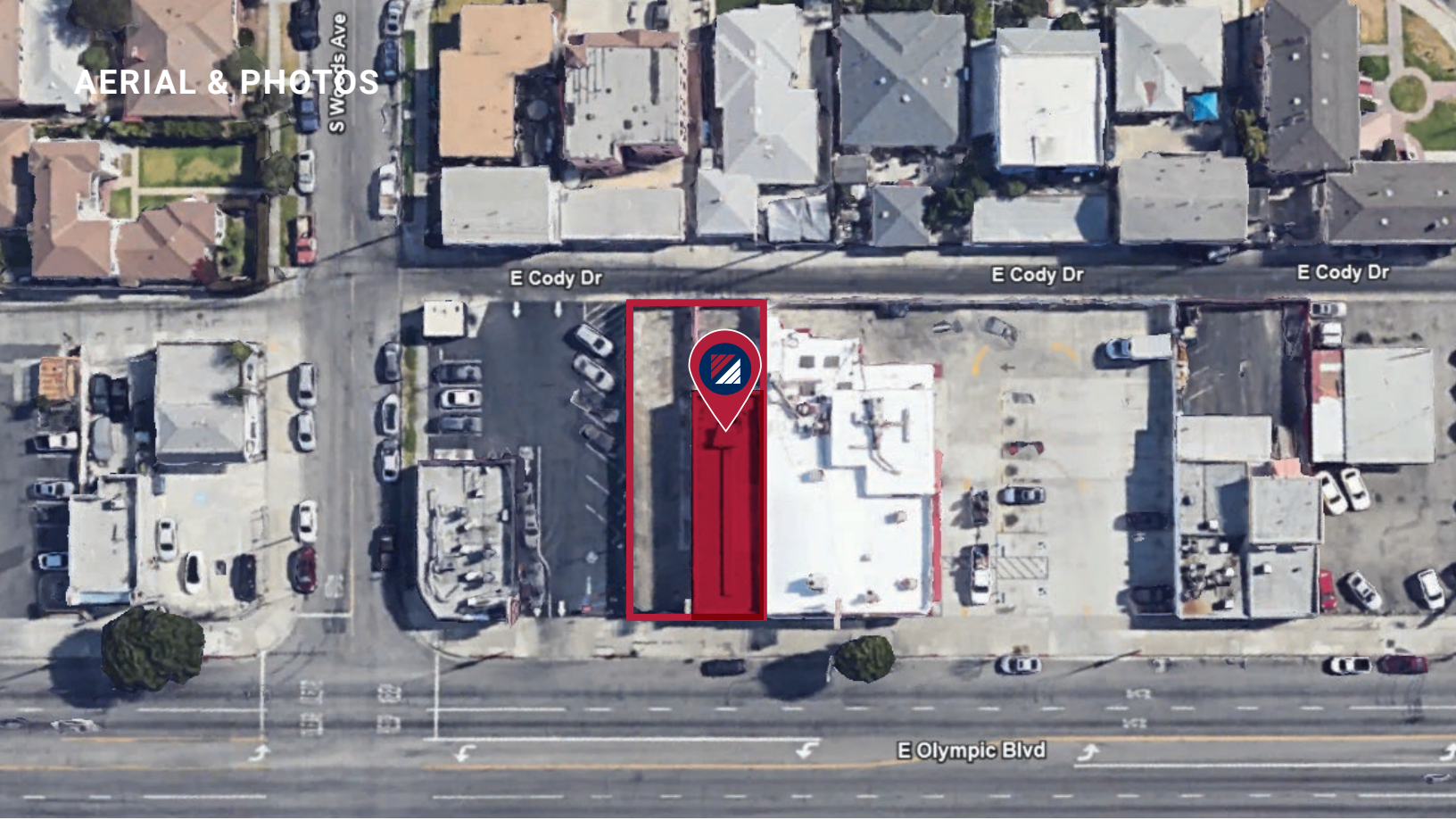
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# AERIAL & PHOTOS



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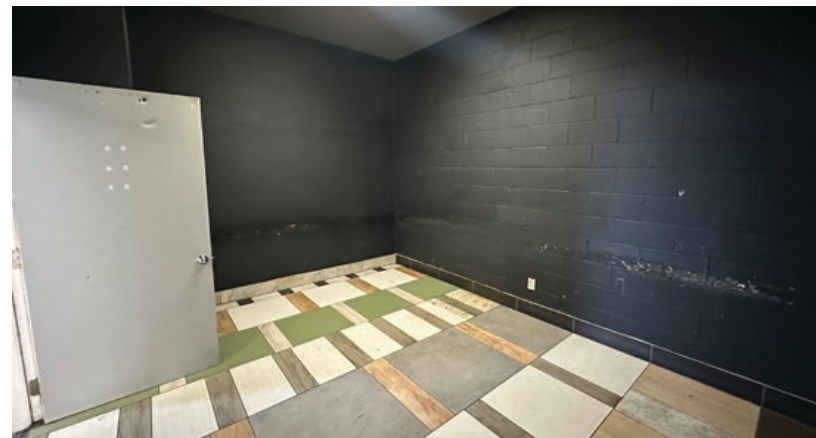
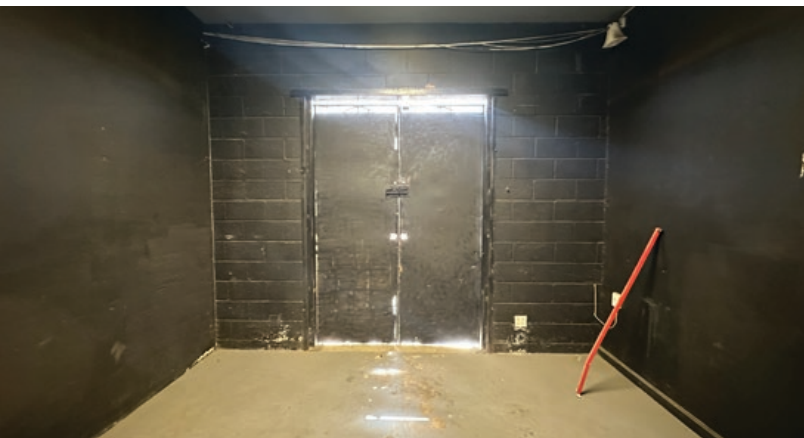
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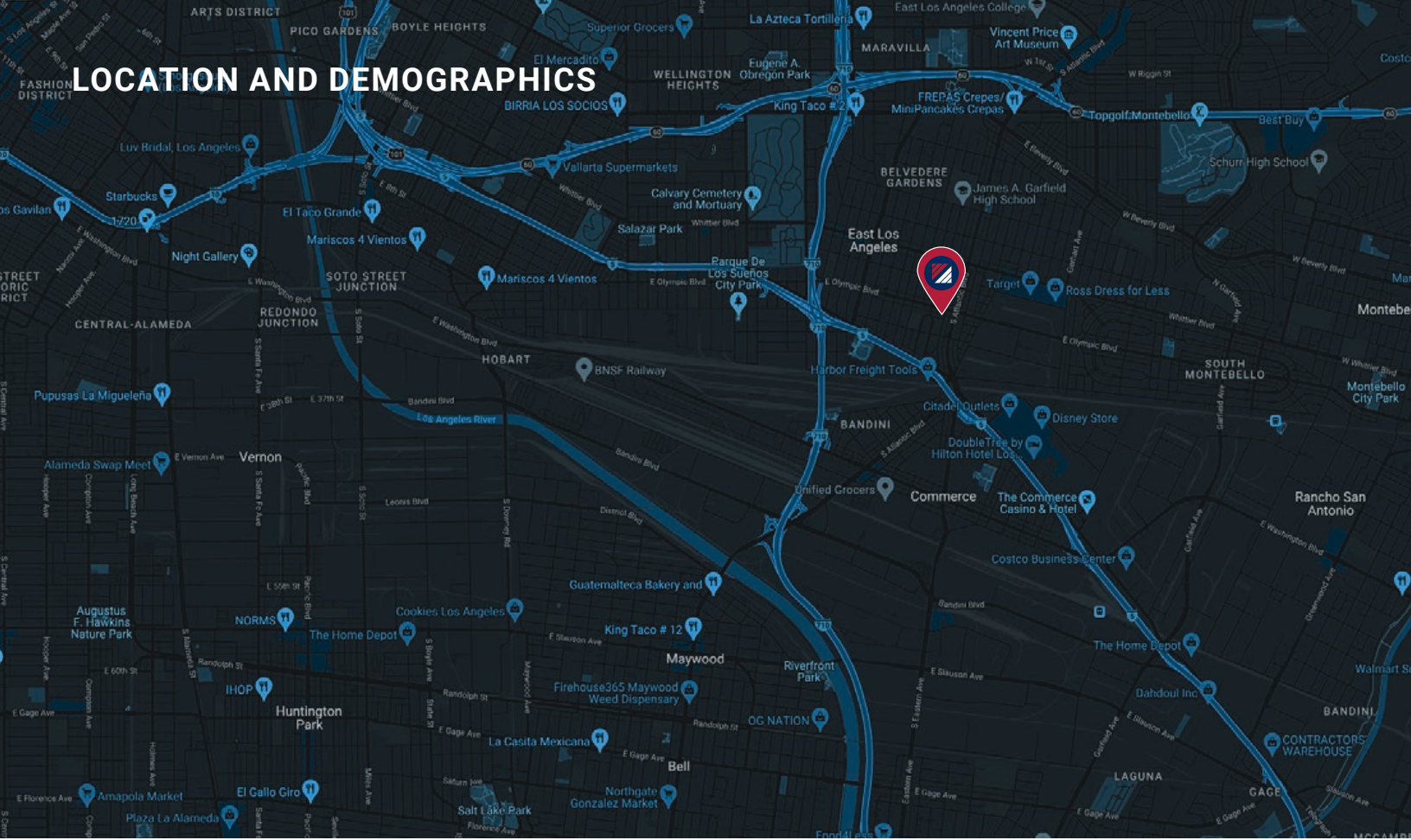
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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# LOCATION AND DEMOGRAPHICS



## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
E Olympic Blvd	S Woods Ave W	24,237	2022	0.05 mi
S Atlantic Blvd	E Olympic Blvd N	21,263	2022	0.09 mi
E Olympic Blvd	Clela Ave W	26,453	2022	0.09 mi
E Olympic Blvd	S Atlantic Blvd W	25,795	2022	0.11 mi
Clela Ave	Union Pacific Ave S	735	2022	0.13 mi
S Atlantic Blvd	Verona St N	23,908	2022	0.16 mi
Union Pacific Ave	Clela Ave W	1,423	2022	0.16 mi
Verona St	S Woods Ave NW	3,459	2022	0.16 mi
Amalia Ave	E Olympic Blvd S	1,034	2022	0.16 mi
Union Pacific Ave	S Atlantic Blvd W	4,038	2018	0.17 mi

## DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
2010 Population	268,603	763,584	3,429,331
2023 Population	246,031	716,182	3,348,535
2028 Population Projection	236,753	692,678	3,265,709
2010 Households	69,753	204,705	1,009,691
2023 Households	62,830	189,858	985,305
2028 Household Projection	60,176	183,001	959,821
Total Specified Consumer Spending (\$)	\$2B	\$6.1B	\$31.3B
Avg Household Income	\$75,926	\$77,922	\$82,872
Median Household Income	\$58,766	\$58,424	\$61,035

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