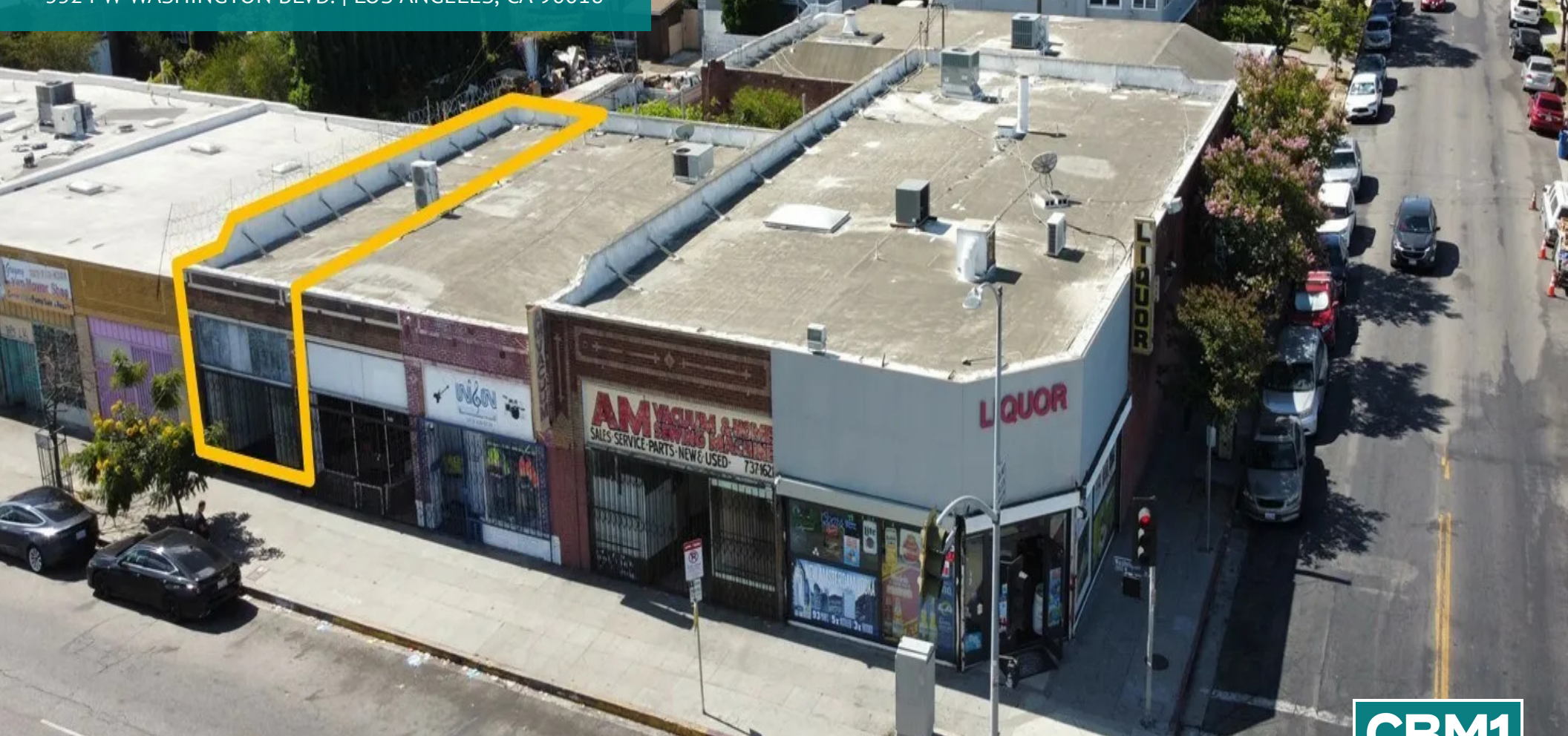


FOR LEASE

WASHINGTON BLVD.

3524 W WASHINGTON BLVD. | LOS ANGELES, CA 90018



DAVID GUARDADO

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[CBM1.COM](https://www.cbm1.com)

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LEASING

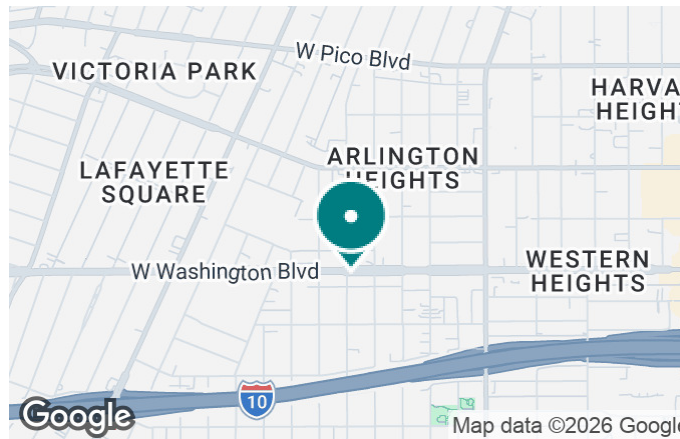
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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BROCHURE | PAGE 2



FEATURES & AMENITIES

- Approximately 1000 SF Available
- Great Visibility
- Signage available
- Front and rear access via alley
- Shared rear patio
- Adjacent to the 10 and 110 Freeways
- Close proximity to many art galleries

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	19,400	200,192	524,605
Total Population	53,778	512,798	1,289,055
Average HH Income	\$84,925	\$94,522	\$104,768

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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BROCHURE | PAGE 3



PROPERTY DESCRIPTION

+/-1,000 SF street retail spaces available. High street visibility on Washington Boulevard. Storefront signage available. The space features an open floorplan with a private restroom and rear alley entrance. Also includes rear patio/yard area.

LOCATION DESCRIPTION

Located on the South East corner of Washington Boulevard and Sixth Avenue. Close to the 10 and 110 Freeways and near the LA County Museum of Art, Natural History Museum, and many thriving art galleries.

OFFERING SUMMARY

Lease Rate:	\$3 SF/month (MG)
Available SF:	1,000 SF
Lot Size:	15,000 SF
Building Size:	12,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	19,400	200,192	524,605
Total Population	53,778	512,798	1,289,055
Average HH Income	\$84,925	\$94,522	\$104,768

ADDITIONAL PHOTOS

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BROCHURE | PAGE 4



DAVID GUARDADO

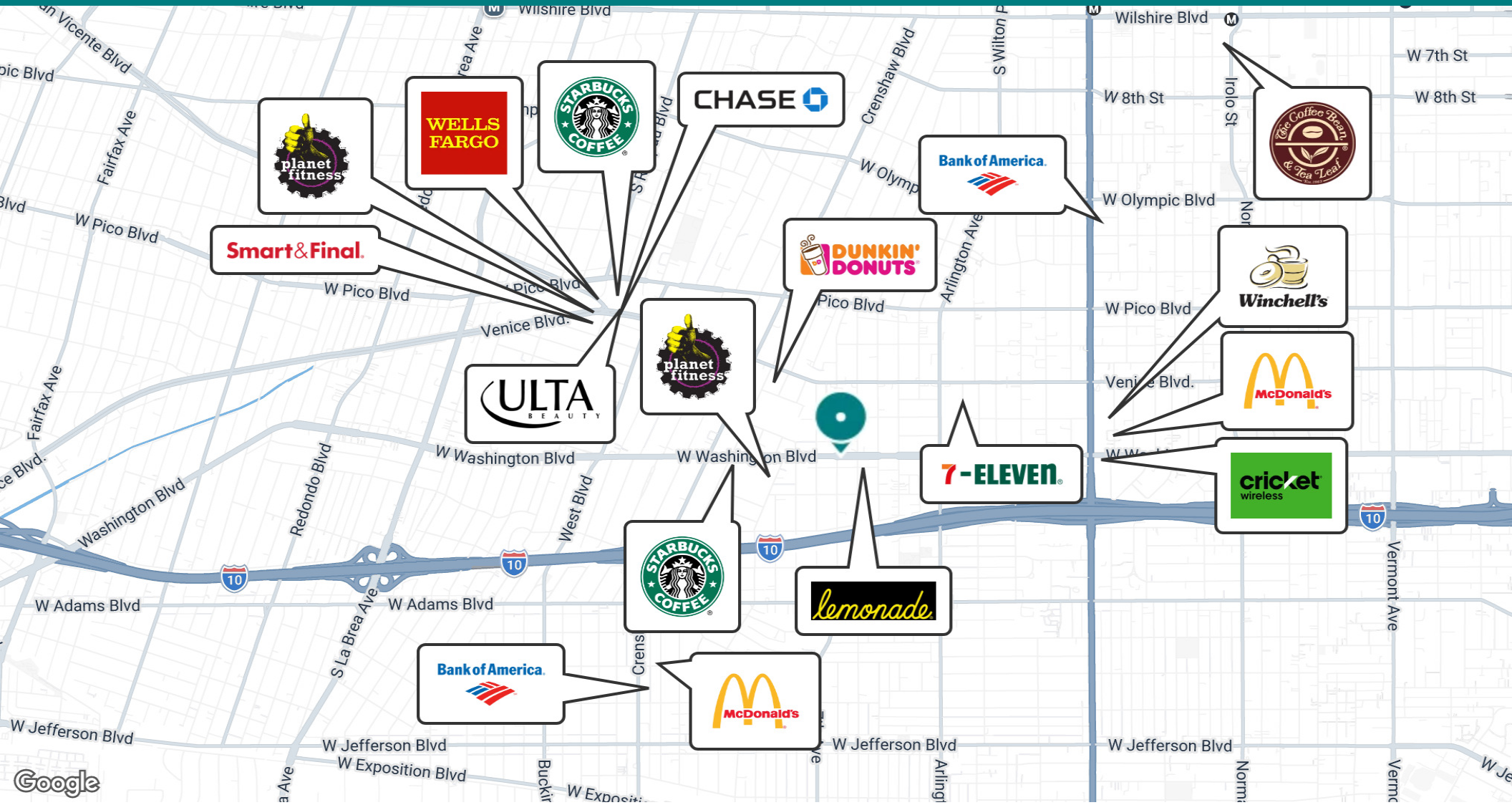
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LOCATION MAP

WASHINGTON BLVD. | 3524 W WASHINGTON BLVD., LOS ANGELES, CA 90018



DEMOGRAPHICS MAP & REPORT

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BROCHURE | PAGE 6

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	53,778	512,798	1,289,055
Average Age	38.9	37.4	37.1
Average Age (Male)	37.0	36.1	36.4
Average Age (Female)	40.2	38.8	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	19,400	200,192	524,605
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$84,925	\$94,522	\$104,768
Average House Value	\$1,101,999	\$1,168,653	\$1,148,655

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	51.8%	47.6%	46.2%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	11,480	120,901	388,528
Total Population - Black	11,655	84,808	185,341
Total Population - Asian	7,252	91,289	171,064
Total Population - Hawaiian	6	593	1,729
Total Population - American Indian	438	6,774	16,812
Total Population - Other	15,330	139,271	345,193

