

GROUND LEASE -or- BUILD TO SUIT

NEC N. Broadway & Griffin Ave.
Lincoln Heights

SHOPPING CENTER
REDEVELOPMENT

Griffin Ave.

N. Broadway

- 37,122 SF lot for Ground Lease or Build to Suit
- Abundant parking for Restaurant or Retail at Main & Main retail intersection of Lincoln Heights
- Located in a very densely populated Los Angeles trade area
- High vehicular traffic counts close to Freeway (5) on/off ramp

FOR MORE INFO CONTACT

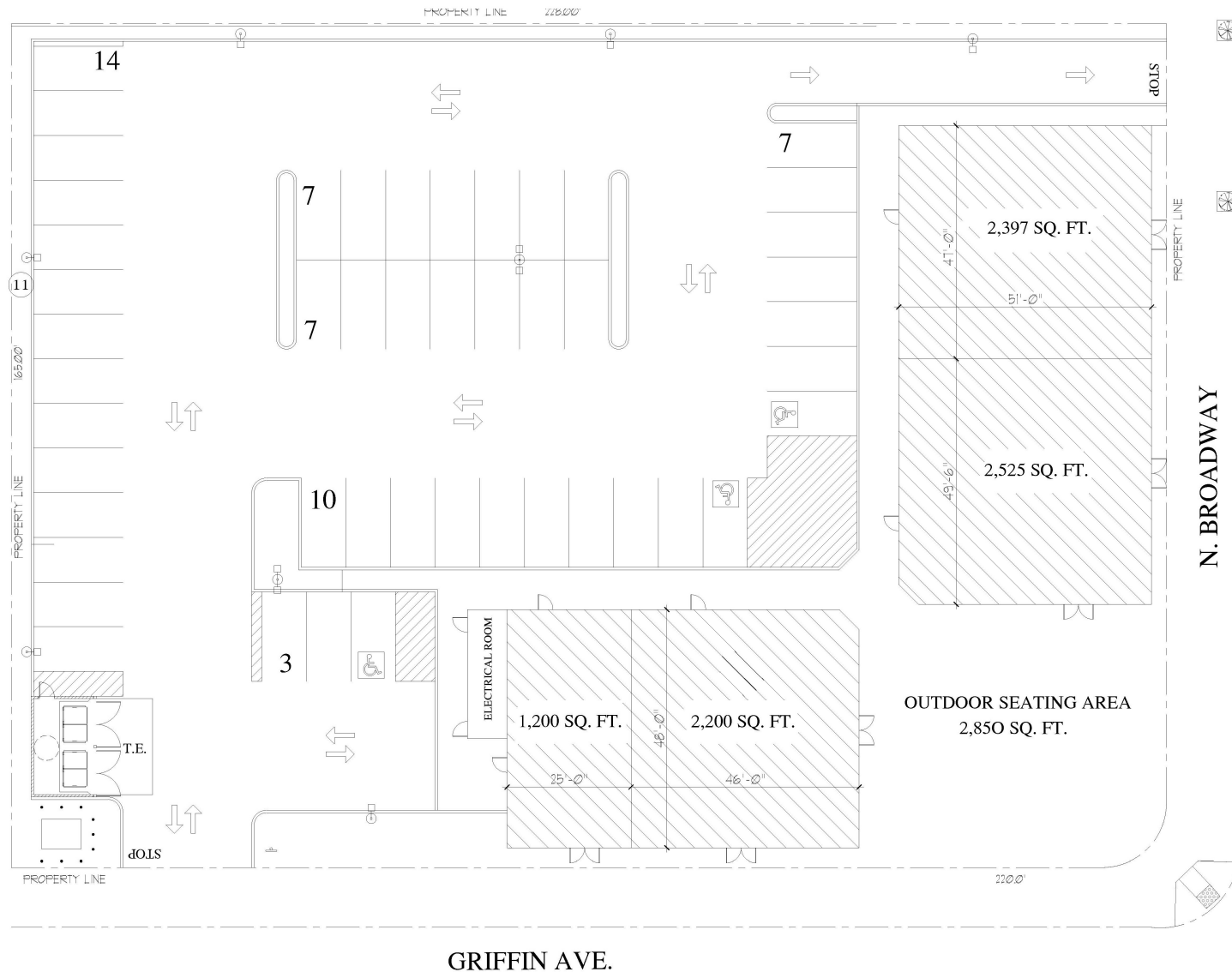
TOM BREEN | BRE # 01379294
tom@highlandpartnerscorp.com
(310) 379-2228





SITE PLAN

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DEMOGRAPHICS TRAFFIC COUNTS

NEC N. Broadway & Griffin Ave. Lincoln Heights



Population



Avg. HH Income



Daytime Population



Traffic Counts

1 Mile	34,097	\$62,517	15,402
2 Mile	131,137	\$70,397	46,851
3 Mile	343,762	\$77,370	170,581

Broadway (west of Griffin)	32,310 CPD
Broadway (east of Griffin)	32,833 CPD

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AERIAL

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