

FOR LEASE

1790 KELTON AVE,  
LOS ANGELES, CA 90025

Limited Availability of Small Suite Spaces



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# PROPERTY INFORMATION

Lee & Associates is pleased to present 1790 Kelton Avenue, a well-located small suite leasing opportunity in the heart of West Los Angeles. The property offers bright, functional spaces with floor-to-ceiling glass, high ceilings, private restrooms, and dedicated tenant-controlled HVAC. Positioned along Santa Monica Boulevard, the property provides excellent visibility and convenient access to Century City, UCLA, Beverly Hills, and surrounding Westside amenities.

## DETAILS

Address	1790 Kelton Avenue, Los Angeles, CA 90025
Lease Rate	\$2.75 + NNN
Availability	±550 SF (July 2026)
Midtown	Midtown
Parking	On-Site and Street Parking
HVAC	Dedicated, Tenant-Controlled HVAC
Restrooms	Private Restrooms Within Each Suite
Signage	Prominent Santa Monica Blvd Signage

## HIGHLIGHTS

- Limited availability of small suite spaces
- Expansive floor-to-ceiling glass providing abundant natural light
- Open, high-ceiling design
- Private restrooms within each suite
- Dedicated, tenant-controlled HVAC systems
- Ample parking available on-site and along the street
- Prominent signage along Santa Monica Boulevard
- Excellent access to Century City, UCLA, and Beverly Hills





# DEMOGRAPHICS

## POPULATION

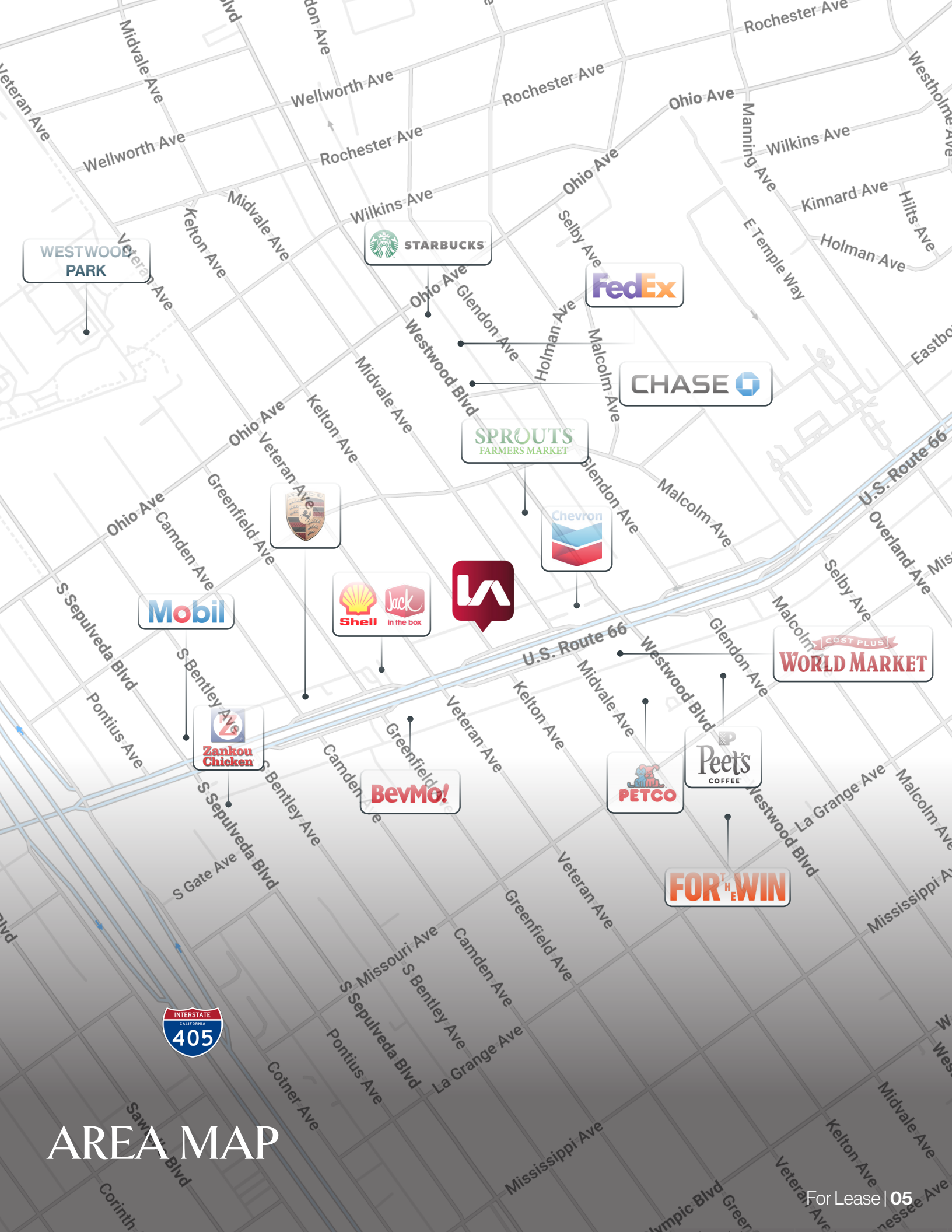
	1 mile	3 miles	5 miles
2020 Population	44,933	288,864	630,194
2025 Population	47,902	299,832	646,470
2030 Population Projection	48,545	302,097	649,657
Annual Growth 2020-2025	1.3%	0.8%	0.5%
Annual Growth 2025-2030	0.3%	0.2%	0.1%

## INCOME

	1 mile	3 miles	5 miles
Avg Household Income	\$147,220	\$148,911	\$149,436
Median Household Income	\$113,243	\$114,582	\$115,983
\$50,000 - 75,000	2,561	14,302	31,289
\$75,000 - 100,000	2,361	13,156	29,210
\$100,000 - 125,000	2,286	12,318	27,064
\$125,000 - 150,000	1,383	8,020	19,550
\$150,000 - 200,000	2,656	14,559	32,774
\$200,000+	6,425	37,098	84,448

## TRAFFIC

Collection Street	Cross Street	Traffic Volume	Distance from Property
Veteran Ave	Santa Monica Blvd SE	12,581	0.08 mi
Santa Monica Blvd	Westwood Blvd E	55,456	0.10 mi
Westwood Blvd	Santa Monica Blvd SE	35,960	0.11 mi
Santa Monica Blvd	Glendon Ave E	55,548	0.17 mi



WESTWOOD  
PARK



# AREA MAP

FOR LEASE

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## Disclaimer

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