

**NEW
PRICE**



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.

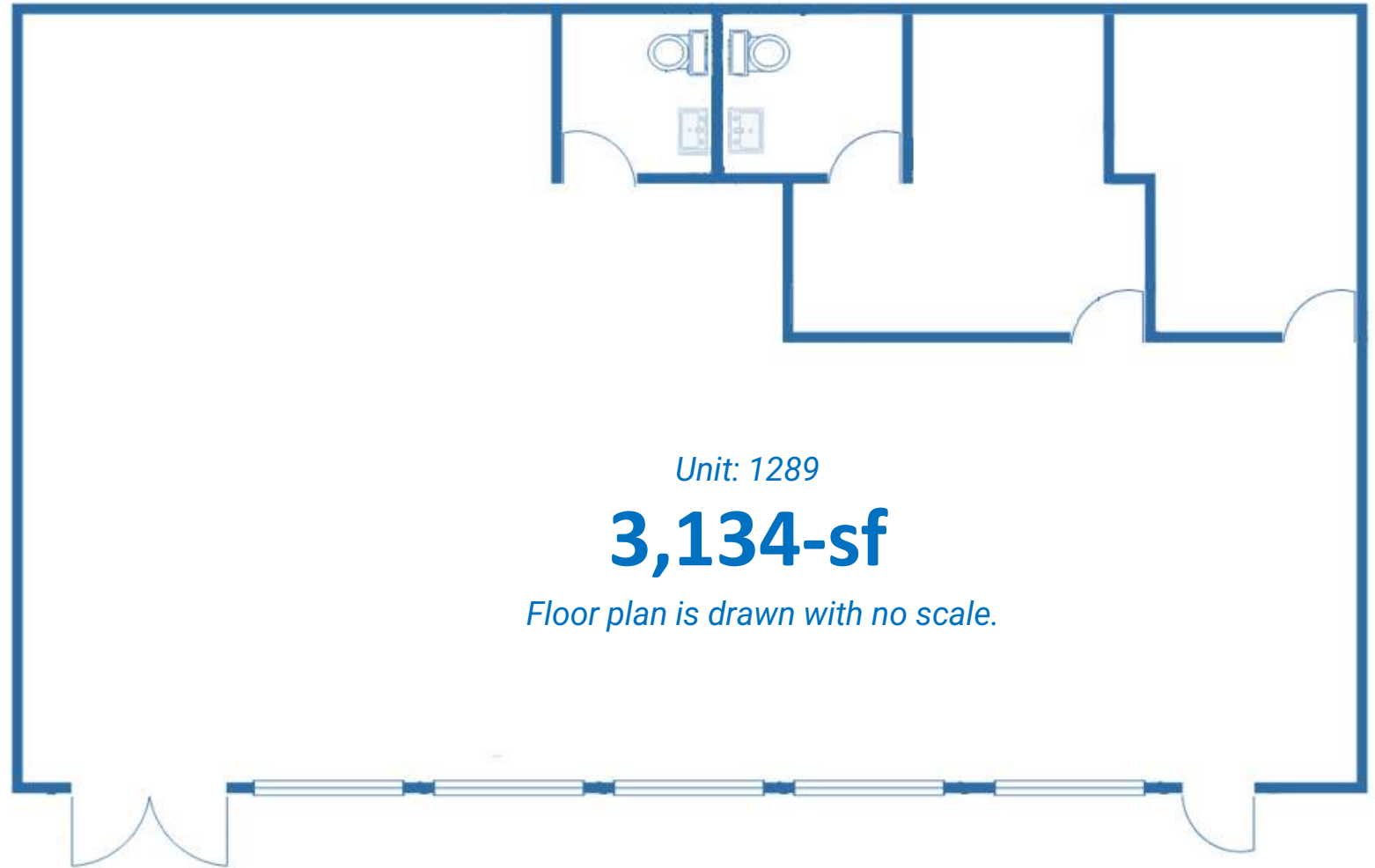
Unit:	1289
Square Footage:	Approx. 3,134
Rental Rate:	\$2.25 per sf per month
Term:	1-5 Years +
Lease Type:	Modified Gross (MG)
Zoning:	[Q]C2-1VL-CPIO



1271-1289

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FLOOR PLAN



Unit: 1289

3,134-sf

Floor plan is drawn with no scale.

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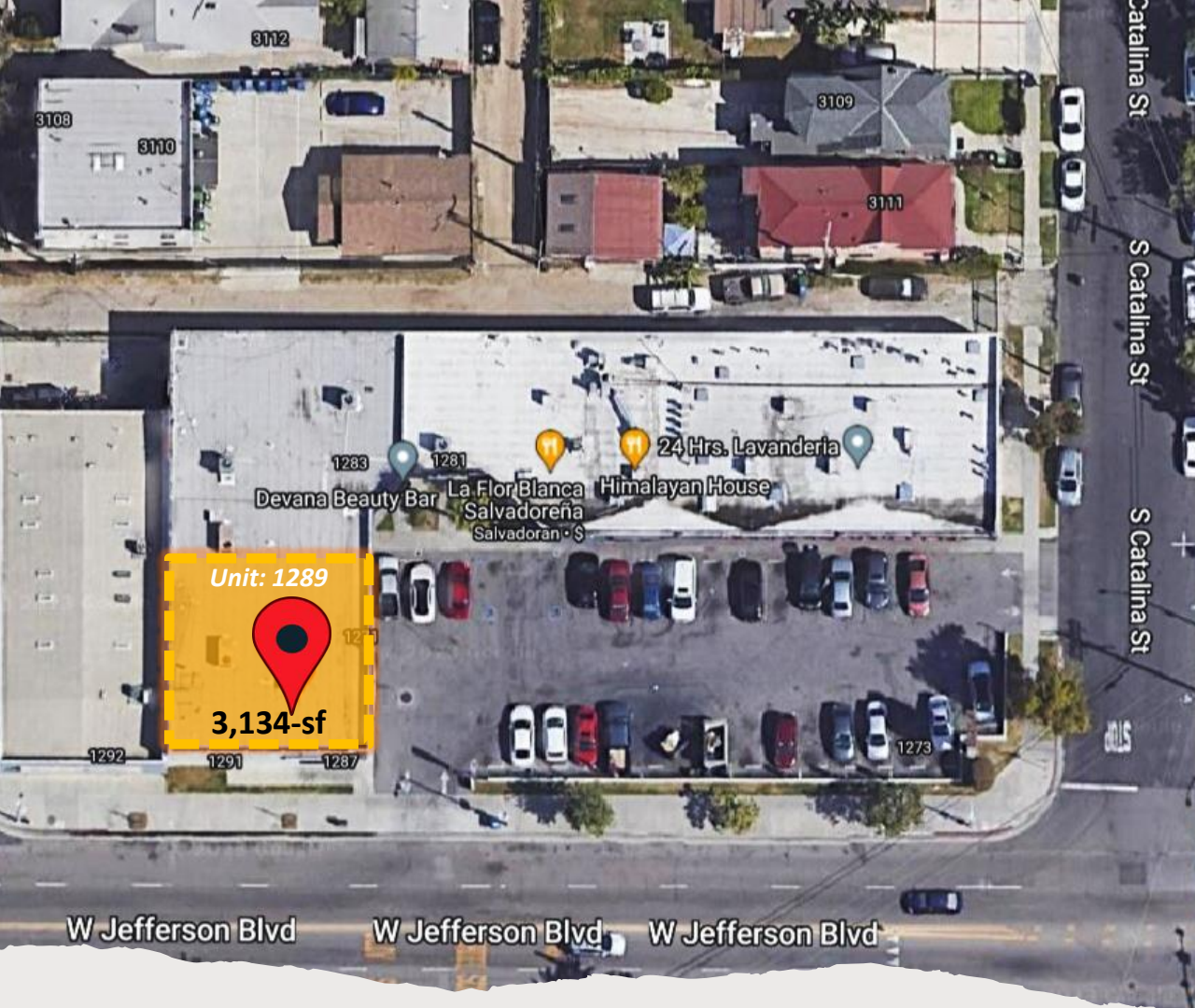


INTERIOR

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

West Jefferson Boulevard, Los Angeles, CA 90007

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

1271-1289

West Jefferson Boulevard, Los Angeles, CA 90007

24 HOURS **LAVANDERIA**


himalayan house
Nepalese, Tibetan & Indian Cuisine


LA FLOR BLANCA
SALVADOREÑA


24HRS MARKET DEPOT

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

BROKER CONTACT INFORMATION



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