

RETAIL ANCHOR & IN-LINE STORES FOR LEASE

MANCHESTER CENTRAL PLAZA

1014 E. Manchester Avenue, Los Angeles, CA 90001
 ±19,500 Sq. Ft. Newly Remodeled Center with Anchor & In-Line Stores



±7,000 SF to ±8,250 SF Anchor Store Available & In-Line Shops



In-Line Shops - 5 Available Stores at 1,250 Sq. Ft. Each

Retail Availability & Lease Rates:

- > Major A - Anchor ±7,000 SF to ±8,250 SF / \$2.35 PSF + 0.45¢ NNN Charges
- > Shops B - ±1,250 SF Units / \$2.85 PSF + 0.45¢ NNN Charges
- > ±19,500 SF of New Stores with Parking at ±3.26 Per/1,000 SF
- > Tremendous Density, Traffic, Visibility & 350 Feet of Frontage on E. Manchester Avenue with 56,254 Cars Per Day (Adjusted to 2015)

2015 Demographics:

	1-Mile	3-Mile	5-Mile
Population:	61,092	506,461	1,107,413
Average House Hold Income:	\$44,887	\$44,726	\$48,265

(Source: Loopnet)

Area Retailers:



Join Our Newest Tenants



Armando Aguirre
 Founder | Corporate Broker
 License No. 01245842
 213.926.5595
 aaguirre@legendarycre.com

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

COMING SOON!



Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

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Site Plan



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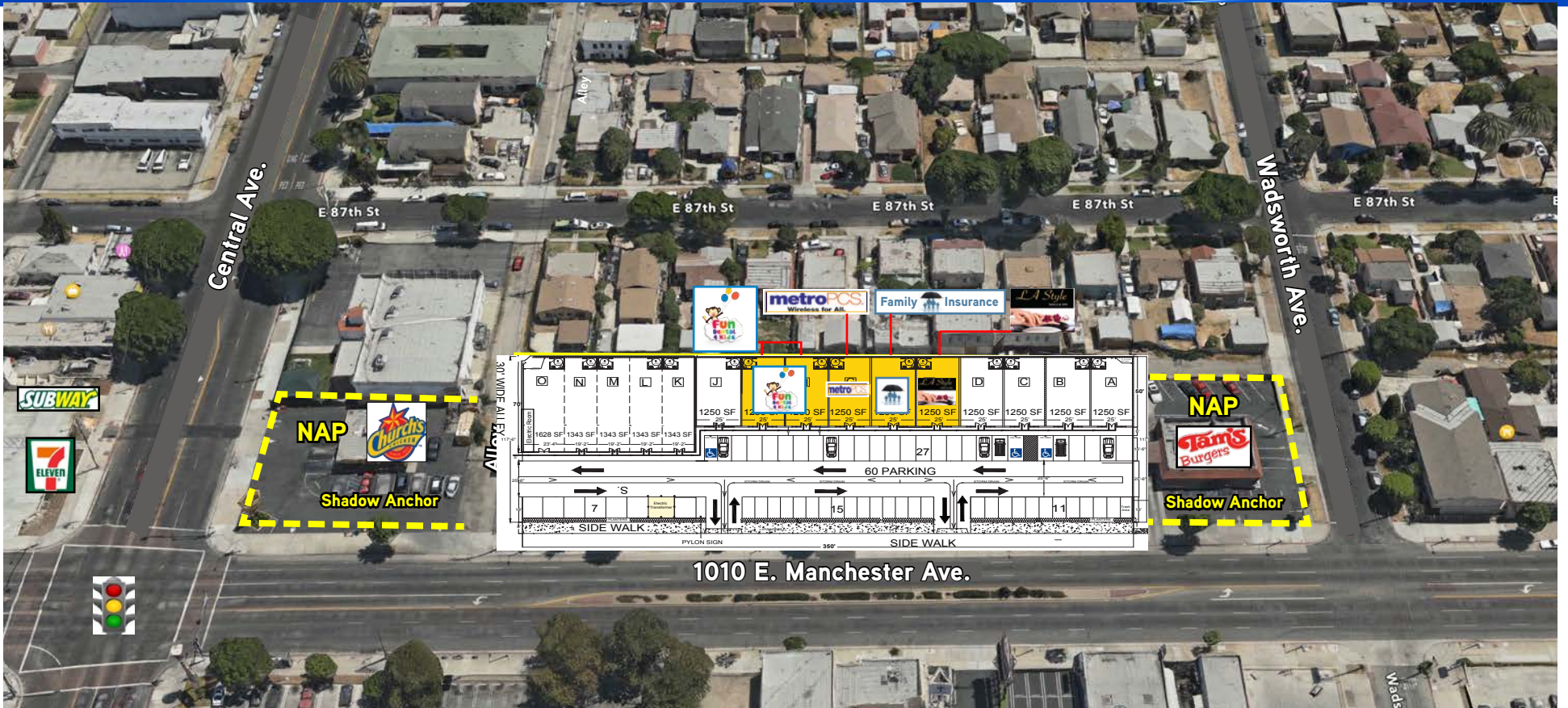
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- AVAILABLE
- PENDING
- LEASED

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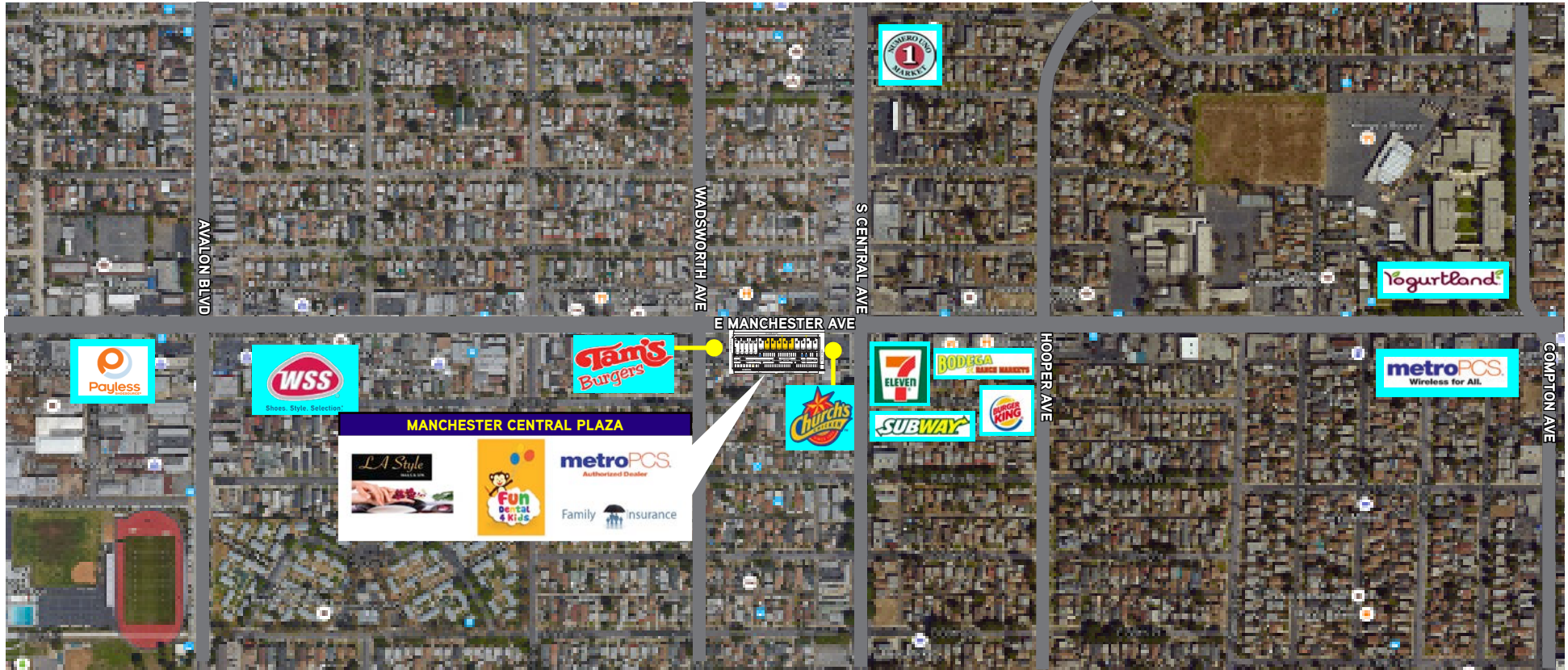
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Aerials



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Demographics For 1014 E. Manchester Avenue, Los Angeles, CA 90001

POPULATION	1-mi.	3-mi.	5-mi.
2015 Total Population	61,092	506,461	1,107,413
2015 Total Daytime Population	45,985	405,378	964,890
2015 Total Employees	5,423	72,848	255,258
2015 White alone	18,070	160,960	351,444
2015 Black or African American alone	13,095	104,759	250,855
2015 American Indian and Alaska Native alone	390	4,615	9,259
2015 Asian alone	149	2,071	12,836
2015 Native Hawaiian and OPI alone	44	399	1,691
2015 Some Other Race alone	26,930	212,963	435,590
2015 Two or More Races alone	2,414	20,694	45,738
2015 Hispanic	47,720	395,325	820,974
2015 Not Hispanic	13,372	111,136	286,439
% 2015 White alone	29.58%	31.78%	31.74%
% 2015 Black or African American alone	21.43%	20.68%	22.65%
% 2015 American Indian and Alaska Native alone	0.64%	0.91%	0.84%
% 2015 Asian alone	0.24%	0.41%	1.16%
% 2015 Native Hawaiian and OPI alone	0.07%	0.08%	0.15%
% 2015 Some Other Race alone	44.08%	42.05%	39.33%
% 2015 Two or More Races alone	3.95%	4.09%	4.13%
% 2015 Hispanic	78.11%	78.06%	74.13%
% 2015 Not Hispanic	21.89%	21.94%	25.87%
2015 Households	14,014	122,066	276,236
HOUSING	1-mi.	3-mi.	5-mi.
2015 Housing Units	14,440	126,757	285,722
2015 Occupied Housing Units	13,226	116,880	266,447
2015 Owner Occupied Housing Units	5,473	41,592	104,904
2015 Renter Occupied Housing Units	7,753	75,288	161,543
2015 Vacant Housings Units	1,214	9,876	19,283
% 2015 Occupied Housing Units	91.59%	92.21%	93.25%
% 2015 Owner occupied housing units	41.38%	35.59%	39.37%
% 2015 Renter occupied housing units	58.62%	64.41%	60.63%
% 2000 Vacant housing units	8.41%	7.79%	6.75%
INCOME	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$34,514	\$33,698	\$36,113
2015 Household Income: Average	\$44,887	\$44,726	\$48,265
2015 Per Capita Income	\$10,337	\$10,883	\$12,233

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RETAIL SALES VOLUME	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$3,799,843	\$32,846,775	\$74,276,871
2015 Jewelry stores	\$1,205,051	\$10,464,031	\$24,079,580
2015 Mens clothing stores	\$4,223,140	\$36,532,317	\$83,464,831
2015 Shoe stores	\$4,355,827	\$37,630,093	\$85,737,839
2015 Womens clothing stores	\$6,817,318	\$59,183,708	\$136,174,144
2015 Automobile dealers	\$51,150,079	\$440,297,230	\$1,018,091,149
2015 Automotive parts and accessories stores	\$10,190,103	\$87,948,528	\$203,076,175
2015 Other motor vehicle dealers	\$1,394,774	\$12,048,756	\$27,903,585
2015 Tire dealers	\$4,563,511	\$39,359,164	\$90,814,025
2015 Hardware stores	\$193,135	\$1,658,254	\$3,910,107
2015 Home centers	\$1,900,618	\$16,280,734	\$38,349,892
2015 Nursery and garden centers	\$2,216,232	\$19,023,102	\$44,945,649
2015 Outdoor power equipment stores	\$1,082,568	\$9,270,709	\$21,716,587
2015 Paint andwallpaper stores	\$237,233	\$2,029,853	\$4,732,421
2015 Appliance, television, and other electronics stores	\$6,762,837	\$58,303,726	\$135,262,655
2015 Camera andphotographic supplies stores	\$497,648	\$4,290,825	\$9,990,299
2015 Computer andsoftware stores	\$19,745,443	\$171,088,047	\$392,742,566
2015 Beer, wine, and liquor stores	\$3,398,923	\$29,423,866	\$67,724,870
2015 Convenience stores	\$16,258,004	\$140,869,040	\$320,837,450
2015 Restaurant Expenditures	\$14,022,184	\$121,255,910	\$279,239,577
2015 Supermarkets and other grocery (except convenience) stores	\$57,907,984	\$501,754,264	\$1,146,602,209
2015 Furniture stores	\$4,943,086	\$42,628,606	\$98,358,929
2015 Home furnishings stores	\$16,884,203	\$145,771,812	\$337,537,486
2015 General merchandise stores	\$88,960,632	\$767,748,358	\$1,775,269,056
2015 Gasoline stations with convenience stores	\$49,358,179	\$426,606,508	\$976,168,834
2015 Other gasoline stations	\$35,111,766	\$303,210,547	\$694,913,772
2015 Department stores (excl leased depts)	\$87,755,581	\$757,284,327	\$1,751,189,476
2015 General merchandise stores	\$88,960,632	\$767,748,358	\$1,775,269,056
2015 Other health and personal care stores	\$3,422,581	\$29,588,993	\$68,548,899
2015 Pharmacies and drug stores	\$14,016,705	\$121,124,816	\$279,844,168
2015 Pet and pet supplies stores	\$3,736,628	\$32,214,268	\$74,594,736
2015 Book, periodical, and music stores	\$529,182	\$4,576,650	\$10,709,129
2015 Hobby, toy, and game stores	\$1,656,190	\$14,298,607	\$32,885,490
2015 Musical instrument and supplies stores	\$155,176	\$1,344,319	\$3,127,430
2015 Sewing, needlework, and piece goods stores	\$287,481	\$2,492,064	\$5,826,067
2015 Sporting goods stores	\$1,525,452	\$13,165,744	\$30,509,896

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