

# ALAMEDA PLAZA

1530 S. Alameda Street, Los Angeles, CA 90021

RETAIL STORES AVAILABLE FOR LEASE



Armando Aguirre  
Founder | Corporate Broker  
CA DRE No. 00590123  
213.926.5595  
aaguirre@legendarycre.com



Sheretta Morris  
Executive Manager | Leasing Specialist  
CA DRE No. 01739452  
213.842.2670  
smorris@legendarycre.com

Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | [www.legendarycre.com](http://www.legendarycre.com) | CA DRE No. 01245842

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.



# ALAMEDA PLAZA

1530 S. Alameda Street, Los Angeles, CA 90021



## RETAIL STORES AVAILABLE FOR LEASE

### PROPERTY HIGHLIGHTS

New ±27,000 Downtown Remodeled Retail Project:

- < Available Stores From ±690 Sq. Ft. to ±8,000 Sq. Ft.
- < Rental Rate: \$3.50 - \$4.00 PSF Mo. ±.50¢ PSF Mo. NNN Charges
- < Located just south of the Santa Monica (10) Freeway & Alameda Street with on and off ramps to Alameda Street from the 10 Freeway
- < Alameda Street serves as one of the main arterial feeders to the Commerce and Vernon Industrial areas to the South and the Downtown Los Angeles Arts, Fashion, Produce, Flower & Toy Districts to the North
- < Signalized Intersection, 24 Hour Marketplace
- < High Volume \ Strong Retail Location
- < Tremendous Traffic Counts:  
Alameda Street: ±51,153 CPD (Adj. to 2017)  
Santa Monica (10) Freeway: ±281,000 CPD



## New Alameda Plaza







# ALAMEDA PLAZA

1530 S. Alameda Street, Los Angeles, CA 90021

RETAIL STORES AVAILABLE FOR LEASE



ALAMEDA STREET ENDCAP



IN-LINE STORES



IN-LINE STORE FRONTS & PARKING AREA



FULL CENTER VIEW



# ALAMEDA PLAZA

1530 S. Alameda Street, Los Angeles, CA 90021

RETAIL STORES AVAILABLE FOR LEASE



←  
**North on Alameda Street to Arts Districts, Fashion District, Produce District, Flower District & Toy District**

**TRAFFIC COUNTS:**

CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
E 15th St S Alameda St	8,933 CPD	adj to 2017	0.09 mi
S Alameda St E 15th St	42,220 CPD	adj to 2017	0.11 mi
Total	51,153 CPD		
I-10 Freeway	281,000 CPD		

→  
**South on Alameda Street to Vernon & Commerce Industrial Districts**

# ALAMEDA PLAZA

1530 S. Alameda Street, Los Angeles, CA 90021



**RETAIL STORES AVAILABLE FOR LEASE**

2016 DEMOGRAPHICS					
Alameda Plaza 1530 Alameda Street, Los Angeles, CA 90021					
Population	< 1 Mile		< 3 Miles		< 5 Miles
Total Estimated Population	17,266		398,414		1,350,795
Total Census 2010 Population	16,334		360,498		1,238,173
Population Change %	13.2%		10.9%		9.2%
Population Density (People/SQ Mile)	12,107		21,427		24,103
Median Age	36		36		36
Total Males	9,304		209,101		686,863
Total Females	7,962		189,313		663,932
Population By Age Group	< 1 Mile		< 3 Miles		< 5 Miles
4 Years Old and Younger	1,247		28,395		95,114
5 - 9 Years Old	1,403		31,848		107,472
10 - 14 Years Old	1,509		33,801		115,916
15 - 19 Years Old	1,469		32,522		112,820
20 - 24 Years Old	1,388		31,285		106,923
25 - 29 Years Old	1,354		31,320		103,026
30 - 34 Years Old	1,293		30,536		97,937
35 - 39 Years Old	1,349		31,577		101,630
40 - 44 Years Old	1,304		30,126		99,601
45 - 49 Years Old	1,194		26,843		91,143
50 - 54 Years Old	1,013		22,875		79,312
55 - 59 Years Old	839		18,748		66,168
60 - 64 Years Old	623		13,653		48,562
65 - 69 Years Old	448		10,259		37,144
70 - 74 Years Old	315		7,720		28,192
75 - 79 Years Old	220		5,800		21,301
80 - 84 Years Old	133		4,433		15,956
85 Years Old and Older	165		6,673		22,578
Population By Ethnicity	< 1 Mile		< 3 Miles		< 5 Miles
White	15,181		336,836		1,091,461
Black	1,570		30,818		127,022
Native American	87		3,641		10,455
Asian	371		25,652		116,923
Pacific Islander	N/A		158		363
2 or More Races	57		1,309		4,571
Hispanic	(85%)	14,689	(81%)	324,036	(79%) 1,062,225
White Non-Hispanic	746		19,977		53,406
Housing	< 1 Mile		< 3 Miles		< 5 Miles
Total Estimated Households	4,587		106,899		387,457
Total Census 2010 Households	3,956		92,913		338,731
Average Household Size	.1		1.9		.7
Total Housing Units	4,632		106,647		377,113
Owner	906		17,375		82,191
Renter	3,233		81,001		271,343
Vacant Housing Units	493		8,269		23,576



# ALAMEDA PLAZA

1530 S. Alameda Street, Los Angeles, CA 90021



## RETAIL STORES AVAILABLE FOR LEASE

Income	< 1 Mile	< 3 Miles	< 5 Miles
Median Household Income	\$27,363	\$23,363	\$26,423
Average Household Income	\$29,794	\$29,855	\$34,085
Per Capita Household Income	\$9,701	\$8,663	\$9,984
Aggregate Household Income - GDP *	\$145,113,960	\$3,257,197,993	\$13,090,883,755
Total Annual Household	\$143,200,624	\$3,193,108,256	\$12,212,628,453

\* Aggregate income - total of all incomes in an economy without adjustments and is equal to Consumption expenditure plus net profits.

### 2016 DEMOGRAPHICS

Alameda Plaza  
1530 Alameda Street, Los Angeles, CA 90021

Household Expenditures	< 1 Mile	< 3 Miles	< 5 Miles
Food	\$4,357	\$4,043	\$4,316
Cereals & Bakery Products	\$355	\$335	\$353
Cereals & Cereal Products	\$131	\$124	\$129
Bakery Products	\$243	\$227	\$242
Meats, Poultry, Fish & Eggs	\$728	\$682	\$725
Dairy ProductseFMisc	\$294	\$276	\$292
Housing	\$10,887	\$10,031	\$10,810
Owned Dwellings	\$3,499	\$3,147	\$3,496
Mortgage Interest & Charges	\$1,620	\$1,448	\$1,624
Property Taxes	\$1,035	\$943	\$1,035
Rented Dwellings	\$2,606	\$2,495	\$2,554
Utilities, Fuels & Public Services	\$2,589	\$2,405	\$2,586
Natural Gas	\$372	\$345	\$370
Electricity	\$976	\$912	\$974
Fuel Oil or Other Fuels	\$99	\$93	\$100
Telephone Services	\$863	\$797	\$859
Water & Other Public Services	\$265	\$247	\$269
Household Operations	\$488	\$440	\$479
Personal Services	\$192	\$173	\$188
Other Household Expenses	\$331	\$295	\$325
Housekeeping Supplies	\$457	\$427	\$457
Household Furnishings & Equipment	\$983	\$896	\$982
Furniture	\$242	\$218	\$243
Floor Coverings	\$27	\$24	\$26
Major Appliances	\$146	\$133	\$148
Sm. Appliances & Misc Housewares	\$76	\$69	\$75
Apparel & Services	\$1,206	\$1,119	\$1,196
Transportation	\$5,502	\$5,024	\$5,547
Maintenance & Repairs	\$451	\$422	\$458
Vehicle Insurance	\$839	\$770	\$843
Public Transportation	\$254	\$229	\$251
Health Care	\$2,307	\$2,125	\$2,298
Entertainment	\$1,601	\$1,431	\$1,570
Tobacco & Smoking Related	\$255	\$242	\$256
Cash Contributions	\$914	\$829	\$917
Personal Insurance & Pensions	\$2,483	\$2,190	\$2,500
Life & Other Personal Insurance	\$236	\$215	\$237
Pensions & Social Security	\$2,256	\$1,983	\$2,270