

±600 SF FOR LEASE

ALPINE PLAZA

10642-10650 BALBOA BOULEVARD | LOS ANGELES, CA 91344



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LEASING

BROKERAGE

INVESTMENTS

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

These exceptional units offer an exciting leasing opportunity for businesses seeking a strong presence in a bustling commercial hub. Positioned along the prominent Balboa Boulevard, this retail space benefits from high visibility and exposure to a diverse customer base. The modern architectural charm and well-crafted storefront create an enticing facade that draws attention. Inside, the retail shop space boasts versatility and adaptability, providing the perfect environment to showcase various retail concepts. Whether you're a boutique, cafe, or service provider, this space offers the ideal foundation for your success.

PROPERTY HIGHLIGHTS

- Retail shop space for lease at Alpine Plaza.
- High visibility along Balboa Boulevard in a bustling commercial hub.
- Modern architecture and inviting storefront.
- Versatile interior, perfect for diverse retail concepts.

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OFFERING SUMMARY

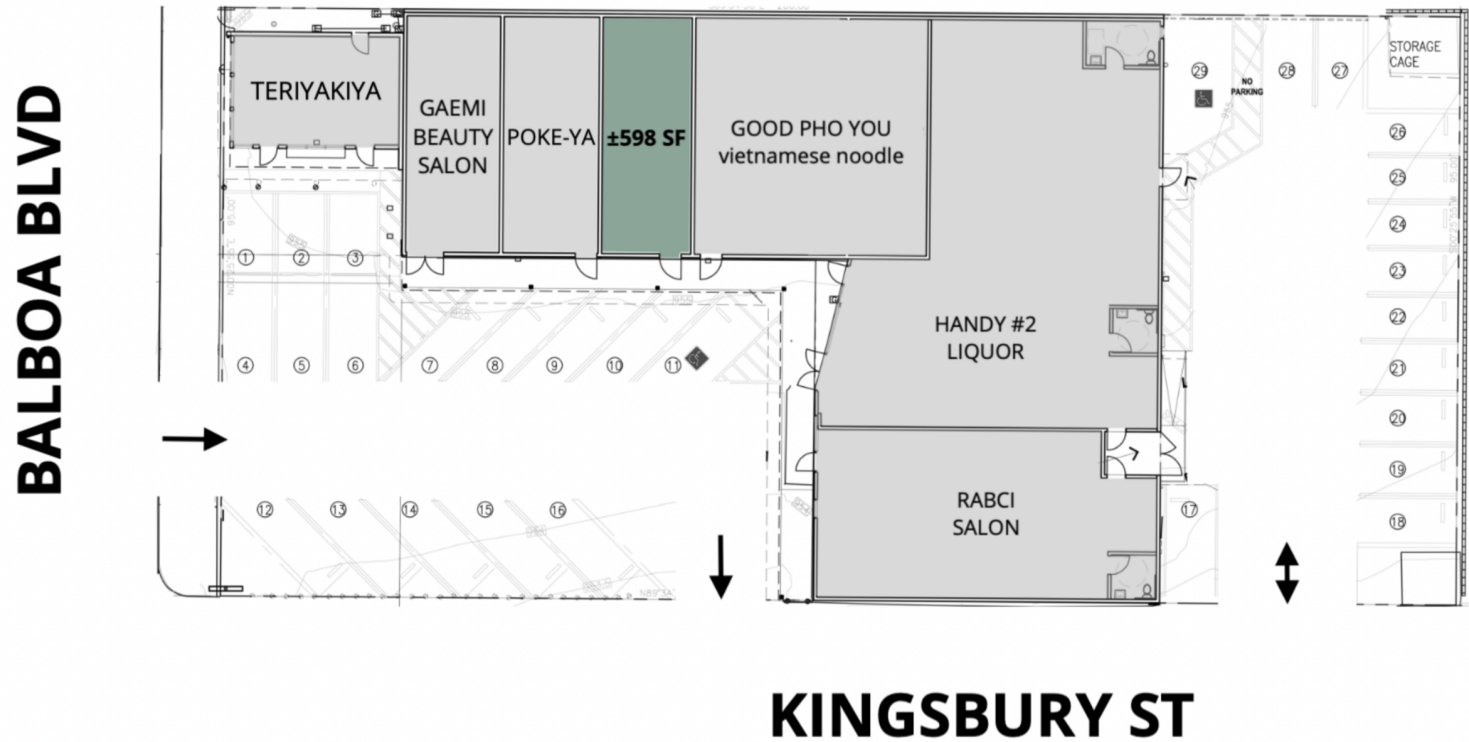
Lease Rate:	\$1,824.00 per month (Including NNN)
Available SF:	598 SF
Building Size:	8,476 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,514	57,702	173,673
Total Population	25,642	175,622	567,905
Average HH Income	\$102,761	\$105,638	\$90,898

LEASE SPACES

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
10648 1/2	Available	598 SF	Including NNN	\$1,824 per month	Ready To Go Vanilla Shell Shop Space	View Here

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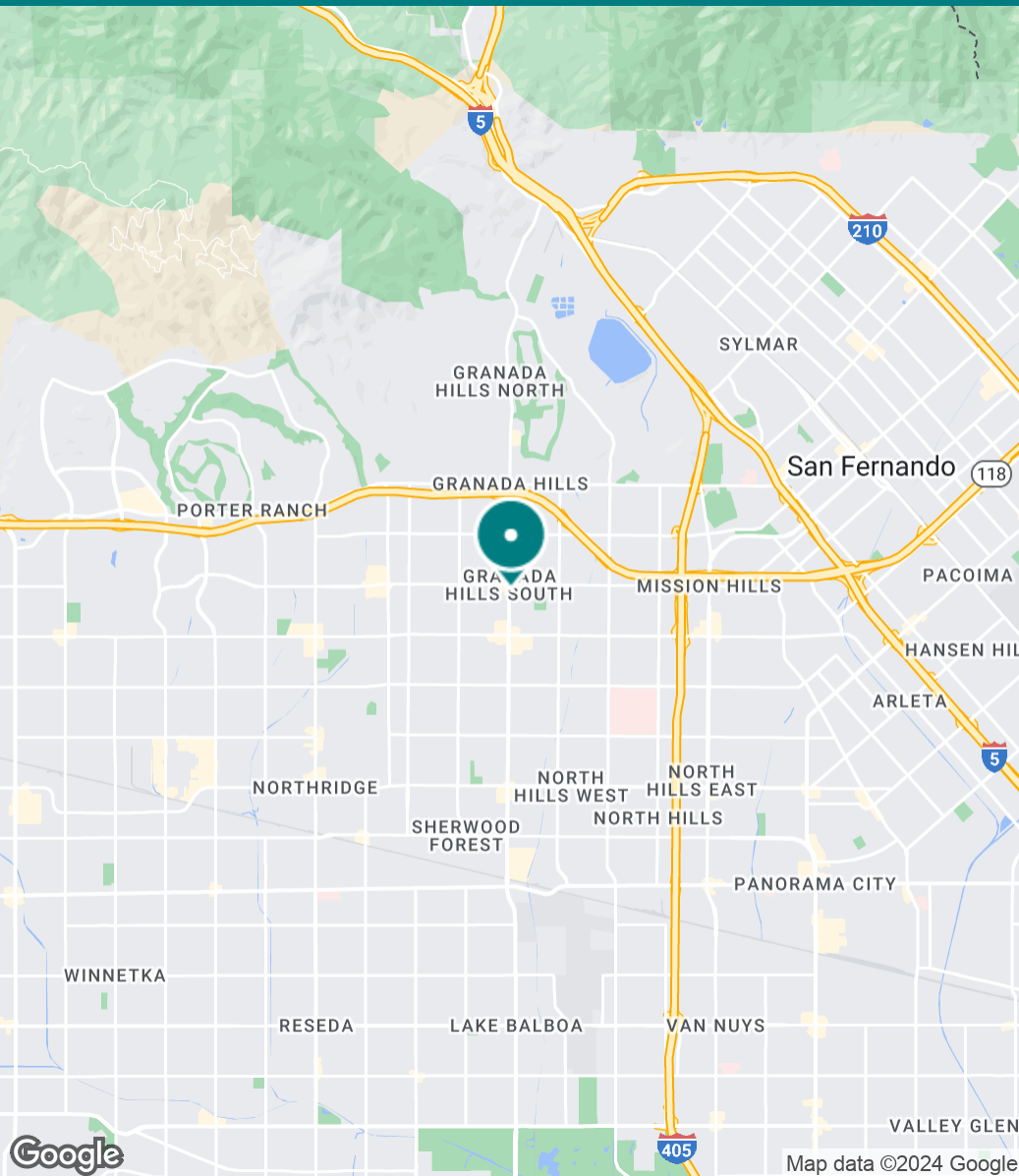
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LOCATION MAP

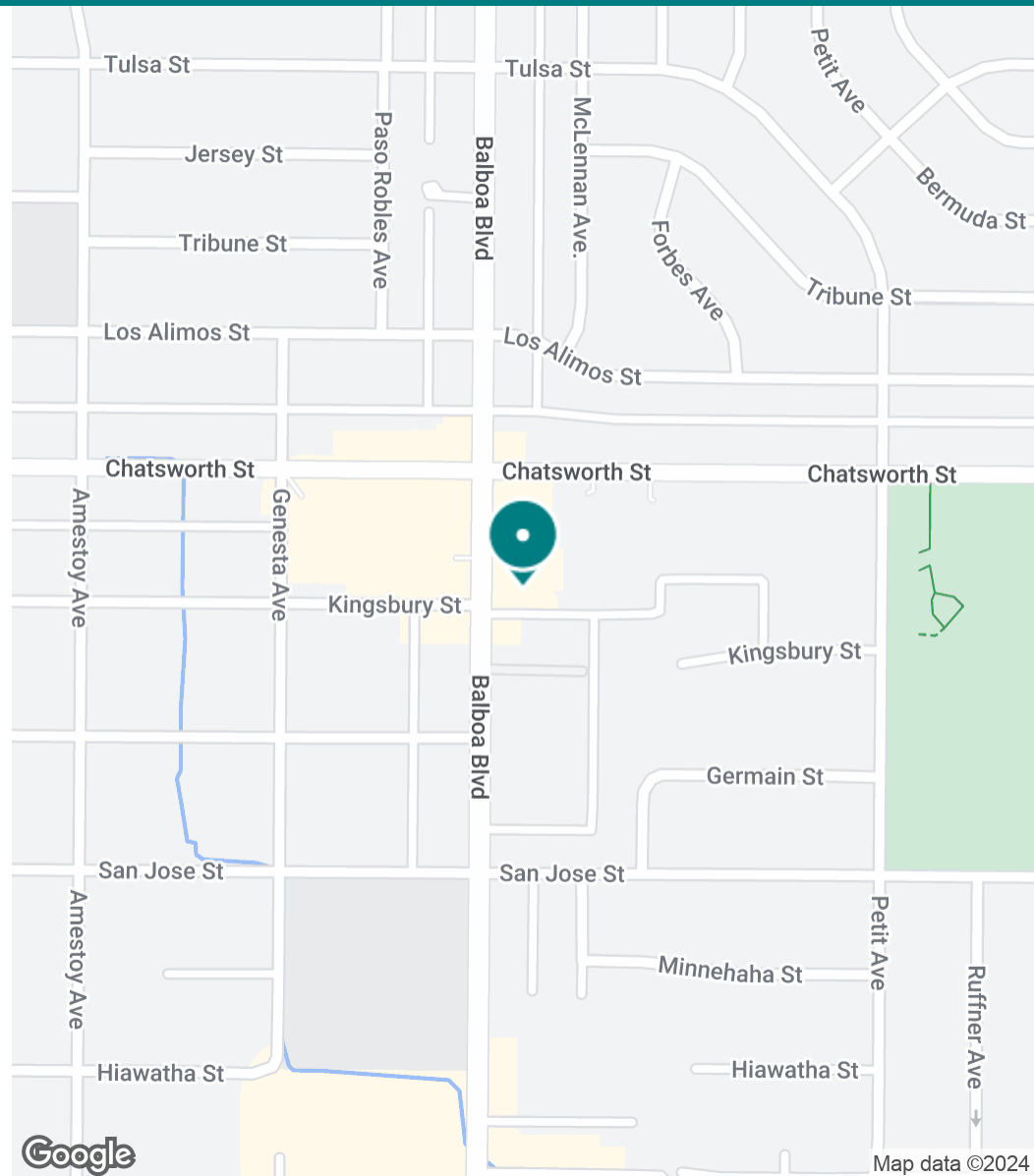
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,642	175,622	567,905
Average Age	40.3	40.1	37.0
Average Age (Male)	38.8	38.8	35.8
Average Age (Female)	43.3	41.6	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,514	57,702	173,673
# of Persons per HH	3.0	3.0	3.3
Average HH Income	\$102,761	\$105,638	\$90,898
Average House Value	\$523,449	\$583,294	\$516,981
RACE	1 MILE	3 MILES	5 MILES
% White	56.8%	50.9%	47.1%
% Black	3.6%	4.6%	4.1%
% Asian	17.2%	16.8%	12.8%
% Hawaiian	0.1%	0.2%	0.1%
% American Indian	0.9%	0.6%	0.7%
% Other	13.3%	19.4%	28.4%

** Demographic data derived from 2020 ACS - US Census*

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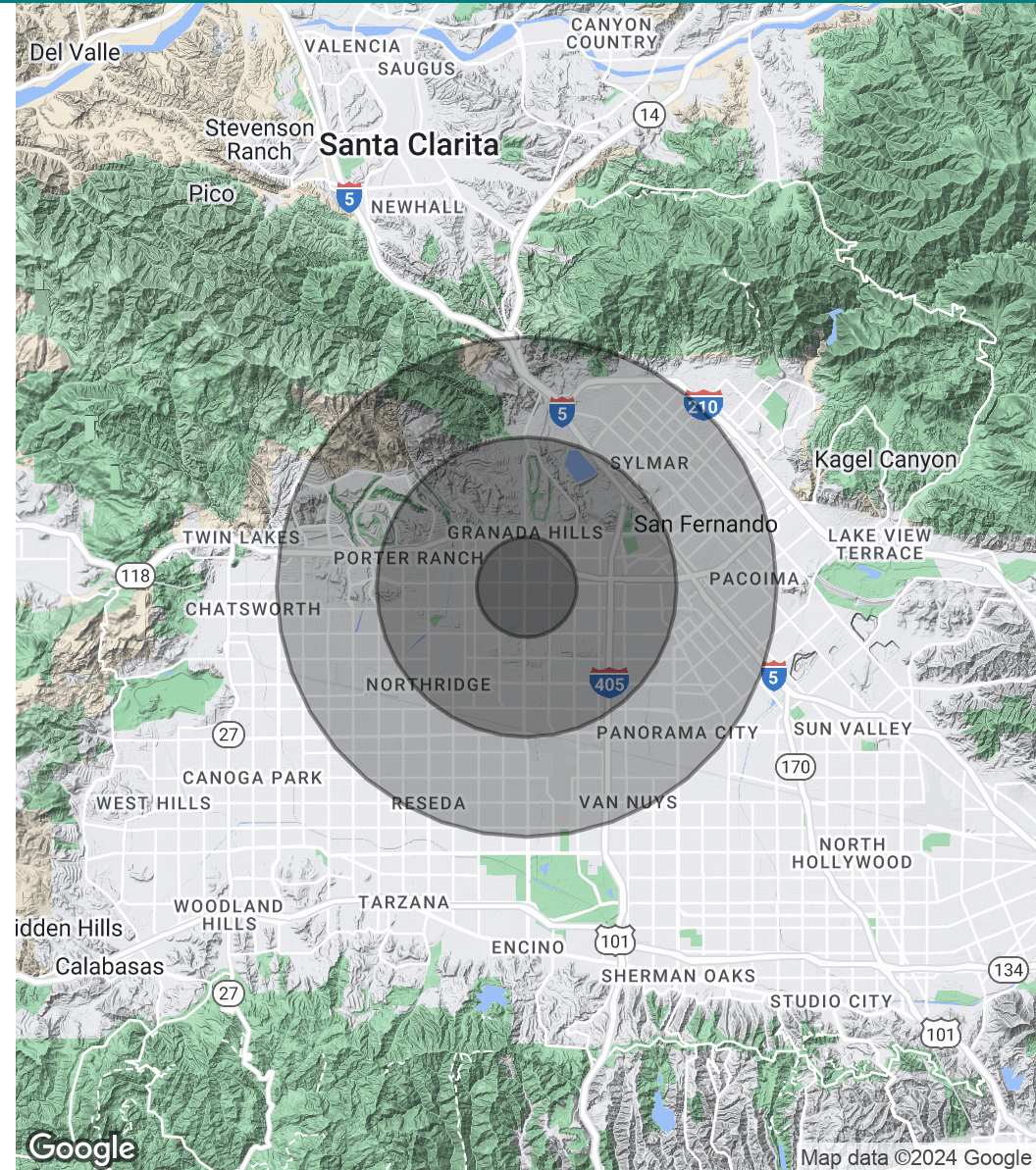
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MEET THE TEAM

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