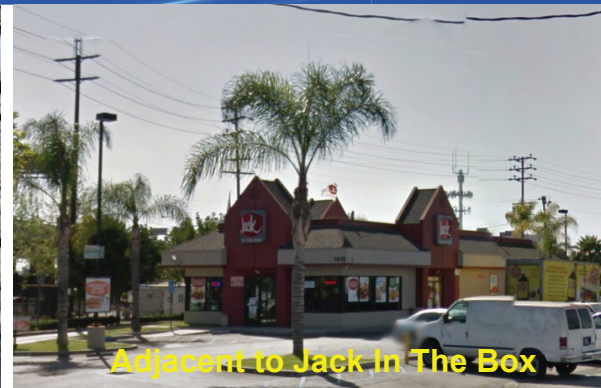
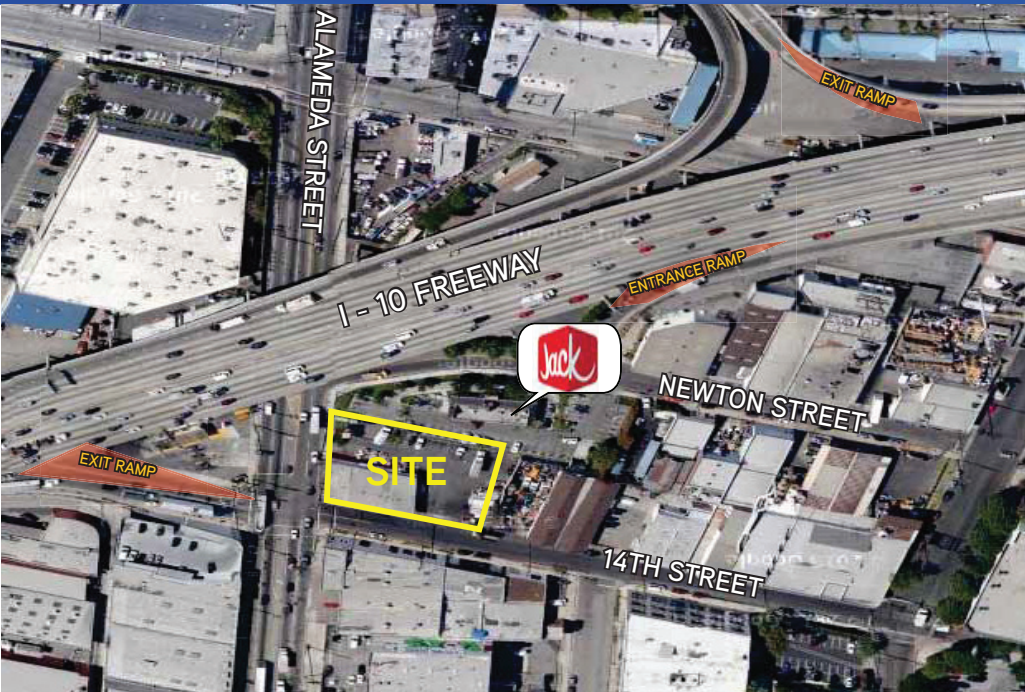


GROUND LEASE / LEASE

FREEWAY ADJACENT DEVELOPMENT SITE

1401 S. ALAMEDA STREET & SANTA MONICA (10) FREEWAY, LOS ANGELES, CA



Adjacent to Jack In The Box



Subject Property

Retail Availability

- > Ground Lease: Negotiable Annual NNN
- > Lease: Negotiable PSF NNN
- > Building: 5,644 SF
- > Land: 21,740 SF \ Zone: LAM3

Location & Highlights

- > Strong Fast Food, Bank, Convenience Store, C-Store, Gas Station Site
- > ±124 Feet of frontage on S. Alameda St. and over 165 feet of depth
- > Freeway Adjacent with very heavy traffic
- > On & off Ramps to Alameda from I-10 Freeway
- > Major Density \ Strong Retail Location

Traffic Counts

S. Alameda Street	42,541 Cars Per Day
Santa Monica (10) Freeway at S. Alameda Street	281,000 Cars Per Day

2013 Trade Area Demographics

	1-Mile	3-Mile	5-Mile
Population	12,475	401,462	1,284,021
Average House Hold Income	\$38,127	\$39,181	\$42,947

Join Neighborhood Tenants:



Armando Aguirre
 Founder | Corporate Broker
 License No. 01245842
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The information contained herein was derived from sources deemed reliable. Thought we do not doubt its accuracy, we do not guarantee it.

Sunburst Logo by Jason Christiansen \ www.jasonsArt.com