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Your Southern California  
Shopping Center Management & Leasing Partner

NEIGHBORING

RETAILERS



FOR LEASE

FIXTURIZED RESTAURANT IN DENSE LOS ANGELES

**SWC of Figueroa St. + 51st St. – Los Angeles**

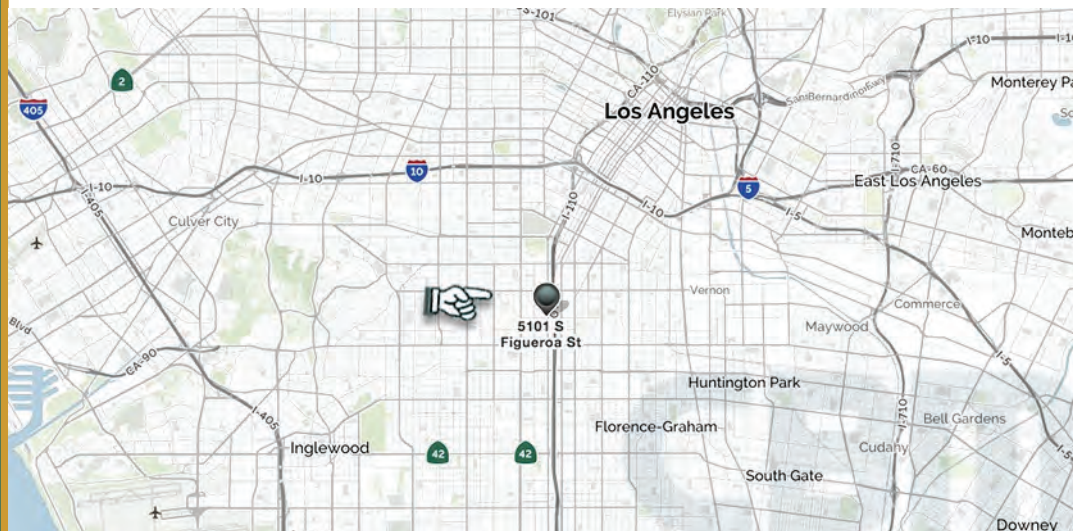
**FEATURES...**

- ± 1,988 sq ft turn-key restaurant
- Freestanding PAD building
- Former fish fry
- Anchored by USPS, a tenant for more than 20 years
- Incredible visibility and access
- Ample parking
- Monument signage available

**AREA AMENITIES...**

- Signalized intersection right off the 110 Freeway
- Incredibly dense demographics
- High traffic counts: 40,000 CPD
- Close proximity to USC and the Coliseum (proposed \$270m renovation)

**5101 FIGUEROA STREET  
LOS ANGELES, CA 90037**



**CONTACT...**

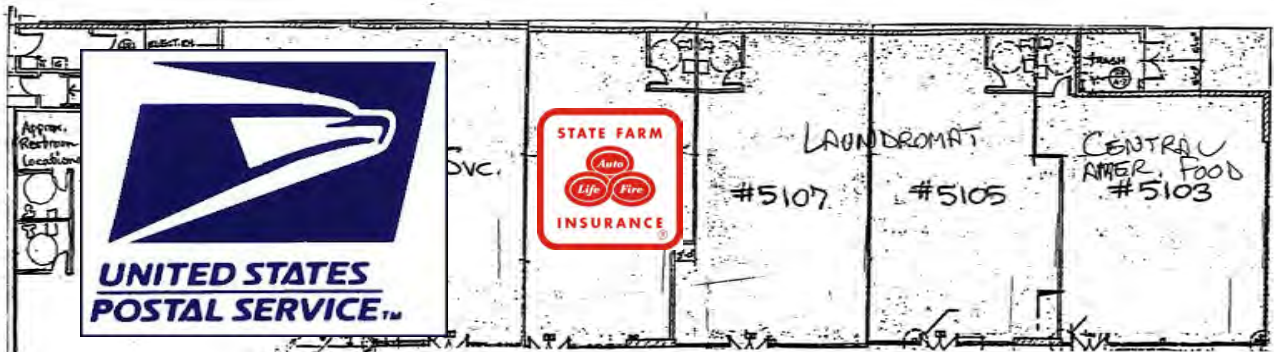
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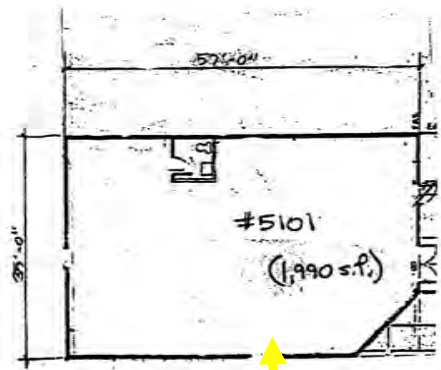
**MORE INFO...**  
▶ visit [cbm1.com](http://cbm1.com)

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# Site Plan



51st & FIGUEROA SHOPPING CENTER



FIGUEROA ST.

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# Photos



# Demographics

	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2015B</b>			
Total Population	74,202	496,091	1,272,169
Female Population	49.55%	50.68%	50.29%
Male Population	50.45%	49.32%	49.71%
Population Density	23,616	17,543	16,196
Population Median Age	28.4	28.6	31.1
Employed Civilian Population 16+	27,863	187,819	507,432
% White Collar	27.9%	35.7%	40.4%
% Blue Collar	72.1%	64.3%	59.6%
Total Employees	6,888	102,193	516,068
Total Establishments*	894	10,304	44,940
Population Growth 2000-2010	7.66%	4.87%	3.22%
Population Growth 2015B-2020	1.66%	1.06%	1.61%
<b>Income: 2015B</b>			
Average Household Income	\$40,011	\$42,958	\$47,420
Median Household Income	\$27,592	\$29,488	\$30,944
Per Capita Income	\$9,972	\$11,758	\$14,984
Avg Income Growth 2000-2010	32.16%	27.11%	32.15%
Avg Income Growth 2015B-2020	19.47%	19.66%	19.30%
<b>Households: 2015B</b>			
Households	18,171	130,635	388,065
Average Household Size	3.96	3.64	3.17
Hhld Growth 2000-2010	3.34%	2.51%	5.46%
Hhld Growth 2015B-2020	1.39%	1.15%	2.73%
<b>Housing Units: 2015B</b>			
Occupied Units	18,171	130,635	388,065
% Occupied Units	95.05%	96.25%	95.90%
% Vacant Housing Units	4.95%	3.75%	4.10%
Owner Occ Housing Growth 2000-2010	-0.24%	-1.65%	1.98%
Owner Occ Housing Growth 2000-2020	-2.02%	-1.68%	2.90%
Owner Occ Housing Growth 2015B-2020	0.14%	0.36%	1.09%
Occ Housing Growth 2000-2010	3.34%	2.51%	5.46%
Occ Housing Growth 2010-2020	5.68%	5.58%	7.60%
Occ Housing Growth 2015B-2020	1.39%	1.15%	2.73%
<b>Race and Ethnicity: 2015B</b>			
% American Indian or Alaska Native Population	1.02%	0.90%	0.94%
% Asian Population	0.53%	2.32%	7.23%
% Black Population	18.97%	23.67%	22.96%
% Hawaiian or Pacific Islander Population	0.04%	0.08%	0.10%
% Multirace Population	4.37%	4.42%	4.43%
% Other Race Population	47.15%	40.43%	35.50%
% White Population	27.92%	28.17%	28.85%
% Hispanic Population	80.09%	71.00%	65.61%
% Non Hispanic Population	19.91%	29.00%	34.39%