

DRIVE-THRU | FOR LEASE



±323,256 CPD



EXPRESS CAR WASH



±92,679 CPD



S FIGUEROA STREET

W MANCHESTER AVENUE

NOT A PART

8531 S
FIGUEROA STREET
LOS ANGELES, CA

PROPERTY FEATURES

ADDRESS 8531 S Figueroa Street | Los Angeles, CA 90003

APN# 6032-016-023

GLA 1,320 SF

LOT SIZE 13,200 SF

LEASE EXPIRATION DATE 12/27/2024

EXISTING STRUCTURE Single Lane Drive-Thru Restaurant

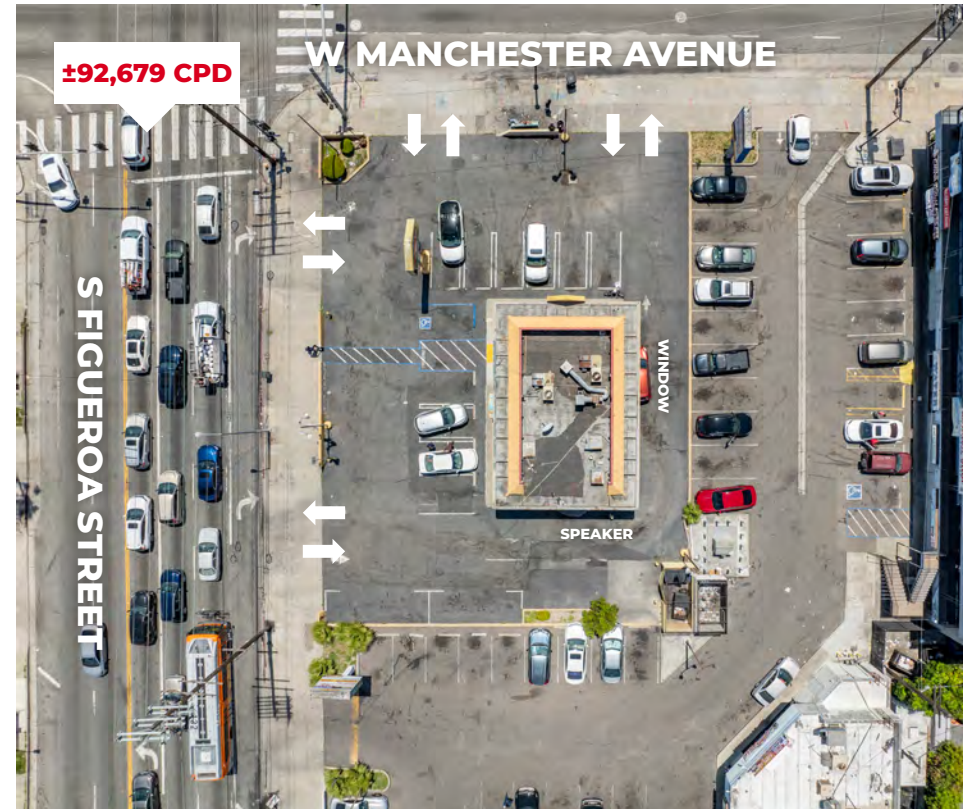
YEAR BUILT 1980

USE TYPE Restaurant

ZONING LAC2

CITY JURISDICTION Los Angeles

TRAFFIC COUNT 92,679 CPD
(W. Manchester Blvd & S Figueroa St)



SOUTH



NORTH



EAST



WEST



AMENITIES MAP



DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES
Estimated Population	65,570	218,777	444,171
Estimated Households	17,613	59,671	121,829
Median Age	31.8	32.9	33.4

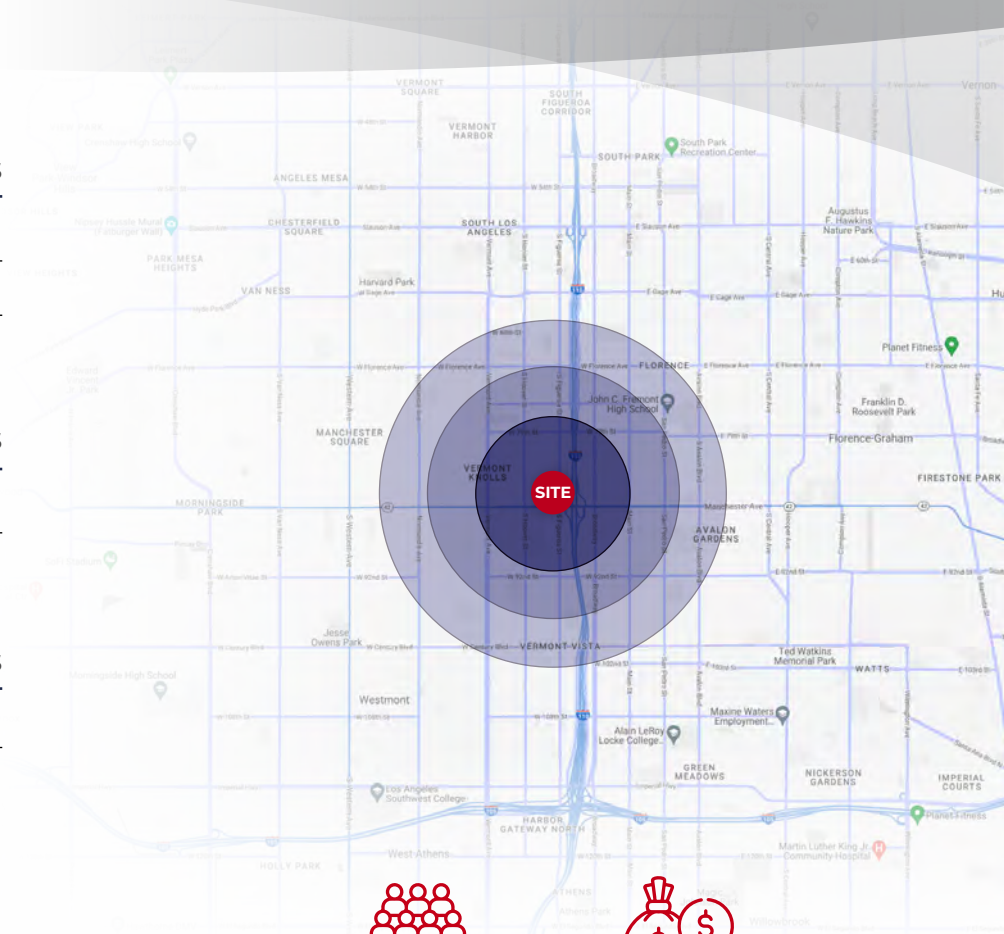
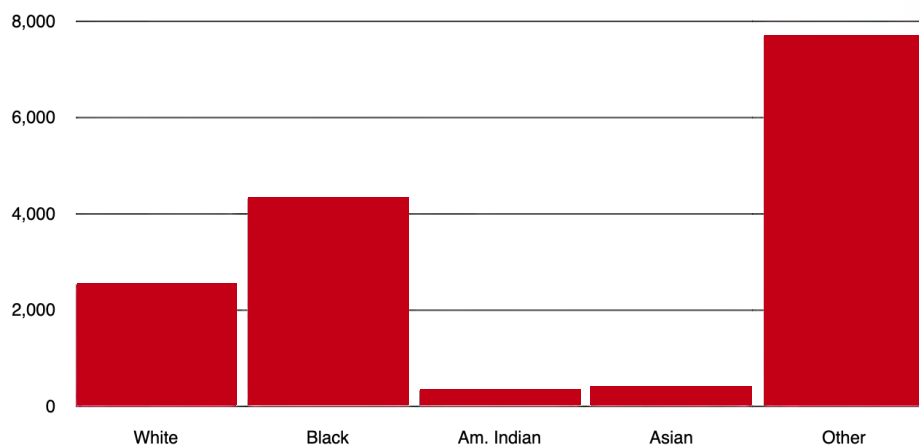


HOUSEHOLD INCOME	1 MILE	2 MILES	3 MILES
Average Household Income	\$72,495	\$82,594	\$86,818
Median Household Income	\$56,008	\$62,484	\$66,493



DAYTIME POPULATION	1 MILE	2 MILES	3 MILES
Total Businesses	1,149	3,988	8,487
Total Employees	7,050	21,786	50,355

RACE / ETHNICITY



444,171*
TOTAL POPULATION



\$86,818*
AVERAGE INCOME



50,355*
DAYTIME EMPLOYMENT



8,487*
TOTAL BUSINESSES

*** 3 MILE RADIUS**

AREA OVERVIEW

VERMONT KNOLLS OVERVIEW

Vermont Knolls is a neighborhood in South Los Angeles, California that was originally subdivided in 1928 by the Walter H. Leimert Company. The neighborhood was marketed as a low-cost, middle-class area, and was originally called Vermont Avenue Knoll. The neighborhood has many single-family homes and multi-family units, and is densely populated. The median price of a home on the market in Vermont Knolls is \$625,000.

Vermont Knolls is bordered by Vermont-Slauson to the north, South Park and Florence to the east, Vermont Vista and Westmont to the south, and Manchester Square to the west. The neighborhood is connected to downtown Los Angeles by the F yellow car line, which has a five cent fare.

Vermont Knolls has a population of 23,982, and most residents rent their homes. The neighborhood has an urban suburban mix feel, with many parks, and the public schools are above average. The neighborhood was once home to Pepperdine University, but the institution eventually relocated to Malibu. The site is now occupied by Crenshaw Christian Center, a geodesic church that was once the largest in the country and is now a historical landmark.

SURROUNDING NEIGHBORHOODS



PARKS & RECREATION



Several schools in a 1-mile radius: Manchester Ave Elementary School, KIPP Empower Academy, Mervyn M. Dymally High School, and Bret Harte Preparatory Middle School, Raymond Avenue Elementary School, Loren Miller Elementary, Youth Opportunities Unlimited.



QUALITY OF LIFE

Located nearby the on and off ramp for the 110 Fwy at the Manchester exit. 2 Park and Ride lots are less than a ¼ of a mile away too.



TRANSPORTATION & FREEWAY ACCESS

Large development planned for the NE corner of Manchester Blvd and Vermont Ave.



EXCELLENT NEARBY AMENITIES

SoFi Stadium

13 MINUTES AWAY
3.7 MILES

KM FORUM

13 MINUTES AWAY
3.6 MILES

INTUIT DOME

17 MINUTES AWAY
4.5 MILES

YouTube Theater

13 MINUTES AWAY
3.8 MILES

HOLLYWOOD PARK CASINO

16 MINUTES AWAY
4.3 MILES

LAX

23 MINUTES AWAY
11.5 MILES

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LOS ANGELES, CA

FOR LEASE



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