



**REDUCED
RATE**

**RETAIL
SPACES
FOR LEASE**



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

4701 – 4725 South Broadway, Los Angeles, CA 90037



PROPERTY HIGHLIGHTS

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

4701-4725 South Broadway, Los Angeles, CA 90037

LEASE TERMS

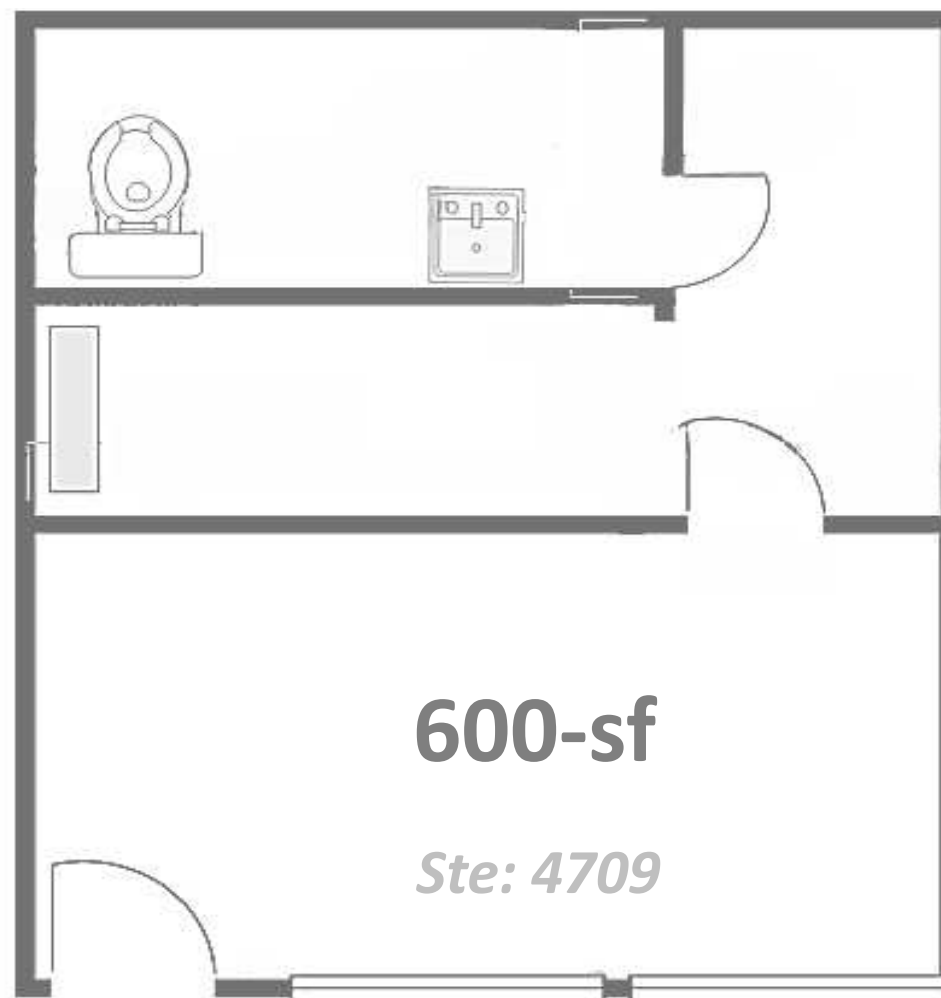
Broadway Shopping Center is situated southeast of Downtown Los Angeles. The center has variety of tenants and is suitable for food, restaurant, and other retail uses.

SUITE	4709
SQUARE FOOTAGE	Approx. 600-sf
RENTAL RATE	\$2.55 per sf per month
TERM:	1-5 Years + (Modified Gross)
SUITE	4725 (Kiosk)
SQUARE FOOTAGE	Approx. 100-sf
RENTAL RATE	<i>Upon Request</i>
TERM:	1-5 Years + (Modified Gross)

CAM Fee
\$0.45 per sf
per month

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FLOOR PLAN

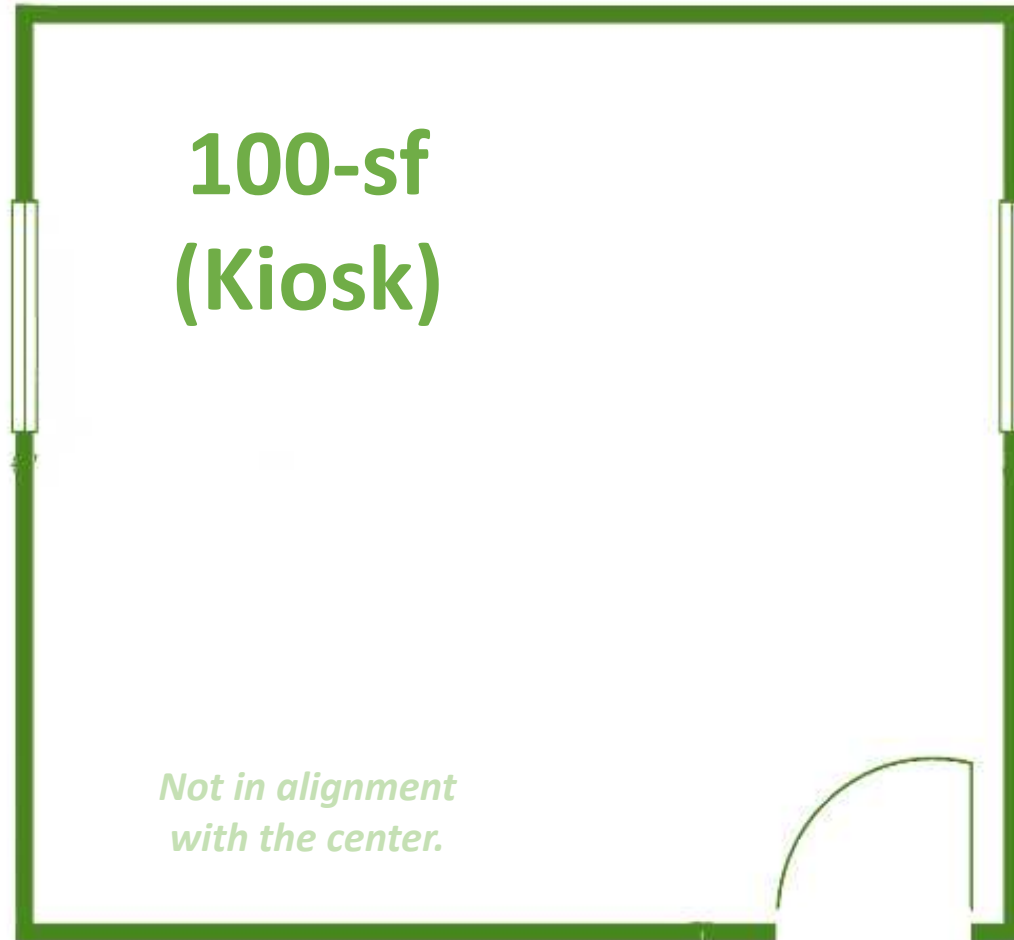


Floor plan is drawn with no scale.

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FLOOR PLAN

Not aligned with center



Floor plan is drawn with no scale.

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SITE PLAN



600-sf
Ste. 4709

100-sf
Ste. 4725

4701-4725

South Broadway, Los Angeles, CA 90037



Tax

**600-sf
Ste. 4709**

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TAM'S

MARKET & TOBACCO

ATM

ATM

4701-4725 South Broadway, Los Angeles, CA 90037

LOCAL DEMOGRAPHICS

Source:

 Census Reporter



Population

67.3K

Population Density per Sq. Mi.

24K



Number of Households

17,763

Median Age

31



Median Household Income

\$37,945

4701-4725 South Broadway, Los Angeles, CA 90037

TRAFFIC COUNT



339,680

2022 Est. daily
traffic counts



Street: I- 110
Cross: S Harbor Fwy
Cross Dir: N
Dist: 0.04 miles

330,330

2022 Est. daily
traffic counts



Street: I- 110
Cross: W 42nd St
Cross Dir: S
Dist: 0.01 miles

329,526

2022 Est. daily
traffic counts



Street: I- 110
Cross: W 52nd Pl
Cross Dir: N
Dist: 0.03 miles



metro

SUNSHINE
COIN LAUNDRY

SiempreTax+

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BROKER CONTACT INFORMATION



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