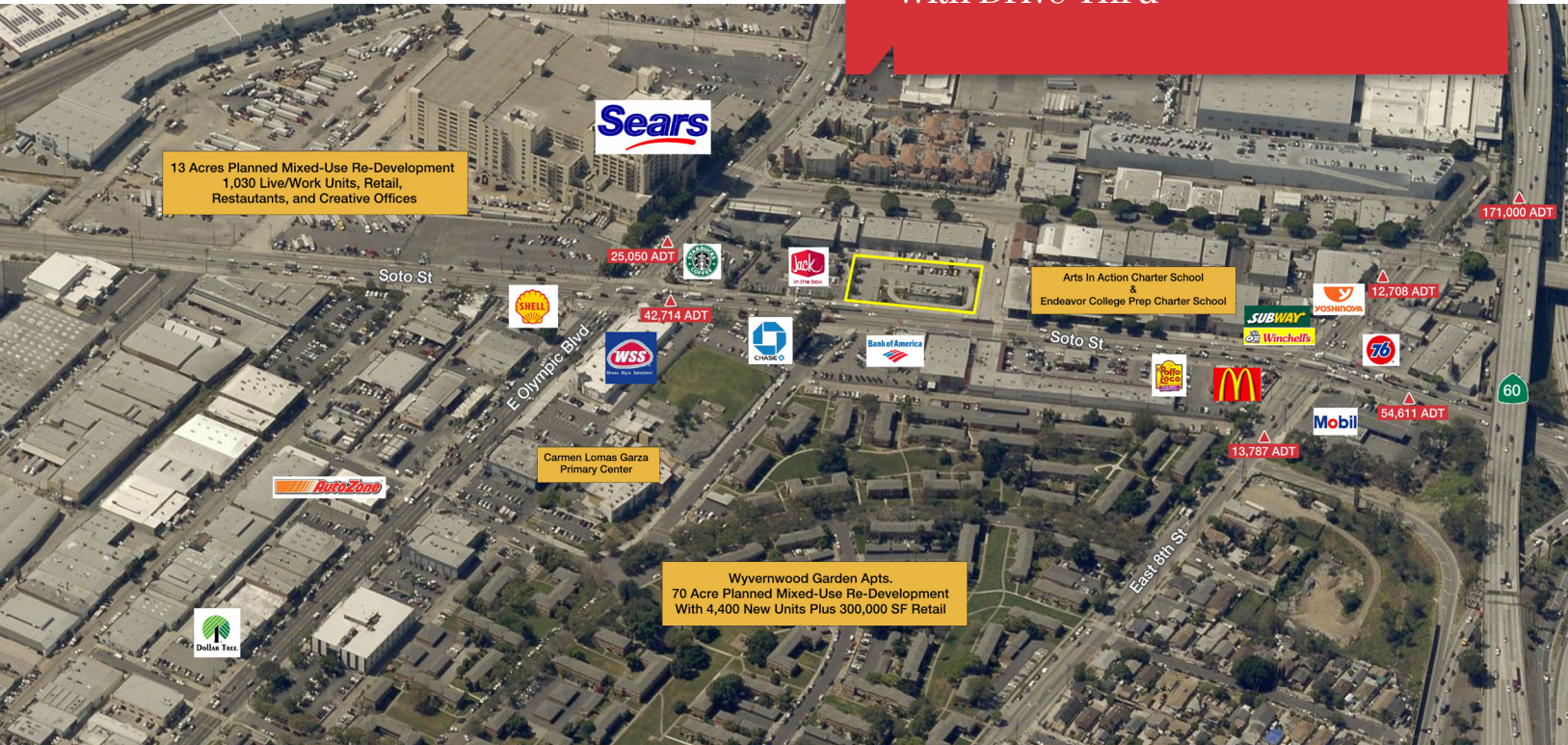


AVAILABLE FOR LEASE
Former Fast Food Building
with Drive-Thru

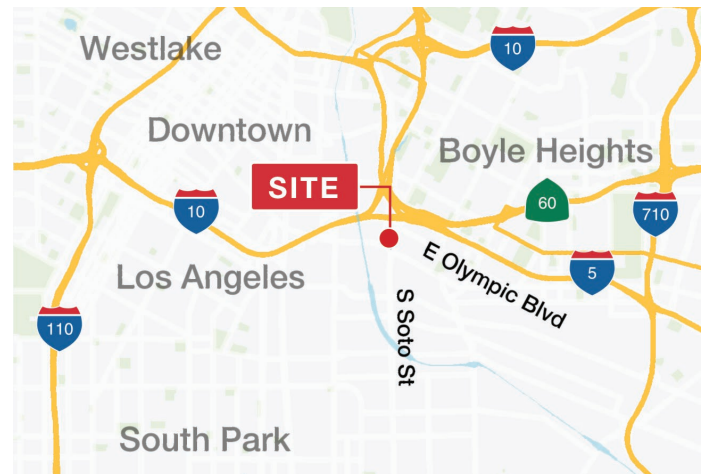


1301 S. Soto Street

Boyle Heights, CA

Property Highlights:

- Approx. 3,260 Sq. Ft. of Building on 35,061 Gross Sq. Ft. Corner Lot
- 2002 Construction
- All Entitlements in Place
- Adjacent Former Sears Headquarters (13 Acres Planned Mixed Use Redevelopment of 1,030 Live/Work Units, Retail, Restaurants and Creative Office) and Wyvernwood Garden Apartments (70 Acre Planned Mixed-Use Redevelopment with 4,400 New Units Plus 300,000 Sq. Ft. of Retail)
- Contact Broker Regarding Economics



Traffic Count

SOTO STREET	42,000
E. OLYMPIC BLVD.	25,000
TOTAL	67,000

FOR MORE INFORMATION:

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DEMOGRAPHICS	1 MILES	2 MILES	3 MILES
TOTAL POPULATION	24,214	121,310	354,149
AVG. HH INCOME	\$47,872	\$47,058	\$53,085
NO. OF EMPLOYEES	13,547	74,854	289,377

1301 S. Soto Street

Boyle Heights, California

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Site Plan

