



**REDUCED  
RATE**

**RETAIL  
SPACE  
FOR LEASE**



*Exclusive listing by Mike Tolj  
Tolj Commercial Real Estate  
DRE NO: 01373646*

**1271-1289** West Jefferson Boulevard, Los Angeles, CA 90007



# PROPERTY HIGHLIGHTS

- *Diverse mix of businesses & regional tenants*
- *Abundant Parking*
- *Street Frontage Visibility*
- *Conveniently near the 110 & 10 Freeways*
- *Minutes to Downtown Los Angeles*

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# LEASE TERMS

*Trojan Square Shopping Center is situated southeast of Downtown Los Angeles. The center has variety of tenants and is suitable for fast food, convenience store, restaurant, and other retail uses. This premier location offers businesses exceptional visibility and exposure, with convenient access to notable destinations such as USC and downtown LA.*

<b>Unit:</b>	<b>1289</b>
<b>Square Footage:</b>	Approx. 3,134
<b>Rental Rate:</b>	\$2.25 per sf per month, NNN
<b>Length of Term:</b>	1-5 Years +
<b>Parking:</b>	On-Site, No-Reservation Parking
<b>Lease Type:</b>	Triple Net (NNN)
<b>Monthly NNN Fee</b>	\$0.40 per sf per month
<b>Zoning:</b>	[Q]C2-1VL-CPIO

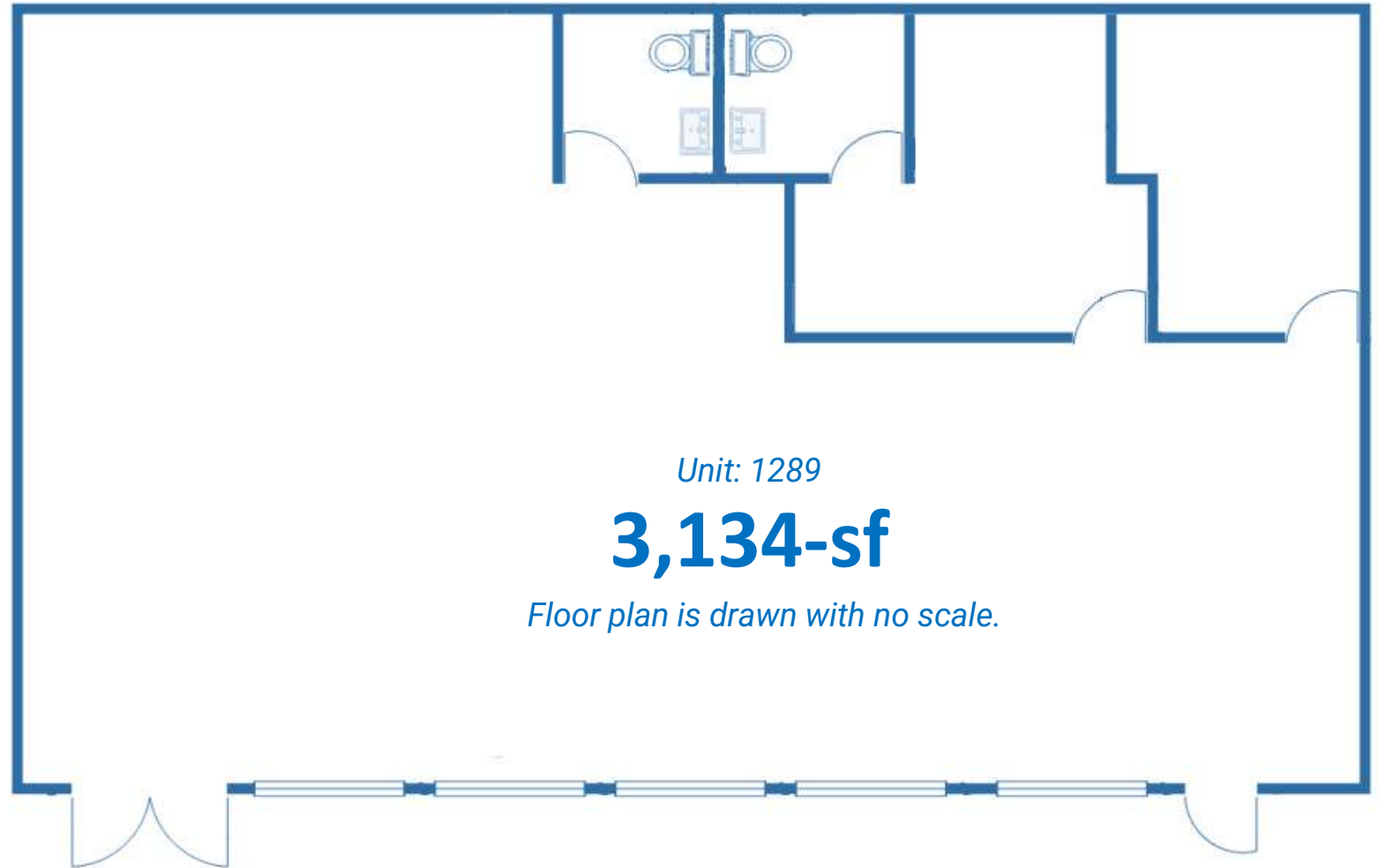


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# FLOOR PLAN

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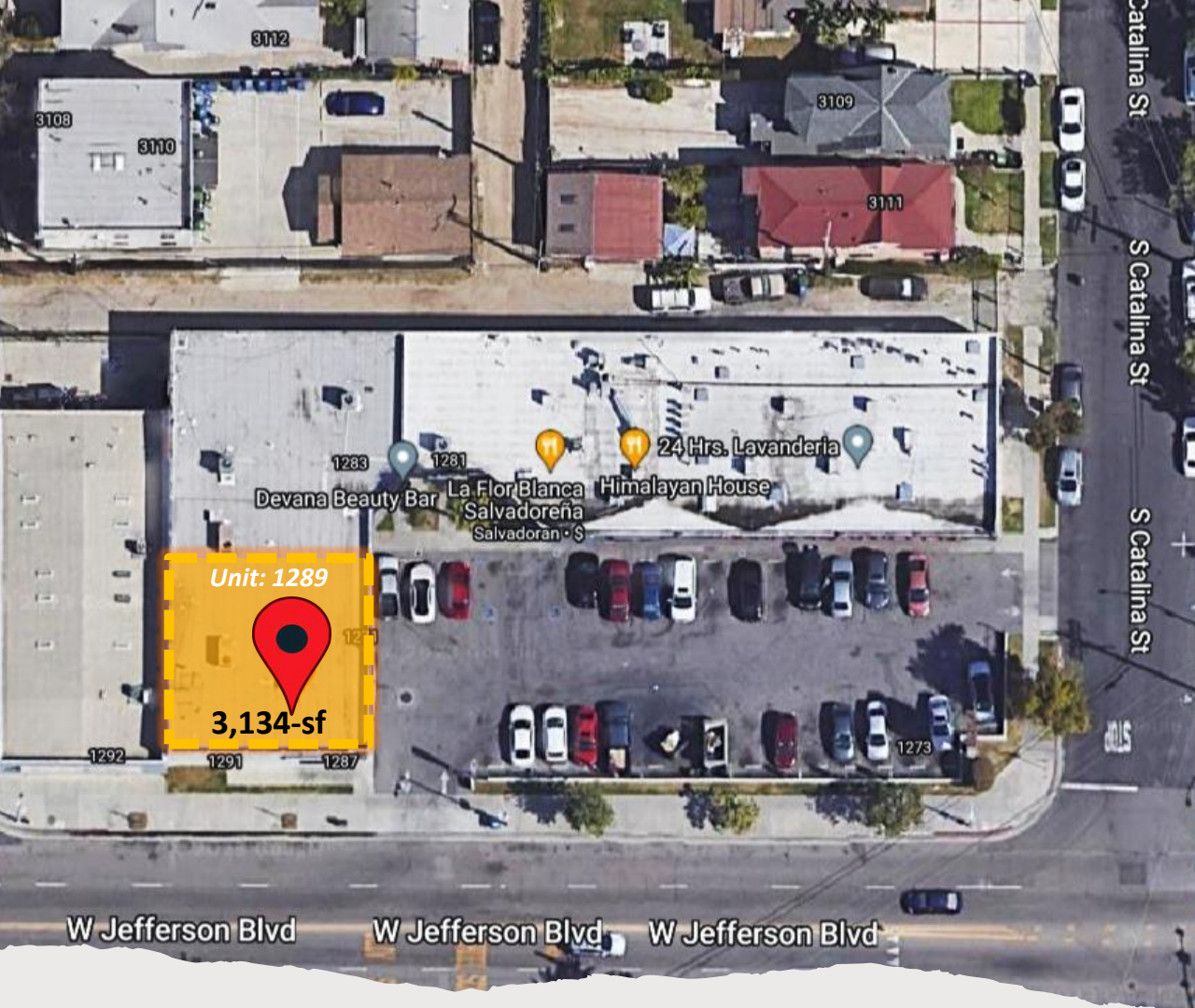


**INTERIOR**

**PHOTOS**



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# SITE PLAN

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# LOCAL DEMOGRAPHICS

Source:

 Census Reporter



Population

41.2K

Population Density per Sq. Mi.

24K



Number of Households

12,211

Median Age

25



Median Household Income

\$33,222

24HRS MARKET DEPOT

1287-1289

1287

24 HRS LAVANDERIA

1271-1289

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# TRAFFIC COUNT



**20,323**

2022 Est. daily traffic counts



Street: W Jefferson Blvd  
Cross: Van Buren Pl  
Cross Dir: E  
Dist: 0.03 miles

**30,633**

2022 Est. daily traffic counts



Street: S Vermont Ave  
Cross: W Jefferson Blvd  
Cross Dir: N  
Dist: 0.06 miles

**2,751**

2022 Est. daily traffic counts



Street: Budlong Ave  
Cross: W Jefferson Blvd  
Cross Dir: N  
Dist: 0.03 miles

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**BROKER CONTACT INFORMATION**



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