

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

**BOARD OF
COMMISSIONERS**

LILIANA PEREZ
PRESIDENT

BRIAN CHU
VICE PRESIDENT

ZELENNE CARDENAS
SEBASTIAN LOZANO
SUZANNE MANRIQUEZ
CARLO MATRICARDI
LORI QUON
IRMA RAMIREZ
JOHN WIRFS

**EL PUEBLO DE LOS ANGELES
HISTORICAL MONUMENT**

DOMENIKA LYNCH
GENERAL MANAGER

125 PASEO DE LA PLAZA, SUITE 300
LOS ANGELES, CA 90012

TEL: (213) 485-6855

TO: Honorable Members of the City Council
FROM: Domenika Lynch, General Manager
El Pueblo de Los Angeles Historical Monument
DATE: June 15, 2026
SUBJECT: Report on El Pueblo Lease Agreements, Rent Arrears, and Vacancies

EXECUTIVE SUMMARY

This report provides an overview of El Pueblo's leasing portfolio in response to the February 6, 2026, Council Motion (C.F. 26-0161), including occupancy, vacancies, rent arrears, infrastructure constraints, leasing practices, and management strategies to improve the long-term sustainability of the historic district.

El Pueblo maintains a high commercial occupancy rate of approximately 92.5%, with 74 of 80 leasable Olvera Street units currently occupied. However, portfolio performance continues to be constrained by approximately \$1.3 million in outstanding rent arrears and eight historic buildings requiring significant capital investment before they can be activated for public use, cultural programming, or revenue-generating purposes.

The increase in arrears reflects a combination of factors, including the long-term impacts of the COVID-19 pandemic, ongoing site conditions, reduced tourism and visitorship, broader economic challenges affecting small businesses, and other external factors that have negatively impacted merchant revenue and financial stability.

Key Findings

- 8 historic buildings requiring significant infrastructure improvements
- 87 total units on Olvera Street (3 non-ADA-compliant; 3 used for El Pueblo purposes; 1 occupied by an artisan)
- Approximately 92.5% occupancy (74 of 80 leasable units occupied)
- 48 merchant businesses leasing 74 units; 30 of 48 merchants are currently in arrears

- Approximately \$1.3 million in total arrears; some merchants are more than two years behind on rent
- Approximately \$2.6 million in merchant rent forgiven by the City Council during the COVID-19 pandemic
- \$156,000 in EWDD small business grants allocated to El Pueblo merchants between 2020 and 2026

Vacancies in portions of the campus outside of Olvera Street are primarily driven by infrastructure and readiness constraints rather than a lack of demand. Key assets, including portions of the Biscailuz Building, Pico House, Merced Theatre, Masonic Hall, and the Substation Building, require significant investment in building systems, ADA improvements, and/or seismic upgrades. Notably, Pico House currently lacks indoor plumbing and a functional elevator.

At the same time, many legacy merchant families remain committed to El Pueblo, reflecting the site's enduring cultural significance and long-term potential. Stabilizing site conditions remains critical to supporting these businesses and preserving the character of Olvera Street.

El Pueblo is implementing a phased leasing strategy that combines short-term activations with long-term tenancy opportunities. The department is also pursuing MICLA funding and public-private partnerships to restore vacant and underutilized spaces, improve visitor experience, and increase revenue-generating capacity.

Over the past eight months, El Pueblo management has implemented a coordinated operational strategy focused on public safety, cleanliness, merchant support, and site activation across the 22-acre historic district. Key efforts include:

- Strengthening public safety through close coordination with LAPD and contracted security providers. Efforts include regular communication with LAPD leadership, monthly stakeholder meetings with merchants and cultural institutions, coordinated planning for major events and school tours, and enhanced security deployment throughout the site.
- Improving cleanliness and maintenance through contracted cleaning services, weekly campus-wide power washing, and responsive site care. Beginning in July 2026, El Pueblo will have a dedicated custodial team reporting directly to management, supplemented by contracted exterior cleaning and power-washing services.
- Convening biweekly meetings with The People Concern, LAHSA, Council District 14, and faith-based partners to coordinate outreach efforts for unhoused individuals. These efforts are connected to The People Concern's Puente Transitional Housing Program, where four individuals from the El Pueblo area have been connected to interim housing. El Pueblo also worked closely with Council District 14 and faith-based partners to relocate church-led feeding programs to alternative locations, ensuring continued access to meals and services while reducing operational and public safety impacts on the campus.
- Meeting regularly with merchants to better understand business challenges and support long-term stability. El Pueblo continues to assess the impacts of current economic conditions on



merchant operations and is working with the Mayor's Office and City Council to identify potential strategies that support merchant sustainability while protecting the long-term financial health of the site.

- Expanding educational and cultural programming through partnerships with City departments, El Pueblo Park Association, local universities, and community organizations. Recent efforts include the launch of the African American Education Initiative, which highlights the contributions of people of African descent to the founding and development of Los Angeles through a month-long series of programs and events during Black History Month.
- Partnering with the East Los Angeles Small Business Resource Center and the Economic and Workforce Development Department (EWDD) to provide merchants with technical assistance, business coaching, marketing support, and access to loans, grants, and other business resources.
- Leveraging heightened visitor interest during the 2026 World Cup period through partnerships with television, radio, media, and community organizations to increase awareness of Olvera Street and El Pueblo. Efforts include media coverage, merchant promotions, cultural programming, and coordinated marketing campaigns designed to support visitation and local businesses.

While significant challenges remain, El Pueblo has made measurable progress in improving site conditions, strengthening partnerships, supporting merchants, and positioning the historic district for long-term operational and financial sustainability.

PORTFOLIO OVERVIEW

This memorandum provides an updated snapshot of El Pueblo Historical Monument's (El Pueblo) leasing portfolio, including occupancy, vacancies, rent arrears, unit readiness, partner MOU status, and office space utilization. It responds to February 6, 2026, Council Motion (C.F. 26-0161) requesting a report on lease agreements, rent and arrears, vacancy levels, leasing approach, and maintenance responsibilities.

El Pueblo includes a mix of Historic Buildings and the Olvera Street Puestos, storage units, and restaurants (87 total). Across the 80 leasable units, 74 are occupied, and 6 are vacant and ready to lease, for an occupancy rate of approximately 92.5%.

Breakdown of Olvera Street Leasable 87 Units:

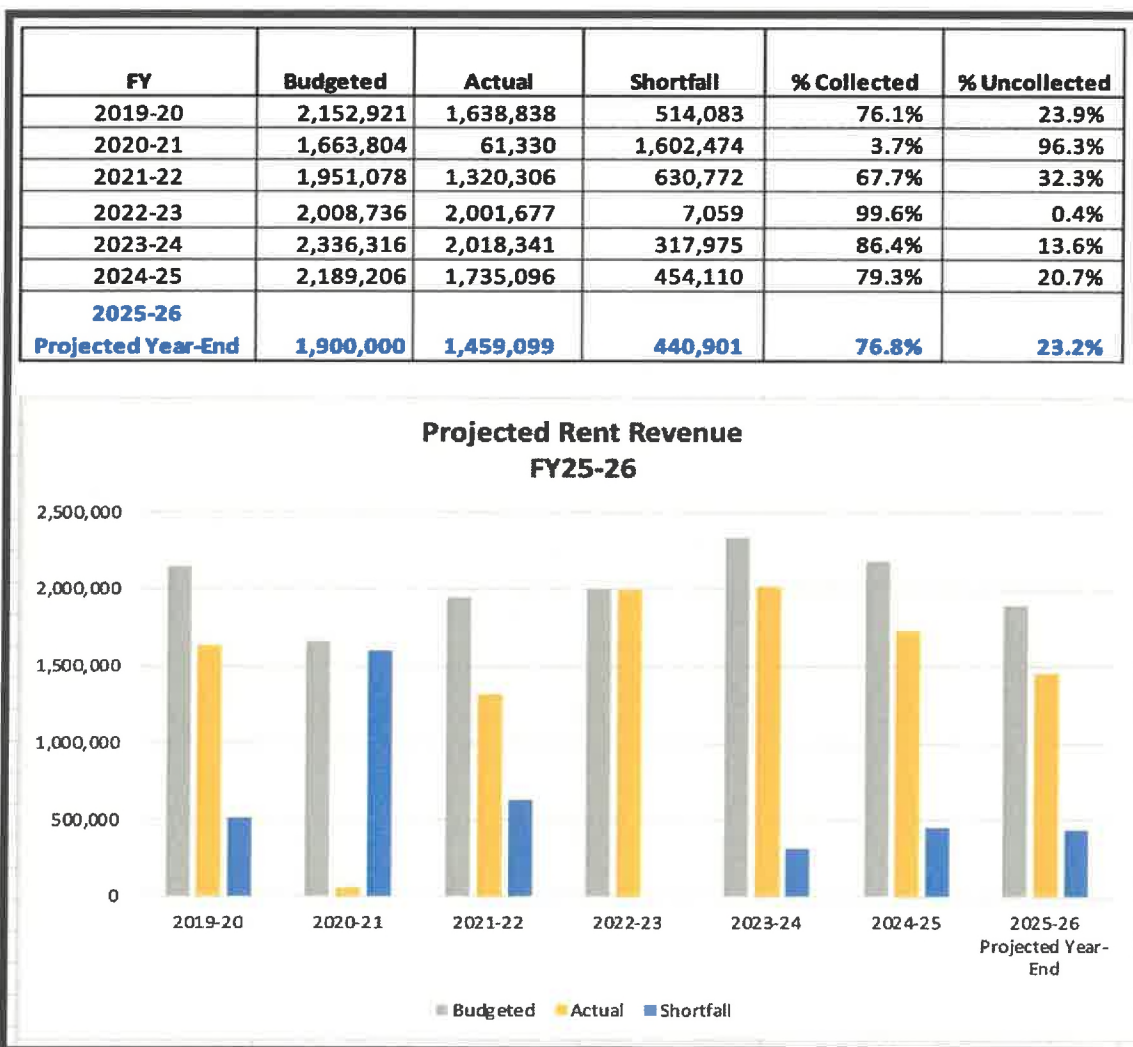
- 70 total occupied (60 puestos/retail; 8 restaurants; 2 food related)
- 4 storage units (occupied)
- 6 vacant & leasable
- 3 non - ADA compliant
- 3 used for El Pueblo purposes (1 community gallery and 2 storage)
- 1 artisan studio (free occupancy)

HISTORICAL: FY 2020- FY2026 COMMERCIAL RENT AND ARREARS STATUS

Although commercial occupancy remains relatively strong, rent arrears represent the most significant near-term financial challenge facing El Pueblo. While parking revenue remains the department's largest source of revenue, merchant lease revenue is essential to the long-term financial sustainability of the historic district and supports ongoing operations, maintenance, public safety, and site improvements.

The increase in arrears reflects a combination of factors, including the long-term impacts of the COVID-19 pandemic, reduced visitorship, ongoing economic challenges facing small businesses, and operational conditions that have affected merchant activity and sales. Merchants also report that recent protests, public demonstrations, and immigration enforcement activity in downtown Los Angeles have contributed to reduced customer traffic and economic uncertainty.

The chart below shows the rent payment trend from FY2020 to FY2026, with a projected shortfall of \$440,901.



As of May 31, 2026, 30 of the 48 merchant businesses (62.5%) leasing puestos, restaurants, and storage units were in arrears. Total outstanding arrears, including accrued late fees and interest, amounted to \$1,299,363. Excluding fees and interest, total arrears stood at \$1,173,260. Some merchants have not made full rent payments for more than two years, while others continue to make partial payments toward their monthly obligations.

Management has identified instances of potential noncompliance with lease agreements, including unauthorized subletting, encroachments beyond approved leasehold areas, the sale of merchandise not authorized under existing lease terms, and failure to maintain required pest control and rodent mitigation services. These matters are currently under review in coordination with the City Attorney's Office. In addition, staff are conducting a comprehensive review of lease files to verify rent amounts, arrears balances, tenant occupancy, lease compliance, and agreement terms.

To strengthen financial oversight and accountability, El Pueblo is evaluating the implementation of standardized quarterly reporting on rent collections, arrears, vacancies, and lease compliance for presentation to the El Pueblo Board of Commissioners.

LEASING AND MARKETING STRATEGY FOR VACANT UNITS

El Pueblo is implementing a targeted leasing and marketing strategy for vacant commercial units, with phased activation based on readiness.

In the near term, El Pueblo will prioritize activation of vacant spaces through pop-up and short-term leases (under six months) with culturally aligned vendors, artisans, and food operators. These activations will consider suggestions from El Pueblo stakeholders (current tenants and nonprofits) and from local educational and nonprofit institutions to offer cultural programming opportunities.

In the long term, El Pueblo will continue to work closely with City partners and within city processes for Requests for Proposals (RFPs), targeted tenant recruitment, and a pipeline model in which successful short-term tenants may transition into permanent leases.

This approach ensures that vacant units are not only marketed but also strategically activated—driving foot traffic, supporting small-business growth, and strengthening the long-term tenant base.

INFRASTRUCTURE CONSTRAINTS AND CAPITAL INVESTMENT NEEDS

While El Pueblo maintains a relatively high occupancy rate, a portion of its vacancies—and limitations on revenue generation—are directly tied to deferred maintenance and critical infrastructure needs across its historic buildings.

Several key assets, including Pico House, the Merced Theatre, the Substation, and other historic structures, require substantial capital investment to address seismic retrofitting, ADA compliance,

restroom modernization, and core building systems such as electrical and plumbing. These improvements are necessary not only to meet safety and accessibility standards but also to return these assets to productive use.

In addition, certain commercial units face site-specific infrastructure barriers that limit their leasability. For example, W-17 (formerly La Golondrina) requires substantial electrical, plumbing, structural, and ADA-related improvements, with rehabilitation costs estimated to exceed \$1 million. Multiple prospective tenants have expressed interest in the space but ultimately declined to pursue occupancy due to the scale of the required investment. As a result, several units remain vacant not because of a lack of demand, but because they are not currently market-ready.

Absent targeted capital investment, these vacancy conditions are expected to persist due to structural limitations rather than leasing challenges.

CAPITAL STRATEGY AND FUNDING APPROACH

To address these constraints, El Pueblo is pursuing a coordinated capital strategy that includes:

- Submission of MICLA funding requests to support critical infrastructure upgrades and building rehabilitation
- Exploration of public-private partnerships, including philanthropic and corporate investment, to accelerate improvements
- Alignment of capital investments with readiness timelines related to FIFA World Cup, Super Bowl, Olympic and Paralympic Games, and other major events expected in the next 3 years to ensure assets are activated in advance of increased visitation

Strategic investment in these assets will restore revenue-generating capacity, improve the visitor experience, and strengthen the site's long-term financial sustainability.

Without timely capital investment, key assets will remain out of use, limiting revenue generation and reducing the City's ability to fully leverage upcoming global events.

MAINTENANCE RESPONSIBILITIES

- Maintenance responsibilities vary by occupancy type and agreement structure.
- El Pueblo, in coordination with the General Services Department (GSD), is generally responsible for major building systems, structural repairs, life-safety systems, exterior building maintenance, and common areas.
- Commercial tenants are generally responsible for maintenance and improvements within their leased premises, including tenant improvements, housekeeping, pest control, and other obligations specified in their lease agreements.
- Nonprofit and partner organizations operate under varying occupancy agreements, several of which are currently under review and/or being formalized.

- Deferred maintenance needs across several historic structures continue to impact leasing opportunities, building activation, and revenue generation.
- A separate report being prepared by GSD to provide additional information regarding maintenance responsibilities, work orders, repair activity, and facility improvement needs across the El Pueblo campus.

MUSEUMS, HISTORIC BUILDINGS, AND CULTURAL PARTNERS

El Pueblo is home to a diverse collection of historic buildings, museums, cultural institutions, community spaces, and administrative facilities that support its mission as the birthplace of Los Angeles. These assets serve important educational, cultural, and public purposes and represent a significant public investment requiring ongoing stewardship, maintenance, and strategic management.

Current museum and historic building occupants include:

1. Avila Adobe
2. Biscailuz Building (Administration)
3. Chinese American Museum (CAM)
4. Old Plaza Firehouse Museum
5. Hellman Quon Building (Community and Event Space)
6. Italian Hall / Italian American Museum of Los Angeles (IAMLA)
7. Masonic Hall (Storage)
8. Merced Theatre (Storage)
9. Pelanconi House (storage)
10. Pico House (Community and Event Space)
11. Sepulveda House / América Tropical Interpretive Center
12. Substation Building (Storage)
13. United Methodist Church and Museum of Social Justice

Several historic structures remain underutilized due to deferred maintenance, infrastructure needs, and capital investment requirements. These facilities represent both a preservation challenge and an opportunity for future cultural programming, educational uses, partnerships, and revenue generation.

NONPROFIT AND ARTISAN OCCUPANCY

El Pueblo's success relies on longstanding partnerships with nonprofit organizations, cultural institutions, and community stakeholders. While these partnerships provide important public benefits, several nonprofit and artisan occupants currently operate without fully executed agreements, creating a governance and compliance issue that requires resolution.

Management is working closely with the City Attorney's Office and partner organizations to formalize occupancy agreements that clearly define roles, responsibilities, use of space, and reporting requirements consistent with City policy and Commission oversight.



Current nonprofit and artisan occupants include:

- Consejo de Federaciones Mexicanas (COFEM) – Biscailuz Building*
- Las Angelitas del Pueblo – Hellman Quon Building*
- Unión Binacional de Organizaciones de Ex-Braceros – Biscailuz Building*
- Artisan Wood Craftsman Studio*

*Occupancy agreements currently under review and/or being formalized.

GOVERNMENT TENANTS

In addition to nonprofit and cultural partners, El Pueblo leases space to government agencies that support public-serving functions and generate lease revenue for El Pueblo.

Current government tenants include:

- California State Parks – Hellman Quon Building
- U.S. Forest Service – Biscailuz Building

ADMINISTRATIVE AND OFFICE SPACE UTILIZATION

El Pueblo is conducting a review of administrative and office space utilization to ensure that limited campus real estate is aligned with operational needs, partnership priorities, and long-term revenue objectives.

Currently, El Pueblo's executive and administrative staff (10 full-time and 5 part-time employees) occupy space across multiple floors of the Biscailuz Building. In addition, several partner organizations maintain office space within the building, including:

- Chinese American Museum (CAM)
- Italian American Museum of Los Angeles (IAMLA)
- Consejo de Federaciones Mexicanas (COFEM)*
- General Services Department (GSD)
- Unión Binacional de Organizaciones de Ex-Braceros*
- U.S. Forest Service

While many of these arrangements reflect longstanding partnerships, the current configuration may not represent the highest and best use of available space. Management is initiating a space utilization assessment to evaluate opportunities to consolidate administrative functions, improve operational efficiency, align occupancy with El Pueblo's mission, and formalize space agreements where appropriate.

The assessment will be conducted in coordination with partner organizations and relevant City departments and will inform future recommendations regarding facility use, partnership agreements, asset management, and revenue opportunities. The review will also identify opportunities to activate underutilized space in a manner that advances El Pueblo's cultural mission, improves operational efficiency, and strengthens long-term financial sustainability.

RELATED CITY COUNCIL ACTIONS:

During the pandemic, restrictions on indoor dining, gatherings, and events, reduced indoor retail capacity, and the cancellation of tours and annual special events at Olvera Street severely impacted local businesses. In response, the City Council took action on multiple occasions to waive rent for merchant puestos.

- April to July 2020: As part of the adopted budget for FY21-22, the City Administrative Officer was directed to amend any merchant tenant contracts necessary to waive rent repayments between April and June 2020. Any rent paid during that period was credited towards future rent payments ([C.F. 21-0600-S55](#)).
- As a part of the adopted budget for FY21-22, El Pueblo was instructed to report to the Budget and Finance Committee at its next regular meeting with a proposal to establish a payment plan for merchants to pay rent. No report was produced, and the file expired on 05/20/2023 ([C.F. 21-0600-S56](#)).
- July to December 2020: On August 26, 2020, the Council waived rent payments for merchant puestos between July 2020 to December 2020. Any rent paid during that period was credited towards future rent payments ([C.F. 20-0882](#)).
- January to June 2021: On January 28, 2021, El Pueblo approved the El Pueblo Historical Monument Board of Commissioners' Report ([21-004](#)) requesting that Council waive an additional six months of rent for merchant puestos between January 1, 2021, and June 30, 2021, due to ongoing pandemic restrictions. Council approved the waiver and credited any rent paid during that period towards future rent. ([C.F. 20-0882](#))
- July to December 2021: On December 1, 2021, Council temporarily reduced rent rates for its merchant puestos by 60% between July 1, 2021, and December 31, 2021. Any rent greater than the reduced amount, paid during that period, was credited towards future rent ([C.F. 20-0882-S1](#)).

As noted above, Council approved rent waivers and reductions for merchant puestos between April 2020 and December 21, 2021, resulting in approximately **\$2,651,950 in rent relief**. While El Pueblo was directed to develop a repayment plan, no formal action was implemented. (See attached document of El Pueblo rent forgiveness during COVID).

In the years since, rental arrears have increased significantly, driven by ongoing economic and social challenges and a decline in visitorship.

El Pueblo now urgently requires both a comprehensive revitalization strategy and a sustainable approach to addressing outstanding rent obligations.

FINANCIAL GRANTS PROVIDED BY ECONOMIC AND WORKFORCE DEVELOPMENT DEPARTMENT (EWDD)

In addition to the **\$2,651,950 in rent forgiveness** applied from April 2020 to December 2021, an additional **\$165,000 in grant funding** was distributed to **13 El Pueblo businesses from 2020 to 2026** through the Economic and Workforce Development Department's Economic Development Division.

Individual awards ranged from \$5,000 to \$20,000, and funds were eligible for business expenses, including rent obligations. This investment reflects the City's continued support to help stabilize tenants and sustain operations at El Pueblo.

EWDD COVID Relief Grants and Loans Awarded Between 2020 - 2026

Grant Program	Business Name	Year Funded	Grant Amount
Microenterprise Recovery Grant Program Round 1	Andres Quinones DBA Andre's Gift	2023	\$10,000
Small Business Emergency Microloan Program	J. Berber and Company, Inc. DBA La Luz del Dia Restaurant	2020	\$20,000
Comeback Checks Program	J. Berber and Company, Inc. DBA La Luz del Dia Restaurant	2021	\$5,000
Comeback Checks Program	Zacatecanas, Inc	2021	\$5,000
Comeback Checks Program	Marina Vargas DBA Don Juanitos Mexican Imports	2021	\$5,000
Microenterprise Recovery Grant Program Round 3	Mexico Shop	2026	\$10,000
		Total	\$55,000

EWDD Legacy Business Recovery Grants Awarded in 2024-2025

Business Owner	Business Name	Round	Grant
Marina Vargas	Don Juanitos Mexican Imports	Round 1 (2024)	\$10,000
Debbie Briano	El Rancho Grande Olvera Corporation	Round 1 (2024)	\$20,000
Beatriz Berber, Gregory Berber	J. Berber and Company, Inc.	Round 1 (2024)	\$20,000
Norma Garcia and Valeria Hanley	Casa California	Round 1 (2024)	\$10,000
Fidel o velarde	Velarde's Fruit	Round 2 (2025)	\$10,000
Martha Ines Medina	Olveritas Inc	Round 1 (2024)	\$20,000
Augusto Godoy	Augustos Enterprises Inc.	Round 1 (2024)	\$10,000
Leticia Delgadillo	Mr Churro Inc	Round 2 (2025)	\$10,000
		TOTAL	\$110,000

EL PUEBLO PROCUREMENT, LEASING, AND OVERSIGHT PROCESS

El Pueblo operates within established City governance, procurement, and oversight frameworks. Leasing, contracting, partnership agreements, and occupancy arrangements are subject to applicable City policies, administrative review, legal review, and oversight by the El Pueblo Board of Commissioners.

For new leasing opportunities, El Pueblo generally follows standard City procedures, including:

- Assessing site readiness, infrastructure requirements, and capital improvement needs
- Issuing Requests for Proposals (RFPs) or other competitive solicitation processes, as appropriate
- Publicly advertising opportunities in accordance with City requirements
- Evaluating prospective tenants based on financial viability, operational capacity, proposed use, and alignment with El Pueblo's cultural and historic mission
- Presenting recommendations through the appropriate administrative and Commission review process prior to approval

Management is also reviewing legacy arrangements, including long-standing tenant, nonprofit, and partner occupancies, to ensure alignment with current City requirements, formalized agreements, appropriate use of public assets, and the long-term operational and financial sustainability of El Pueblo.

PRIORITIES AND NEXT STEPS

Over the next 12 months, El Pueblo will focus on the following priorities:

1. Continue working with merchants to improve rent collections, address arrears, and support long-term business sustainability.
2. Formalize occupancy agreements with nonprofit and artisan partners currently operating without executed agreements.
3. Activate market-ready vacant spaces through short-term activations and long-term leasing opportunities.
4. Pursue capital funding and partnership opportunities to rehabilitate vacant and underutilized historic assets.
5. Complete a review of office and administrative space utilization to improve operational efficiency and maximize use of public assets.
6. Continue efforts to improve public safety, cleanliness, and site conditions in support of merchants, visitors, and stakeholders.

El Pueblo remains committed to responsible stewardship of public assets, strong governance practices, and the preservation of one of Los Angeles' most significant historic and cultural destinations. These efforts are intended to strengthen operational performance, support merchants and partners, and position the historic district for long-term sustainability.



EI PUEBLO HISTORICAL MONUMENT COVID FORGIVENESS

Summary

Monthly Billing	\$	176,797.00
April to June 2020	\$	530,390.16
July to December 2020	\$	1,060,780.32
January to June 2021	\$	1,060,780.32
TOTAL WAIVED AMOUNT	\$	2,651,950.80

Location	Merchant	Rent	April to June 2020	July to December 2020	January to June 2021	Total
EP-01	Small Business	\$ 361.00	\$ 1,083.00	\$ 2,166.00	\$ 2,166.00	\$ 5,415.00
EP-02	Small Business	\$ 772.03	\$ 2,316.09	\$ 4,632.18	\$ 4,632.18	\$ 11,580.45
EP-03	Small Business	\$ 826.55	\$ 2,479.65	\$ 4,959.30	\$ 4,959.30	\$ 12,398.25
EP-04	Small Business	\$ 978.05	\$ 2,934.15	\$ 5,868.30	\$ 5,868.30	\$ 14,670.75
EP-05	Small Business	\$ 1,140.25	\$ 3,420.75	\$ 6,841.50	\$ 6,841.50	\$ 17,103.75
EP-06	Small Business	\$ 1,133.77	\$ 3,401.31	\$ 6,802.62	\$ 6,802.62	\$ 17,006.55
EP-07	Small Business	\$ 896.73	\$ 2,690.19	\$ 5,380.38	\$ 5,380.38	\$ 13,450.95
EP-08	Small Business	\$ 886.21	\$ 2,658.63	\$ 5,317.26	\$ 5,317.26	\$ 13,293.15
EP-09	Small Business	\$ 781.23	\$ 2,343.69	\$ 4,687.38	\$ 4,687.38	\$ 11,718.45
EP-10	Small Business	\$ 950.68	\$ 2,852.04	\$ 5,704.08	\$ 5,704.08	\$ 14,260.20
EP-11	Small Business	\$ 1,256.55	\$ 3,769.65	\$ 7,539.30	\$ 7,539.30	\$ 18,848.25
EP-12	Small Business	\$ 1,130.88	\$ 3,392.64	\$ 6,785.28	\$ 6,785.28	\$ 16,963.20
EP-13	Small Business	\$ 1,134.12	\$ 3,402.36	\$ 6,804.72	\$ 6,804.72	\$ 17,011.80
EP-14	Small Business	\$ 770.95	\$ 2,312.85	\$ 4,625.70	\$ 4,625.70	\$ 11,564.25
EP-15	Small Business	\$ 824.25	\$ 2,472.75	\$ 4,945.50	\$ 4,945.50	\$ 12,363.75
EP-16	Small Business	\$ 893.33	\$ 2,679.99	\$ 5,359.98	\$ 5,359.98	\$ 13,399.95
EP-17	Small Business	\$ 1,800.00	\$ 5,400.00	\$ 10,800.00	\$ 10,800.00	\$ 27,000.00
EP-18	Small Business	\$ 788.91	\$ 2,366.73	\$ 4,733.46	\$ 4,733.46	\$ 11,833.65
EP-19	Small Business	\$ 773.83	\$ 2,321.49	\$ 4,642.98	\$ 4,642.98	\$ 11,607.45
EP-20	Small Business	\$ 1,064.23	\$ 3,192.69	\$ 6,385.38	\$ 6,385.38	\$ 15,963.45

Location	Merchant	Rent	April to June 2020	July to December 2020	January to June 2021	Total
EP-21	Small Business	\$ 1,143.85	\$ 3,431.55	\$ 6,863.10	\$ 6,863.10	\$ 17,157.75
EP-22	Small Business	\$ 1,230.05	\$ 3,690.15	\$ 7,380.30	\$ 7,380.30	\$ 18,450.75
EP-23	Small Business	\$ 829.65	\$ 2,488.95	\$ 4,977.90	\$ 4,977.90	\$ 12,444.75
EP-24	Small Business	\$ 933.20	\$ 2,799.60	\$ 5,599.20	\$ 5,599.20	\$ 13,998.00
EP-25	Small Business	\$ 1,131.39	\$ 3,394.17	\$ 6,788.34	\$ 6,788.34	\$ 16,970.85
EP-26	Small Business	\$ 770.59	\$ 2,311.77	\$ 4,623.54	\$ 4,623.54	\$ 11,558.85
EP-27	Small Business	\$ 1,827.00	\$ 5,481.00	\$ 10,962.00	\$ 10,962.00	\$ 27,405.00
EP-28	Small Business	\$ 1,826.64	\$ 5,479.92	\$ 10,959.84	\$ 10,959.84	\$ 27,399.60
EP-29	Small Business	\$ 914.44	\$ 2,743.32	\$ 5,486.64	\$ 5,486.64	\$ 13,716.60
EP-30	Small Business	\$ 10,570.74	\$ 31,712.22	\$ 63,424.44	\$ 63,424.44	\$ 158,561.10
EP-31	Small Business	\$ 889.42	\$ 2,668.26	\$ 5,336.52	\$ 5,336.52	\$ 13,341.30
EP-32	Small Business	\$ 1,039.86	\$ 3,119.58	\$ 6,239.16	\$ 6,239.16	\$ 15,597.90
EP-33	Small Business	\$ 946.24	\$ 2,838.72	\$ 5,677.44	\$ 5,677.44	\$ 14,193.60
EP-34	Small Business	\$ 893.60	\$ 2,680.80	\$ 5,361.60	\$ 5,361.60	\$ 13,404.00
EP-35	Small Business	\$ 233.00	\$ 699.00	\$ 1,398.00	\$ 1,398.00	\$ 3,495.00
EP-36	Small Business	\$ 387.00	\$ 1,161.00	\$ 2,322.00	\$ 2,322.00	\$ 5,805.00
EP-37	Small Business	\$ 1,821.00	\$ 5,463.00	\$ 10,926.00	\$ 10,926.00	\$ 27,315.00
EP-38	Small Business	\$ 2,093.64	\$ 6,280.92	\$ 12,561.84	\$ 12,561.84	\$ 31,404.60
EP-39	Small Business	\$ 13,016.43	\$ 39,049.29	\$ 78,098.58	\$ 78,098.58	\$ 195,246.45
EP-40	Small Business	\$ 6,000.73	\$ 18,002.19	\$ 36,004.38	\$ 36,004.38	\$ 90,010.95
EP-41	Small Business	\$ 5,490.30	\$ 16,470.90	\$ 32,941.80	\$ 32,941.80	\$ 82,354.50
EP-42	Small Business	\$ 4,130.12	\$ 12,390.36	\$ 24,780.72	\$ 24,780.72	\$ 61,951.80
EP-43	Small Business	\$ 1,191.07	\$ 3,573.21	\$ 7,146.42	\$ 7,146.42	\$ 17,866.05
EP-44	Small Business	\$ 1,549.97	\$ 4,649.91	\$ 9,299.82	\$ 9,299.82	\$ 23,249.55
EP-45	Small Business	\$ 2,324.63	\$ 6,973.89	\$ 13,947.78	\$ 13,947.78	\$ 34,869.45
EP-46	Small Business	\$ 1,085.64	\$ 3,256.92	\$ 6,513.84	\$ 6,513.84	\$ 16,284.60
EP-47	Small Business	\$ 2,203.97	\$ 6,611.91	\$ 13,223.82	\$ 13,223.82	\$ 33,059.55
EP-48	Small Business	\$ 1,421.91	\$ 4,265.73	\$ 8,531.46	\$ 8,531.46	\$ 21,328.65
EP-49	Small Business	\$ 1,568.21	\$ 4,704.63	\$ 9,409.26	\$ 9,409.26	\$ 23,523.15
EP-50	Small Business	\$ 1,147.01	\$ 3,441.03	\$ 6,882.06	\$ 6,882.06	\$ 17,205.15
EP-51	Small Business	\$ 2,646.41	\$ 7,939.23	\$ 15,878.46	\$ 15,878.46	\$ 39,696.15
EP-52	Small Business	\$ 1,100.00	\$ 3,300.00	\$ 6,600.00	\$ 6,600.00	\$ 16,500.00

Location	Merchant	Rent	April to June 2020	July to December 2020	January to June 2021	Total
EP-53	Small Business	\$ 1,101.01	\$ 3,303.03	\$ 6,606.06	\$ 6,606.06	\$ 16,515.15
EP-54	Small Business	\$ 1,110.00	\$ 3,330.00	\$ 6,660.00	\$ 6,660.00	\$ 16,650.00
EP-55	Small Business	\$ 1,150.00	\$ 3,450.00	\$ 6,900.00	\$ 6,900.00	\$ 17,250.00
EP-56	Small Business	\$ 2,000.00	\$ 6,000.00	\$ 12,000.00	\$ 12,000.00	\$ 30,000.00
EP-57	Small Business	\$ 1,565.92	\$ 4,697.76	\$ 9,395.52	\$ 9,395.52	\$ 23,488.80
EP-58	Small Business	\$ 2,279.50	\$ 6,838.50	\$ 13,677.00	\$ 13,677.00	\$ 34,192.50
EP-59	Small Business	\$ 1,025.89	\$ 3,077.67	\$ 6,155.34	\$ 6,155.34	\$ 15,388.35
EP-60	Small Business	\$ 110.00	\$ 330.00	\$ 660.00	\$ 660.00	\$ 1,650.00
EP-61	Small Business	\$ 48.00	\$ 144.00	\$ 288.00	\$ 288.00	\$ 720.00
EP-62	Small Business	\$ 84.00	\$ 252.00	\$ 504.00	\$ 504.00	\$ 1,260.00
EP-63	Small Business	\$ 30.00	\$ 90.00	\$ 180.00	\$ 180.00	\$ 450.00
EP-64	Small Business	\$ 9,712.24	\$ 29,136.72	\$ 58,273.44	\$ 58,273.44	\$ 145,683.60
EP-65	Small Business	\$ 3,210.68	\$ 9,632.04	\$ 19,264.08	\$ 19,264.08	\$ 48,160.20
EP-66	Small Business	\$ 4,069.53	\$ 12,208.59	\$ 24,417.18	\$ 24,417.18	\$ 61,042.95
EP-67	Small Business	\$ 945.00	\$ 2,835.00	\$ 5,670.00	\$ 5,670.00	\$ 14,175.00
EP-68	Small Business	\$ 4,011.48	\$ 12,034.44	\$ 24,068.88	\$ 24,068.88	\$ 60,172.20
EP-69	Small Business	\$ 265.00	\$ 795.00	\$ 1,590.00	\$ 1,590.00	\$ 3,975.00
EP-70	Small Business	\$ 534.00	\$ 1,602.00	\$ 3,204.00	\$ 3,204.00	\$ 8,010.00
EP-71	Small Business	\$ 3,763.40	\$ 11,290.20	\$ 22,580.40	\$ 22,580.40	\$ 56,451.00
EP-72	Small Business	\$ 6,664.98	\$ 19,994.94	\$ 39,989.88	\$ 39,989.88	\$ 99,974.70
EP-73	Small Business	\$ 4,935.44	\$ 14,806.32	\$ 29,612.64	\$ 29,612.64	\$ 74,031.60
EP-74	Small Business	\$ 2,787.91	\$ 8,363.73	\$ 16,727.46	\$ 16,727.46	\$ 41,818.65
EP-75	Small Business	\$ 376.00	\$ 1,128.00	\$ 2,256.00	\$ 2,256.00	\$ 5,640.00
EP-76	Small Business	\$ 11,234.45	\$ 33,703.35	\$ 67,406.70	\$ 67,406.70	\$ 168,516.75
EP-77	Small Business	\$ 2,687.56	\$ 8,062.68	\$ 16,125.36	\$ 16,125.36	\$ 40,313.40
EP-78	Small Business	\$ 4,324.09	\$ 12,972.27	\$ 25,944.54	\$ 25,944.54	\$ 64,861.35
EP-79	Small Business	\$ 2,545.28	\$ 7,635.84	\$ 15,271.68	\$ 15,271.68	\$ 38,179.20
EP-80	Small Business	\$ 6,797.12	\$ 20,391.36	\$ 40,782.72	\$ 40,782.72	\$ 101,956.80
EP-81	Small Business	\$ 3,906.98	\$ 11,720.94	\$ 23,441.88	\$ 23,441.88	\$ 58,604.70



El Pueblo Historical Monument
Delinquency Report - As of May 31, 2026

No.	Merchant Name	Total Rent Due	Total Rent Due +Late fee & Interest
EP-01	Small Business	31,182.66	34,613.14
EP-02	Small Business	4,183.26	4,642.96
EP-03	Small Business	34,099.47	37,850.98
EP-04	Small Business	1,337.90	1,475.09
EP-05	Small Business	24,374.55	27,056.13
EP-06	Small Business	11,628.46	12,907.36
EP-07	Small Business	1,146.17	1,272.47
EP-08	Small Business	1,753.49	1,946.13
EP-09	Small Business	9,832.80	10,914.11
EP-10	Small Business	11,991.06	12,727.25
EP-11	Small Business	16,357.11	18,156.03
EP-12	Small Business	15,788.80	17,525.64
EP-13	Small Business	9,285.10	10,306.10
EP-14	Small Business	2,918.34	3,243.75
EP-15	Small Business	24,084.14	26,732.47
EP-16	Small Business	20,324.04	22,560.36
EP-17	Small Business	3,256.17	3,614.62
EP-18	Small Business	154,615.50	171,623.24
EP-19	Small Business	2,407.77	2,673.09
EP-20	Small Business	8,674.09	9,628.00
EP-21	Small Business	15,904.48	17,653.59
EP-22	Small Business	6,990.00	7,651.22
EP-23	Small Business	11,610.00	12,330.16
EP-24	Small Business	12,747.00	13,107.71
EP-25	Small Business	117,236.18	130,129.39
EP-26	Small Business	955.00	1,060.23
EP-27	Small Business	168.00	191.15
EP-28	Small Business	1,338.01	1,485.45
EP-29	Small Business	39,883.07	44,269.78
EP-30	Small Business	5,435.48	6,033.98
EP-31	Small Business	11,272.10	12,510.49
EP-32	Small Business	9,200.00	10,211.50
EP-33	Small Business	53,375.11	59,245.59
EP-34	Small Business	215.26	238.88
EP-35	Small Business	82,203.83	91,243.57
EP-36	Small Business	17,623.92	19,564.73
EP-37	Small Business	6,195.00	6,412.44
EP-38	Small Business	3,204.00	3,361.05
EP-39	Small Business	64,330.40	71,407.63
EP-40	Small Business	179,204.68	198,918.26
EP-41	Small Business	39,492.04	43,834.46
EP-42	Small Business	29,836.96	33,118.33
EP-43	Small Business	18,394.44	20,416.45
EP-44	Small Business	8,922.06	9,904.22
EP-45	Small Business	22,919.54	25,442.46
EP-46	Small Business	25,363.49	28,151.48
Total Balance		1,173,260.93	1,299,363.11