

FOR LEASE

RETAIL/CREATIVE OFFICE AVAILABLE | VENICE + WESTERN
1570 S WESTERN AVE | LOS ANGELES, CA 90006

SUITE 208
812 SF



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CBM1
LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- ± 812 SF RETAIL OR CREATIVE OFFICE FLEX
- 2ND GENERATION SALON
- SPACIOUS PRIVATE RESTROOM
- STORAGE AREA AND/OR OFFICE BUILD OUT
- EXCELLENT SIGNAGE OPPORTUNITIES
- CONVENIENT ELEVATOR ACCESS TO SECOND FLOOR
- BUSY SHOPPING CENTER WITH HIGH-VOLUME VEHICLE AND PEDESTRIAN TRAFFIC
- AMPLE SURFACE AND SUBTERRANEAN PARKING AVAILABLE
- MAJOR NATIONAL RETAILERS NEARBY INCLUDE YOSHINOYA, SPEAKEASY FITNESS, AND STARBUCKS

EXCLUSIVELY REPRESENTED BY

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	26,689	243,384	550,644
Total Population	72,294	607,719	1,313,836
Average HH Income	\$56,063	\$64,672	\$74,861

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

± 812 SF 2nd floor retail and/or creative office space available. This 2nd generation hair and braiding salon features a mostly open floor plan with plumbing for a sink in the back, one spacious restroom, and a storage/private office room. With convenient elevator and stair access, this unit has excellent street visibility and signage opportunities. Ideal uses: nail salon, lash + brow studio, cosmetology education and training, med spa, tattoo or permanent makeup, insurance, content studio, pet/dog grooming (tenant to verify with appropriate governing body).

The shopping center has ample parking in both surface and subterranean lots with multiple entrance points and convenient access to the nearby 10 freeway.

LOCATION DESCRIPTION

Retail shopping center at the NEC of the major signalized intersection of Venice Boulevard and Western Avenue in Los Angeles near Koreatown. The property boasts high foot and vehicle traffic, offering great exposure and visibility for your business. Major national tenants nearby include Speakeasy Fitness, Yoshinoya, and Starbucks.

SPACES	LEASE RATE	SPACE SIZE
Suite 208	\$2,600 per month	812 SF

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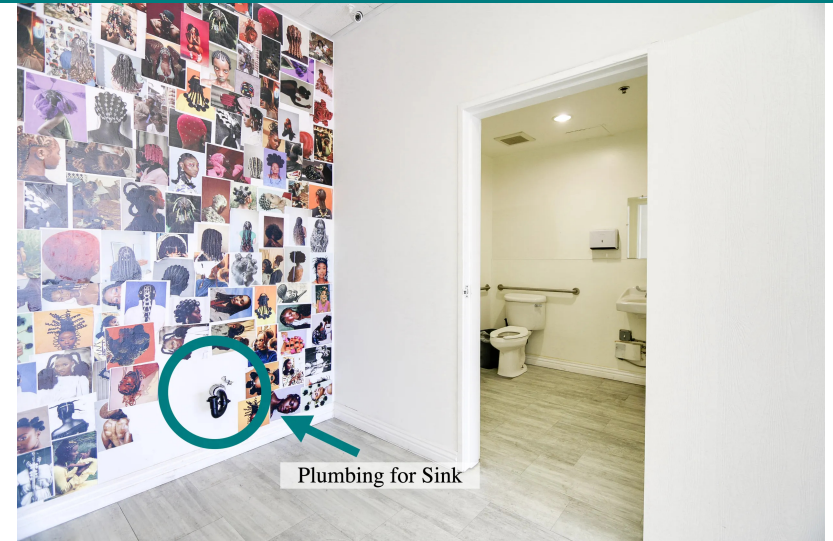
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ADDITIONAL PHOTOS - SUITE 208

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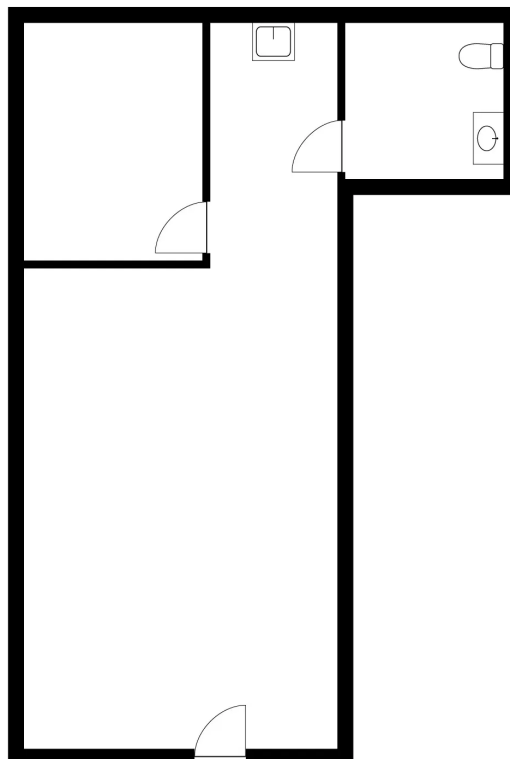
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FLOOR PLAN - SUITE 208

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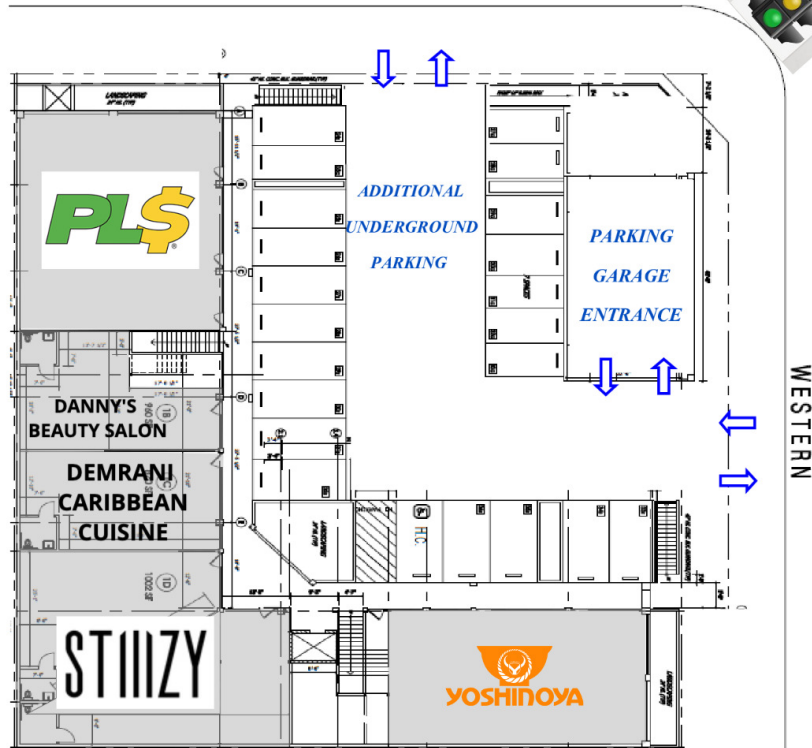
SITE PLAN

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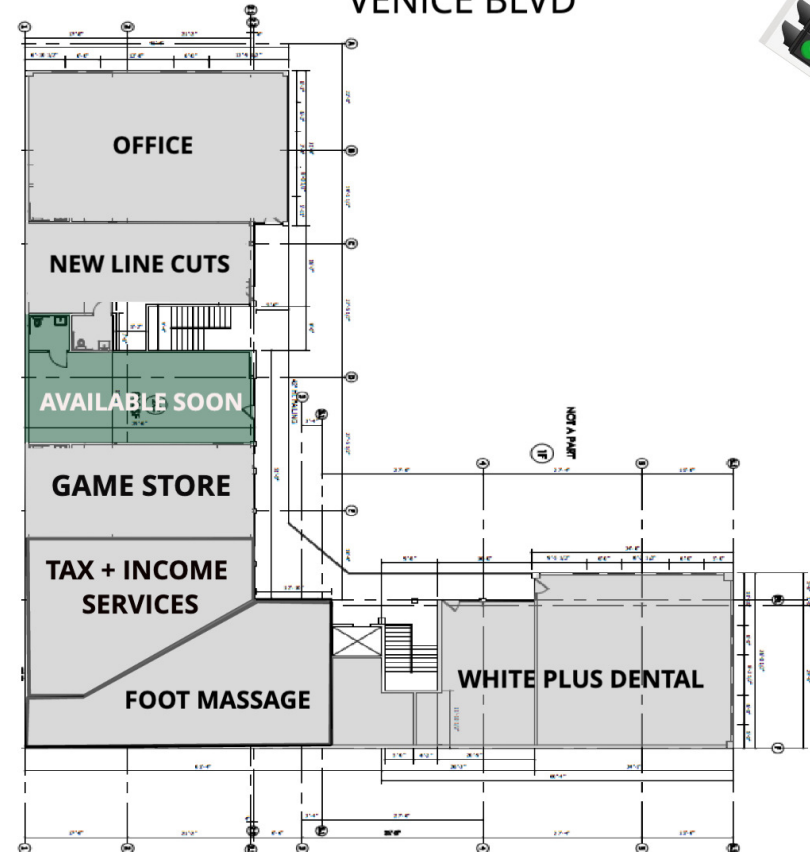
SITE PLAN - 1ST FLOOR

VENICE



SITE PLAN - 2ND FLOOR

VENICE BLVD



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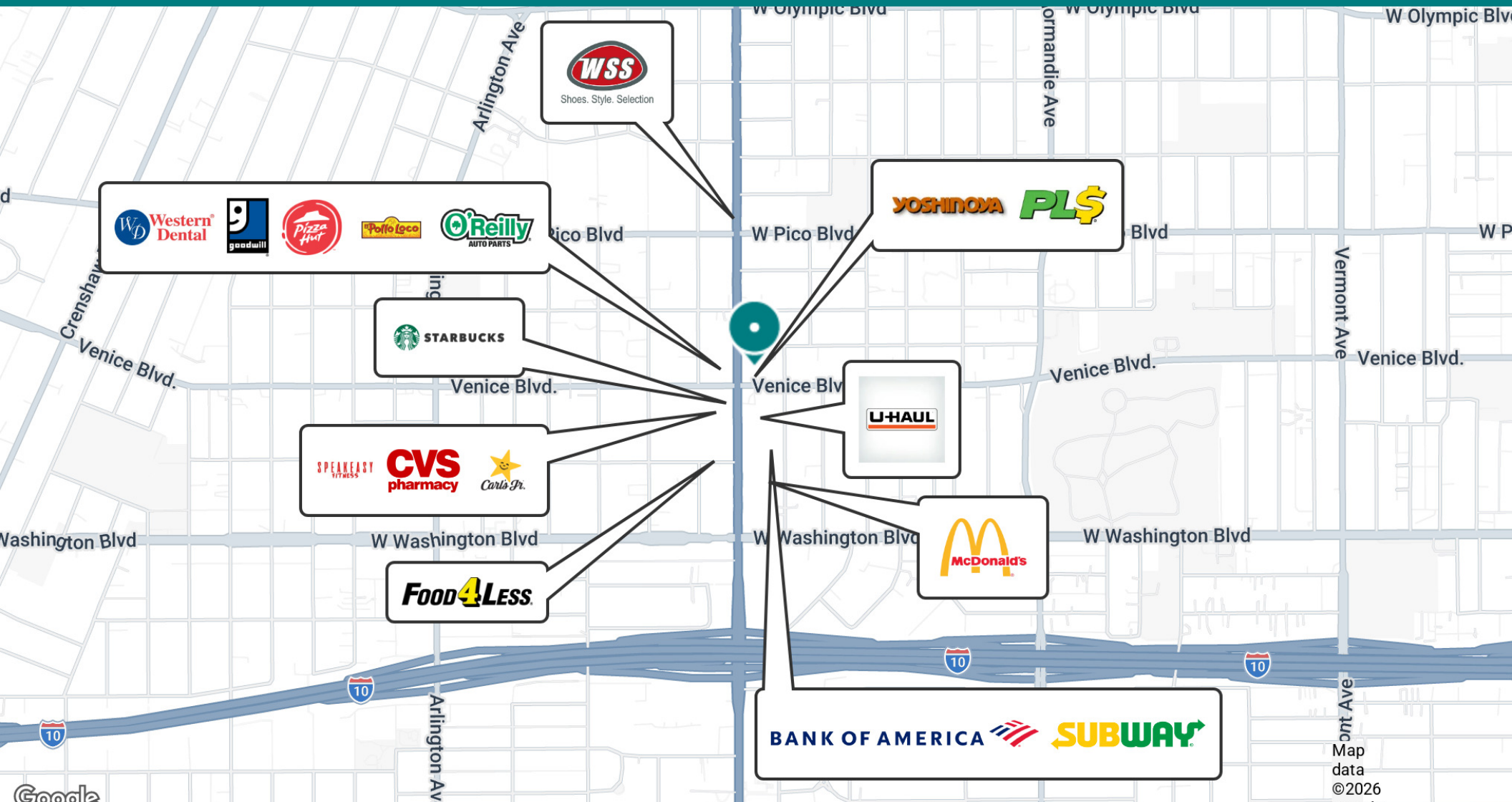
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RETAILER MAP

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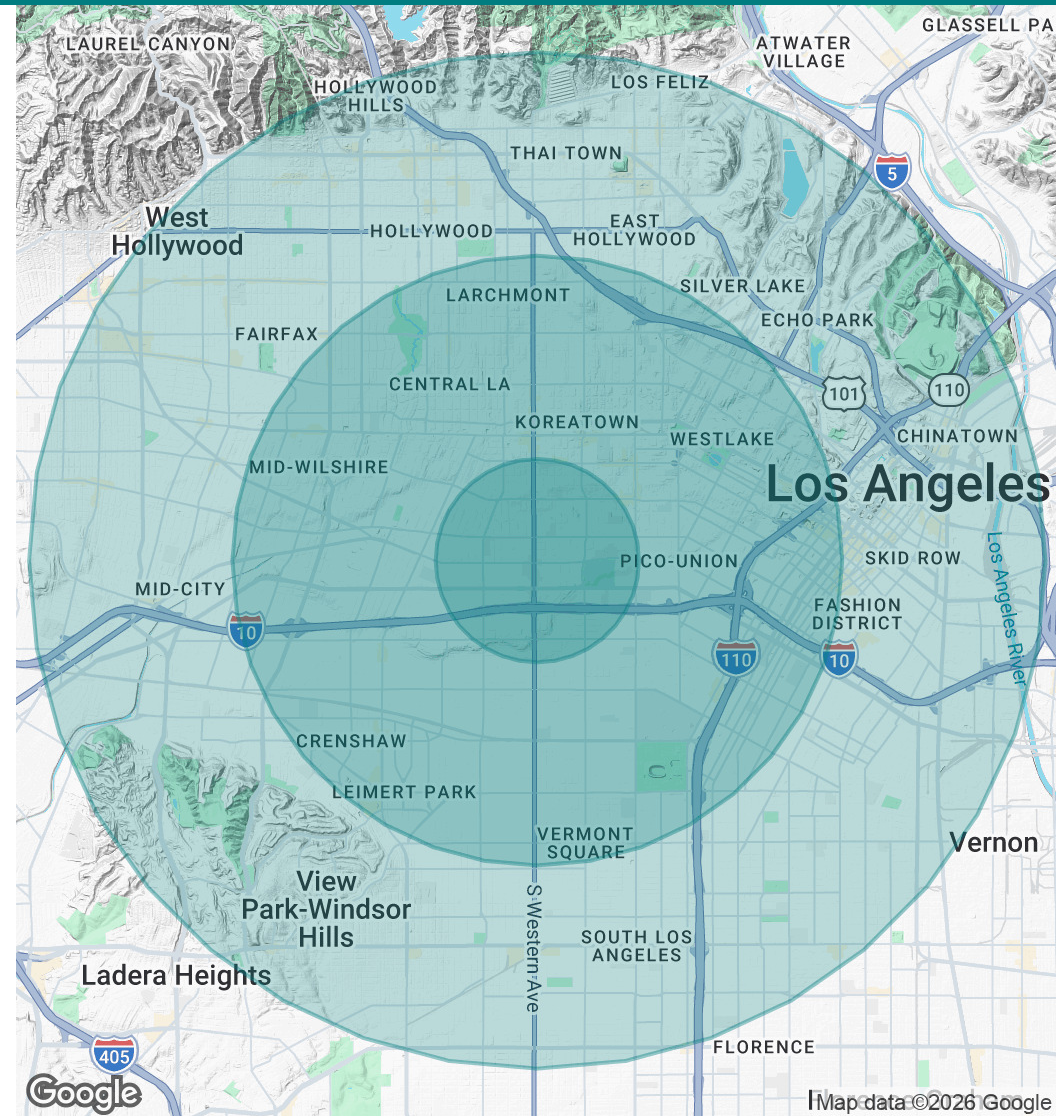
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	72,294	607,719	1,313,836
Average Age	36.9	35.0	35.7
Average Age (Male)	35.3	34.1	34.9
Average Age (Female)	38.7	36.4	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	26,689	243,384	550,644
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$56,063	\$64,672	\$74,861
Average House Value	\$606,366	\$477,372	\$557,067
RACE	1 MILE	3 MILES	5 MILES
% White	24.6%	32.8%	39.6%
% Black	11.5%	12.9%	14.0%
% Asian	21.9%	18.5%	13.1%
% Hawaiian	0.5%	0.2%	0.2%
% American Indian	0.8%	0.8%	0.7%
% Other	35.1%	28.4%	25.9%

2020 American Community Survey (ACS)



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MEET THE TEAM

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