

# FORMER RITE AID FOR LEASE | ±18,361 SF

NEC Santa Monica Blvd & Vermont Ave | Los Angeles, CA



For leasing, please contact:

**Richard Rizika**

Lic. 01044064

T 310 430 7790 x101

Richard.Rizika@BetaAgency.com

**Brittany Freeman**

T 310 430 7790 x133

Brittany.Freeman@BetaAgency.com

©2024 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold to be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

**beta.**

**BetaAgency.com**

137 Eucalyptus Dr, El Segundo, CA 90245





## PROPERTY HIGHLIGHTS

- Densely populated trade area
- Traffic count exceeds 35K CPD
- Close proximity to 101 freeway
- Close to Los Angeles City College
- Zoning: C2-1D
- Center is approx. 200K SF
- Located across from metro station that sees +/-4000 riders per day

## JOIN THESE RETAILERS:



## DEMOGRAPHIC SUMMARY



### POPULATION

1 mile	2 mile	3 mile
<b>69,906</b>	<b>251,595</b>	<b>496,761</b>



### AVG. HOUSEHOLD INCOME

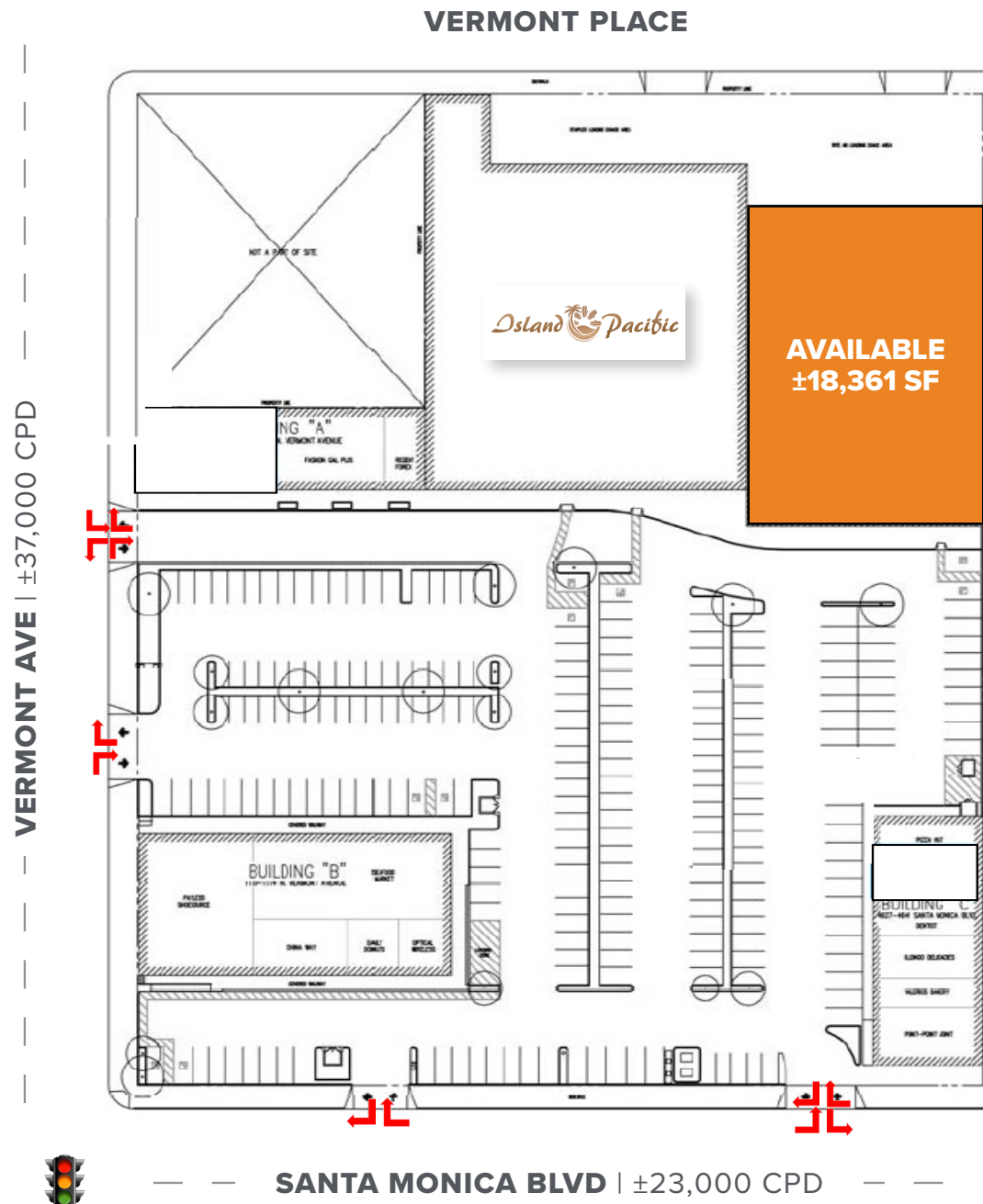
1 mile	2 mile	3 mile
<b>\$96,588</b>	<b>\$109,258</b>	<b>\$105,206</b>

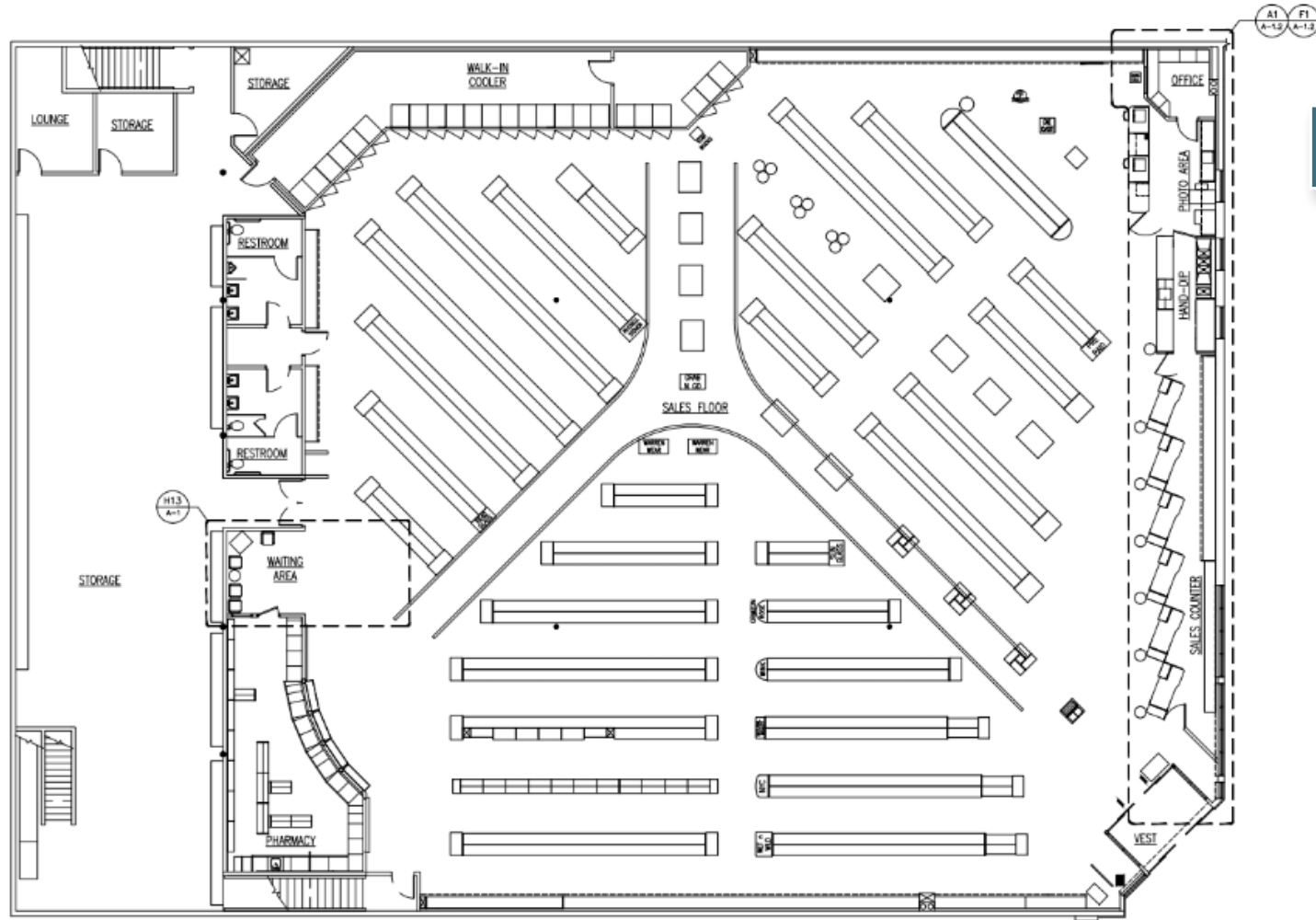


### DAYTIME POPULATION

1 mile	2 mile	3 mile
<b>41,069</b>	<b>146,593</b>	<b>315,831</b>







**VIRTUAL TOUR**







FORMER RITE AID

**±18,361 SF**

NEC Santa Monica Blvd & Vermont Ave | Los Angeles, CA

**FOR LEASE**

*For leasing, please contact:*

**Richard Rizika**

Lic. 01044064

**T 310 430 7790 x101**

Richard.Rizika@BetaAgency.com

**Brittany Freeman**

**T 310 430 7790 x133**

Brittany.Freeman@BetaAgency.com



©2024 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency Inc. does not doubt its accuracy, Beta Agency Inc. has not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which hold be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

**BetaAgency.com**

137 Eucalyptus Dr, El Segundo, CA 90245