

Broadway & Thomas

3303-3331 N. Broadway | Los Angeles, CA 90031

●●● Charles Company



PROPERTY FEATURES

- Brand New Class A Office & Retail Development
- Available for Coffee Shop, Restaurant and Retail Space
- Join County of Los Angeles Offices and Western Dental
- AVAILABLE: Endcap Unit 106 +/- 2,011 SF (Restaurant – Retail)
Inline Unit 105 +/- 1,014 SF
Unit 106 +/- 2,011 SF (Restaurant/Retail)
- Dedicated Parking Structure of 3 floors for Retail and Offices
- Across from Abraham Lincoln HS and Gates Middle School
- Close proximity to USC County Medical Center
- Retail: +/- 7,930 SF (Grd Lvl.)
- Office: 39,370 SF (2nd Lvl.)
- Parking: 223 STALLS

	1 Mile
Population:	210,953
Households:	72,345
Avg. HH. Income:	\$70,225

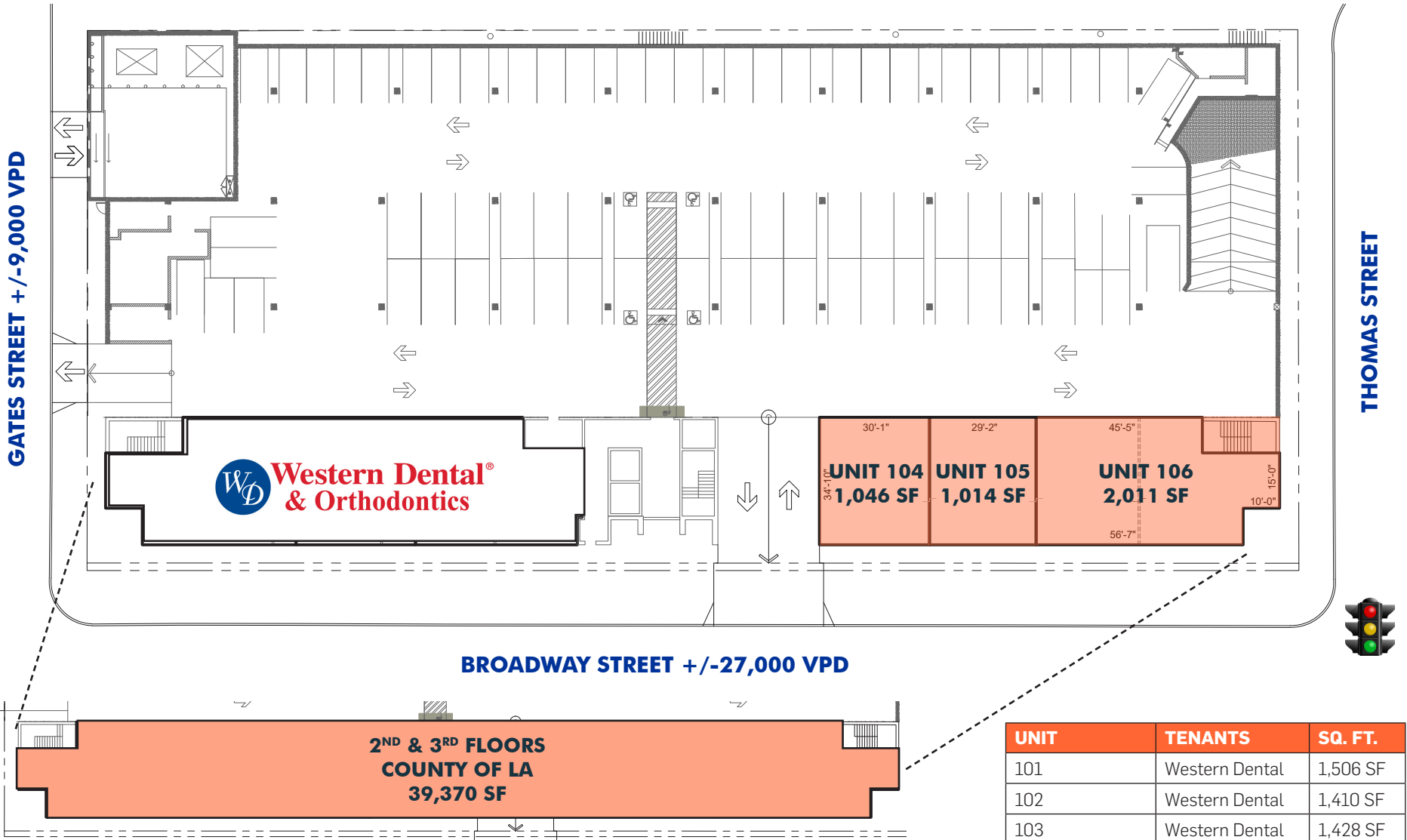
LEASING INFO:

310.270.9243
9034 W Sunset Boulevard
West Hollywood, CA 90069

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SITE PLAN



UNIT	TENANTS	SQ. FT.
101	Western Dental	1,506 SF
102	Western Dental	1,410 SF
103	Western Dental	1,428 SF
104	Available	1,046 SF
105	Available	1,014 SF
106	Available	2,011 SF
2 ND & 3 RD Floors	County of LA	39,370 SF

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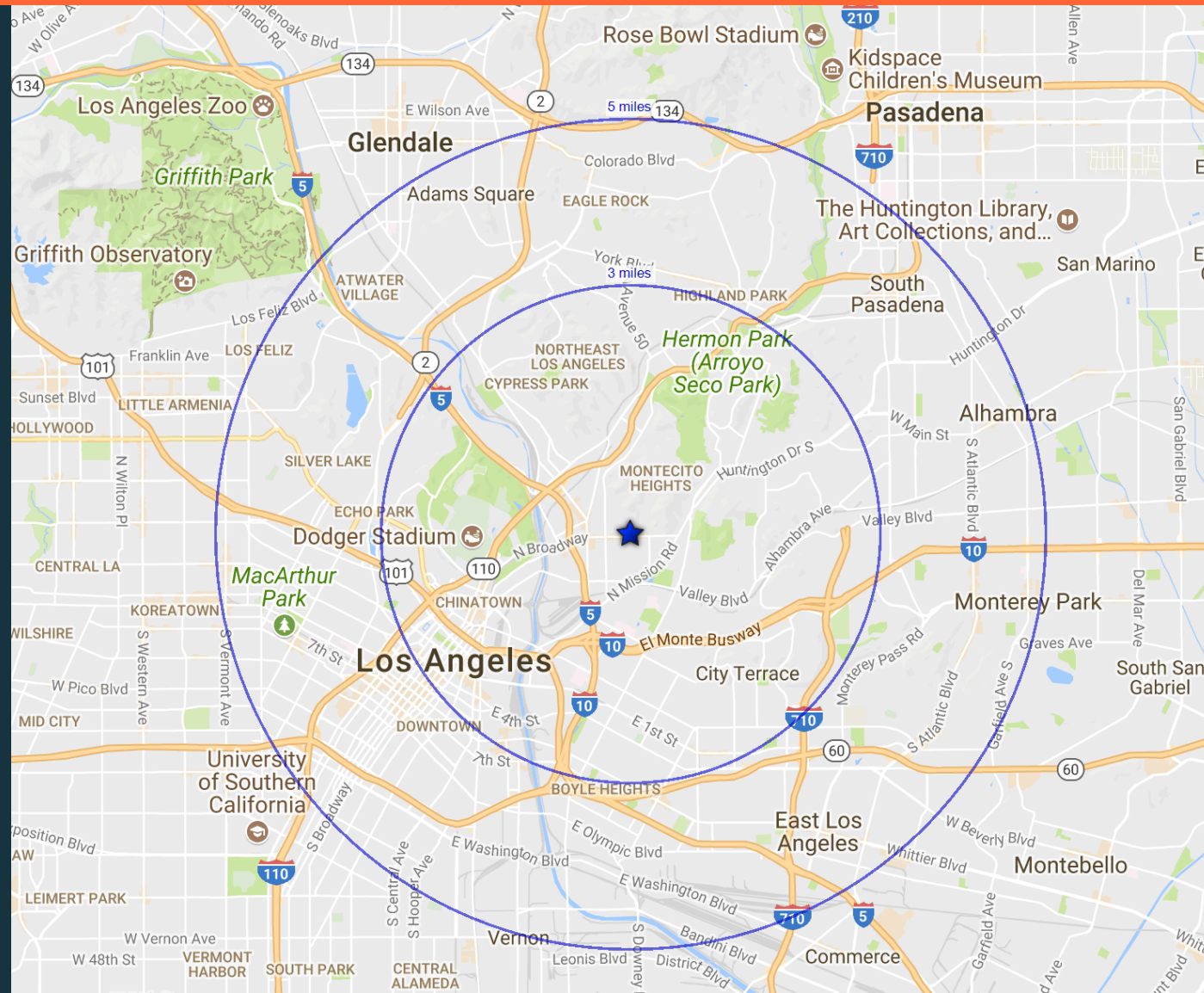
DEMOGRAPHICS MAP

AREA DEMOGRAPHICS

	3 Miles	5 Miles
Population:	322,467	959,314
Households:	95,929	317,191
Avg. HH. Income:	\$54,097	\$59,388

TRAFFIC COUNT

North Broadway:	+/-27,000 VPD
Gates Street:	+/-9,000 VPD



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LOCATION MAP

