



# Introducing LA GUADALUPE

SOUTH EAST CORNER OF 1<sup>ST</sup> STREET AND BOYLE AVENUE, BOYLE HEIGHTS. LOS ANGELES







## ABOUT LA GUADALUPE

La Guadalupe is a fully entitled 60,000 square foot five-story mixed-use building comprised of 44 housing units, 7,100 square feet of ground floor retail with open space, 41 parking stalls, and 56 bicycle parking stalls. The project will also include a shared community room, a sky deck and a courtyard with BBQs for residents.

## ABOUT THE DEVELOPER



Azure Development is focused on creating transformational projects with integrity. Our team brings an expression of hope to each site and are empowered to customize each project for its surroundings. We understand that each building must work in harmony with the community and nature to thrive.

Azure encourages its employees to create innovative buildings in a team-based environment. All projects feature an attention to detail and respect for area residents. Our core values of integrity, creativity and community drives our mission and each task that we commit to.

The firm is certified as a small business and is women owned. Azure is processing its Minority Business certification and had a non-profit arm called Azure Community Development that can implement affordable housing.







# LA GUADALUPE Ground Floor Retail

## FIRST OF ITS KIND - FOR LEASE OPPORTUNITY

THE GROUND FLOOR RETAIL IS A TOTAL OF 7,100 SQUARE FEET THAT CAN BE SUBDIVIDED INTO ONE, TWO OR THREE SUITES. THE SPACES HAVE BEEN DESIGNED TO ALLOW FOR RETAIL OR RESTAURANT USES.

### PROJECT FEATURES

- The site is .1 miles away from the 101 Freeway and .4 miles from the 10 Freeway. La Guadalupe is less than a mile away from Downtown Los Angeles, across the historic 1st street bridge.
- Project is surrounded by regional amenities such as a metro station, housing developments, hospital, schools, parks, banks, etc.
- Designed in modern architecture with the ground floor wrapped in brick to match historic buildings in the area. The project also incorporates a mural with an Otomi pattern.
- 13 parking spaces dedicated to commercial uses only plus ample street and bicycle parking.
- Located immediately across from Mariachi Plaza and Metro's Gold Line Station.
- Great opportunity for a local business looking to relocate or an existing small business to grow.
- **Opening 2022**

**FOR LEASING INFORMATION:**



VANESSA DELGADO, DRE #02017031  
PHONE NUMBER: 323.477.1160  
VANESSA@AZUREDEVELOPMENTCO.COM







## THE TRADE AREA

“La Guadalupe” is situated directly across the street from the Historic Mariachi Plaza and Metro’s Gold Line station on the southeast corner of East First Street and Boyle Avenue in Boyle Heights (Los Angeles), California.

## DEMOGRAPHICS

- **Traffic count** at the intersection of 1st and Boyle is 17,171, 123,000 at the 101 Freeway exit and 127,655 at the nearby Santa Ana Freeway exit.
- The project is across the street from the regional **White Memorial Hospital** with 1,879 employees, nearly 700 volunteers, 462 physicians, and 86 medical residents.
- Boyle Heights is a historically Hispanic community which is over 90 percent Latino, **rich in culture**, music, and the art that brings together the community and mariachi lovers.
- **356,700 people** within a 3-mile radius with average household **income of \$60,000**.
- Average household size of 3.27.





**OPTIONAL**  
PUBLIC RIGHT  
OF WAY SEATING



FIRST STREET



**OPTION 1:**  
ONE TENANT FLOOR PLAN

BOYLE AVENUE



	TOTAL (SF)	IN. DINING (SF)	OUT DINING (SF)	KITCHEN (SF)	RESTROOMS (SF)
<b>UNIT 1</b>	<b>7,100</b>	<b>7,270</b>	<b>380</b>	<b>1,950</b>	<b>500</b>

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FIRST STREET



**OPTION 2:**  
TWO TENANT FLOOR PLAN



	TOTAL (SF)	IN. DINING (SF)	OUT DINING (SF)	KITCHEN (SF)	RESTROOMS (SF)
<b>UNIT 1</b>	<b>2,905</b>	<b>1,513</b>	<b>95</b>	<b>974</b>	<b>323</b>
<b>UNIT 2</b>	<b>4,156</b>	<b>2,347</b>	<b>284</b>	<b>1,145</b>	<b>380</b>

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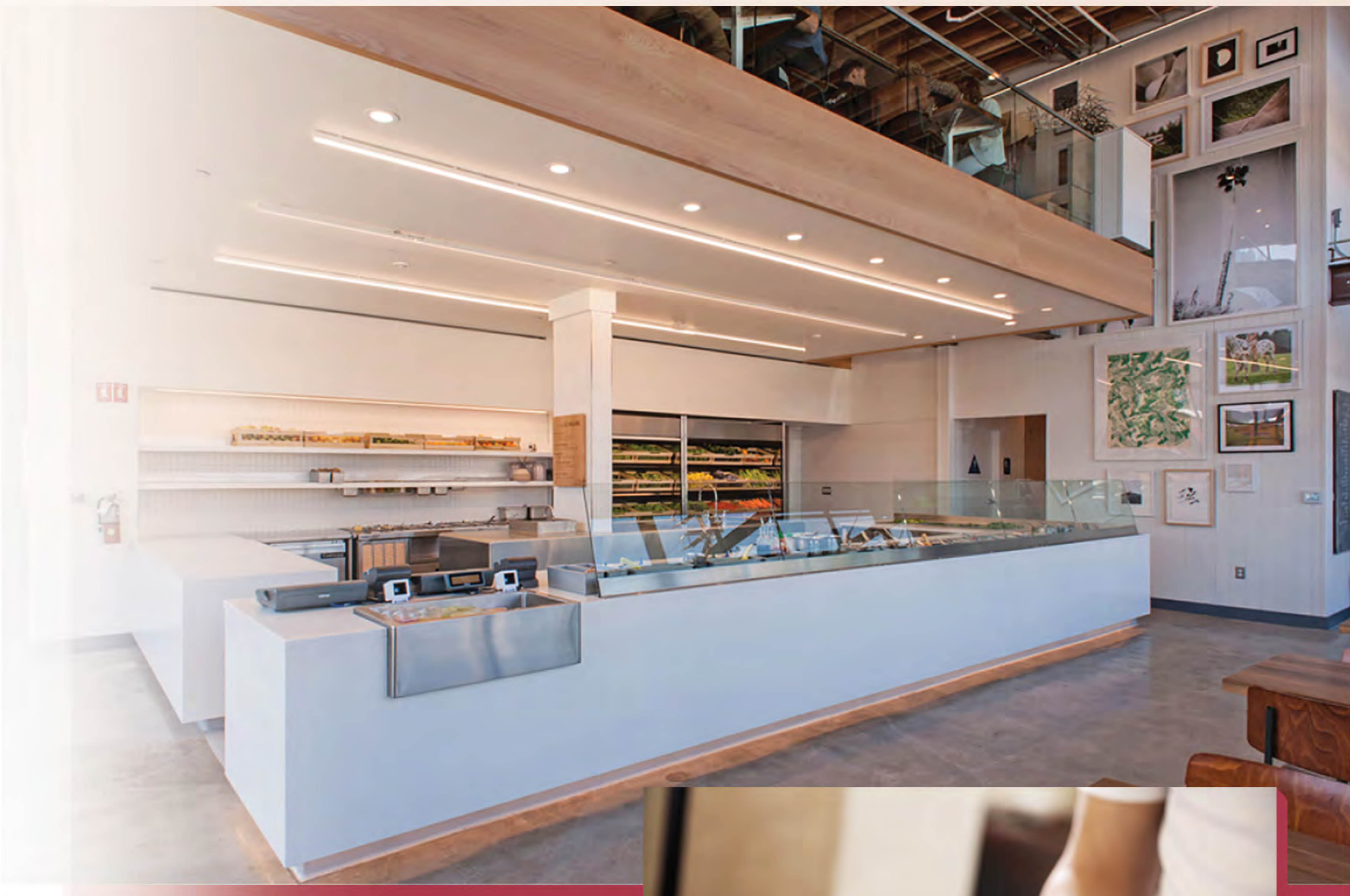
**OPTIONAL  
PUBLIC RIGHT  
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FIRST STREET



**OPTION 3:  
THREE TENANT FLOOR PLAN**



	TOTAL (SF)	IN. DINING (SF)	OUT DINING (SF)	KITCHEN (SF)	RESTROOMS (SF)
<b>UNIT 1</b>	<b>2,809</b>	<b>1,698</b>	<b>95</b>	<b>780</b>	<b>266</b>
<b>UNIT 2</b>	<b>2,124</b>	<b>1,074</b>	<b>210</b>	<b>575</b>	<b>265</b>
<b>UNIT 3</b>	<b>1,925</b>	<b>1,056</b>	<b>74</b>	<b>560</b>	<b>234</b>

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