

# 2ND-GENERATION RESTAURANT

## FOR LEASE | $\pm 1,500$ SF

NEC Gaffey St & W 7th St | San Pedro, CA



For leasing, please contact:

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**BetaAgency.com**

137 Eucalyptus Dr, El Segundo, CA 90245



## PROJECT HIGHLIGHTS

- For Lease | **1,500 SF**
- Freestanding **2nd-Generation Restaurant**
- Densely populated trade area with over **104,000** residents within 3-miles
- Affluent population with avg. Household income over **\$137,000** within 3-miles
- Traffic count exceeds **32,000 CPD**
- **10 shared drive-up** parking stalls
- **Prominent pylon signage** available with great visibility on Gaffey Street

## DEMOGRAPHICS



### POPULATION

**1 MILE** | 44,510  
**2 MILE** | 83,552  
**3 MILE** | 104,889



### NO. OF HOUSEHOLDS

**1 MILE** | 16,893  
**2 MILE** | 31,864  
**3 MILE** | 39,476

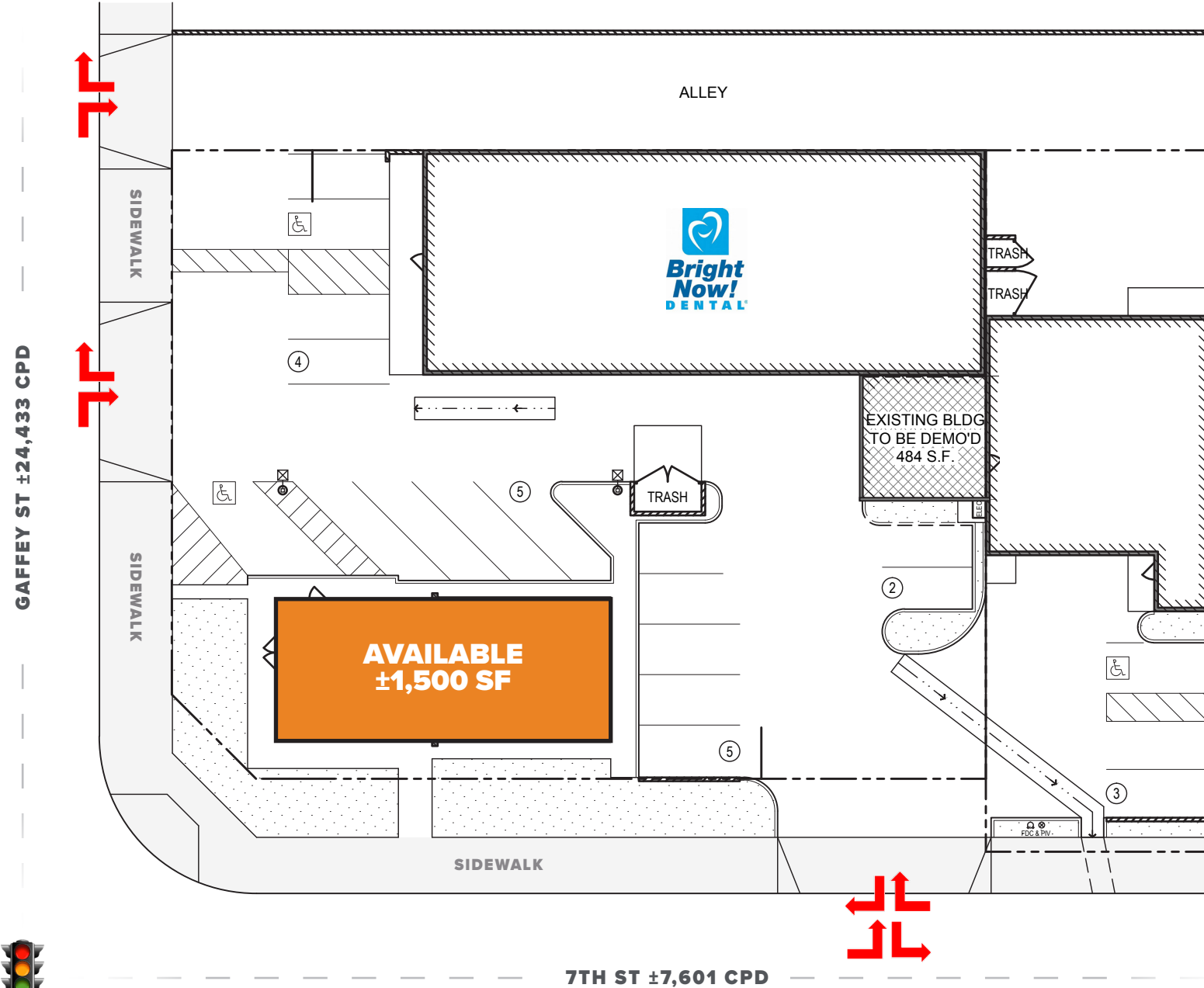


### AVG. HOUSEHOLD INCOME

**1 MILE** | \$99,603  
**2 MILE** | \$128,068  
**3 MILE** | \$137,641



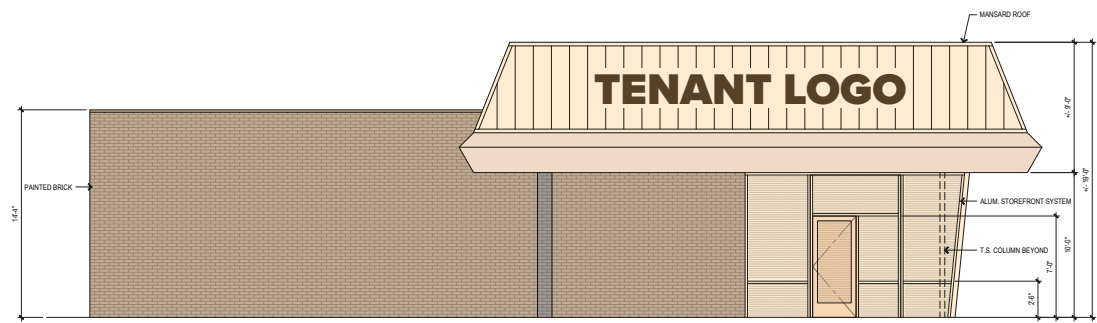
# SITE PLAN



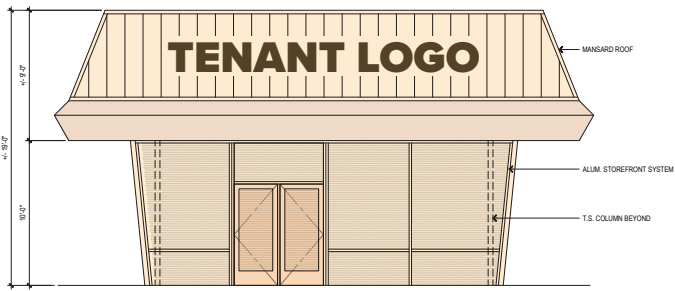
Explore virtual tour of premises

[CLICK HERE](#)

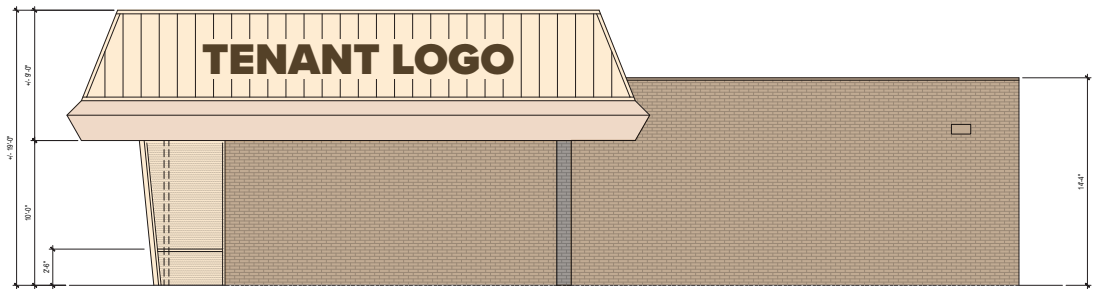
# ELEVATIONS



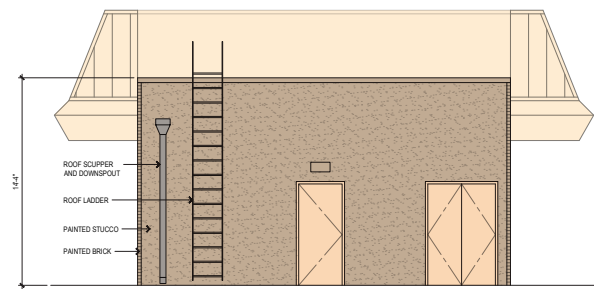
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"





# TRADE AREA MAP







# beta.

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