

1804 S LA CIENEGA BLVD

LOS ANGELES, CA 90035



PROPERTY DESCRIPTION

This Newly Renovated Retail space for lease offers modern amenities and a prime location in the heart of the city. This impressive property features New Upgrades, abundant natural light, and flexible floor plans tailored to meet the needs of today's businesses. With ample parking, lots of foot traffic and convenient access to major transportation arteries and shopping, this space provides a sophisticated and efficient work environment.











Location Overview

Tenants will find an abundance of artistic inspiration, while a diverse range of dining and retail options await on nearby streets. With easy access to major thoroughfares and public transportation, this prime location provides the perfect balance of work and play for any retail or office tenant.



Property Highlights

-  Signalized Corner
-  Car Traffic: 70K CPD
-  Fantastic Visibility
-  Convenient Access & Parking
-  Minutes away from the 10 FWY
-  Superb Synergy
-  Brand New retail location
-  Fantastic for a variety of retail or office users



DEMOGRAPHICS

| | 1 mi radius | 3 mi radius | 5 mi radius |
|--------------------------------------------|-------------|-------------|-------------|
| Est. Population (2024) | 42,620 | 343,100 | 1 M |
| Est. Households (2024) | 16,915 | 151,229 | 430,997 |
| Est. Avg. Household Income (2024) | \$163,539 | \$163,712 | \$146,237 |
| Est. Median Household Income (2024) | \$110,835 | \$107,625 | \$95,815 |
| Est. Per Capita Income (2024) | \$65,089 | \$72,300 | \$63,159 |



1804 S LA CIENEGA BLVD

LOS ANGELES, CA 90035

Sam Kangavari

m 310.801.0631

d 310.806.6135

skangavari@naicapital.com

CA DRE #01846336

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.