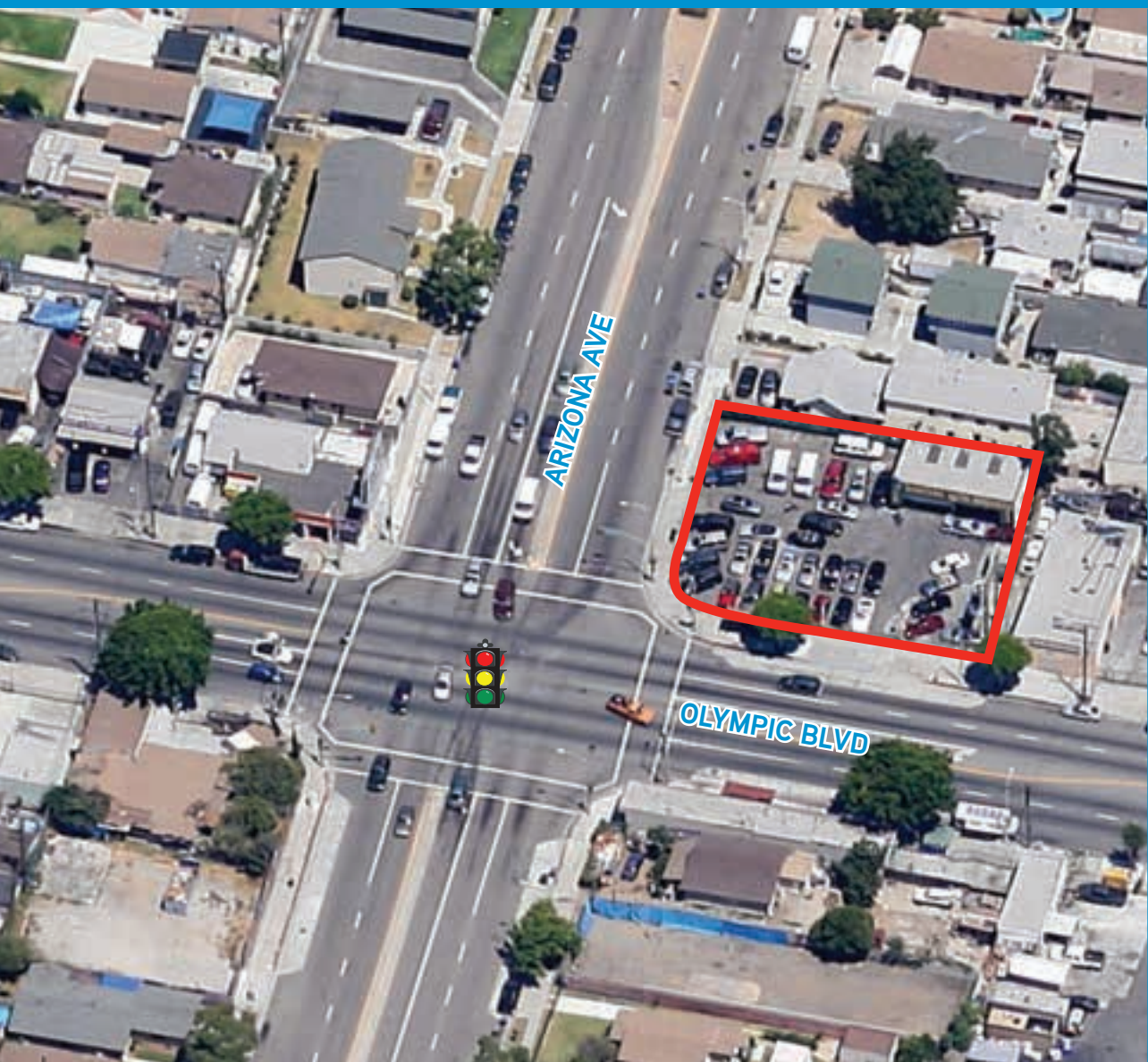


SIGNALIZED CORNER FOR LEASE/GROUND LEASE

4701 E OLYMPIC BLVD (NEC ARIZONA AVE) | LOS ANGELES, CA 90022



RETAIL FORESIGHT



PRICING SUMMARY

- > ±10,327 Sq. Ft. of Land
- > Zoning: LAM1

LOCATION HIGHLIGHTS

- > Prime corner location at a signalized intersection
- > Strong population density with over 45,000 residents within 1 mile, and 97% Hispanic
- > Located on Olympic Blvd, a major east/west thoroughfare with significant traffic counts exceeding 30,000 cars per day
- > 1/3 of a mile from both the 710 and 5 Freeways
- > Over 115' of frontage along Olympic Blvd

2015 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	45,289	282,571	817,883
Households:	10,885	72,531	218,217
Hispanic Population:	97.6%	91.7%	80.9%
Avg. Household Income:	\$45,903	\$51,123	\$52,832

Source: Claritas

TRAFFIC COUNTS

Olympic Blvd:	30,300 CPD	
Arizona Ave:	6,800 CPD	(Source Costar)

FOR FURTHER INFORMATION PLEASE CALL: +1 323 609 3171

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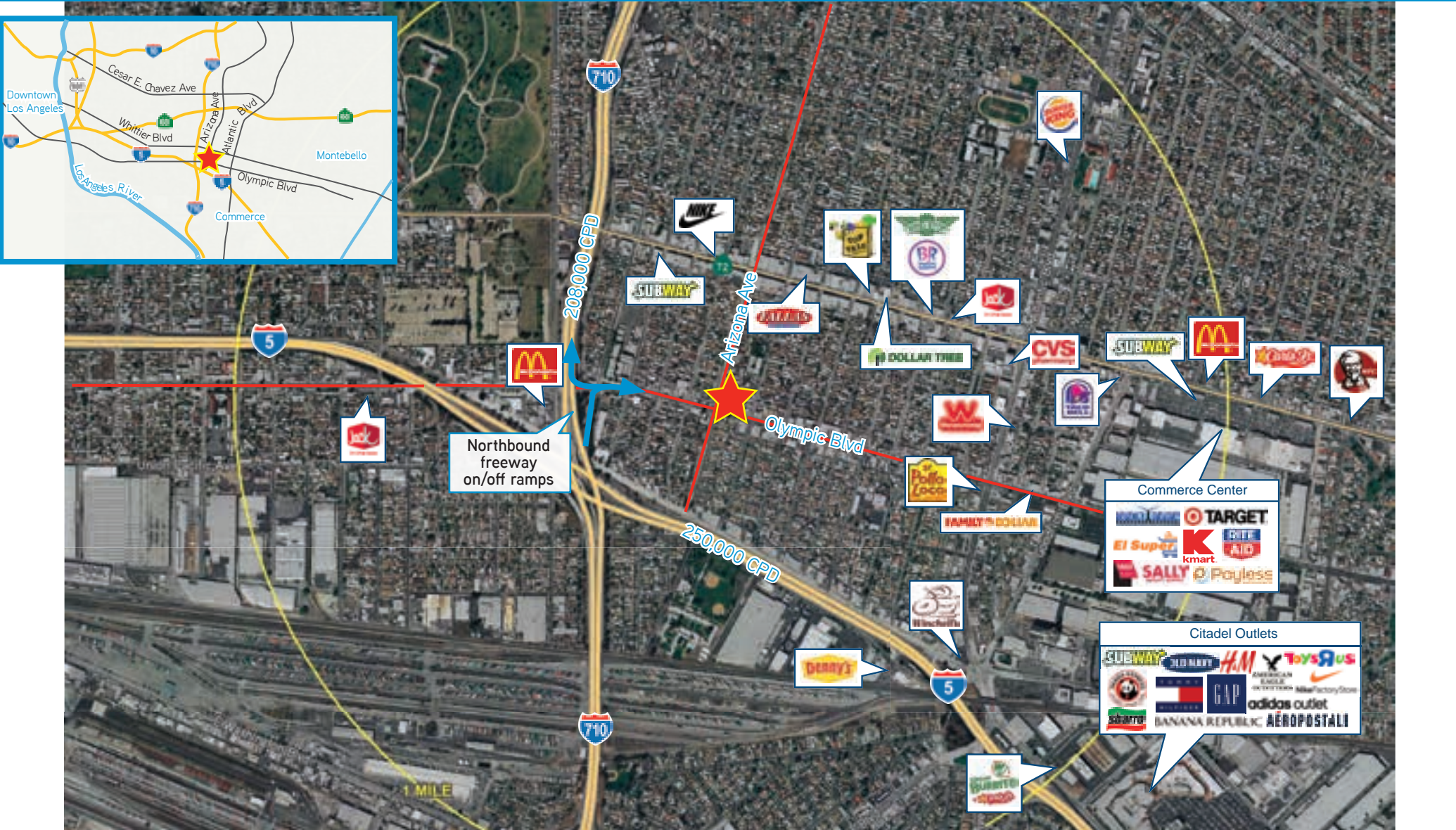
COLLIERS INTERNATIONAL | **DOWNTOWN LA**
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