

FOR LEASE

END-CAP BALDWIN HILLS PAD

3601 S LA BREA AVE | LOS ANGELES, CA 90016



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CBM1

LEASING

BROKERAGE

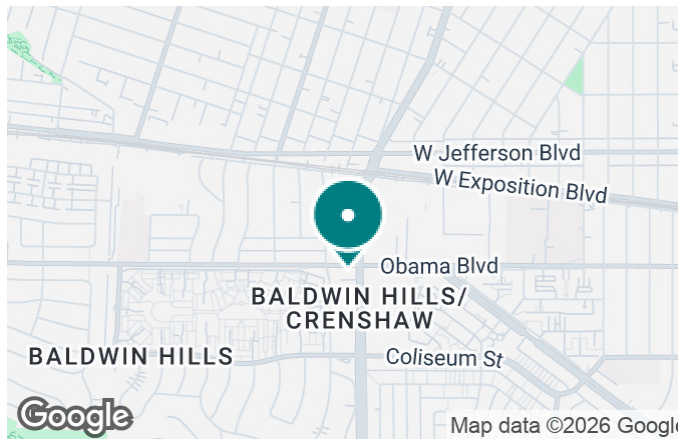
INVESTMENTS

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FEATURES & AMENITIES

END-CAP SPACE IN BALDWIN HILLS CENTER | 3601 S LA BREA AVE, LOS ANGELES , CA 90016

BROCHURE | PAGE 2



FEATURES & AMENITIES

- +/-3,615 SF END-CAP IN PAD BUILDING ON HARD CORNER
- FANTASTIC VISIBILITY
- AMPLE PARKING
- CONVENIENT ACCESS
- PYLON SIGNAGE AVAILABLE
- MAJOR SIGNALIZED INTERSECTION -- APPROX. 62,000 CARS PER DAY
- SITUATED AMID A THRIVING TRADE AREA
- 1-BLOCK FROM METRO STOP

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	15,991	128,619	426,344
Total Population	41,329	316,460	1,060,622
Average HH Income	\$90,877	\$122,823	\$121,968

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

END-CAP SPACE IN BALDWIN HILLS CENTER | 3601 S LA BREA AVE, LOS ANGELES , CA 90016

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PROPERTY DESCRIPTION

End-cap space available on the hard corner of a bustling corner strip center. Additional units may soon be available. Property features high street visibility, ample parking in a sprawling onsite lot, convenient access through multiple entrances, and pylon signage available. A+ co-tenants include Walgreens, Subway, Pilates Club, Boost Mobile, H&R Block, Rainbow clothing boutique, and more!

LOCATION DESCRIPTION

Located at the major signalized intersection off La Brea Ave & Rodeo/Obama in prime Los Angeles. Located one block south of the Expo/La Brea Metro stop. Situated amid a high-density and growing trade area. Numerous national tenants on the heavily trafficked intersection.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,615 SF
Building Size:	10,000 SF

SPACES	LEASE RATE	SPACE SIZE
3601	Negotiable	3,615 SF

ADDITIONAL PHOTOS

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SITE PLAN

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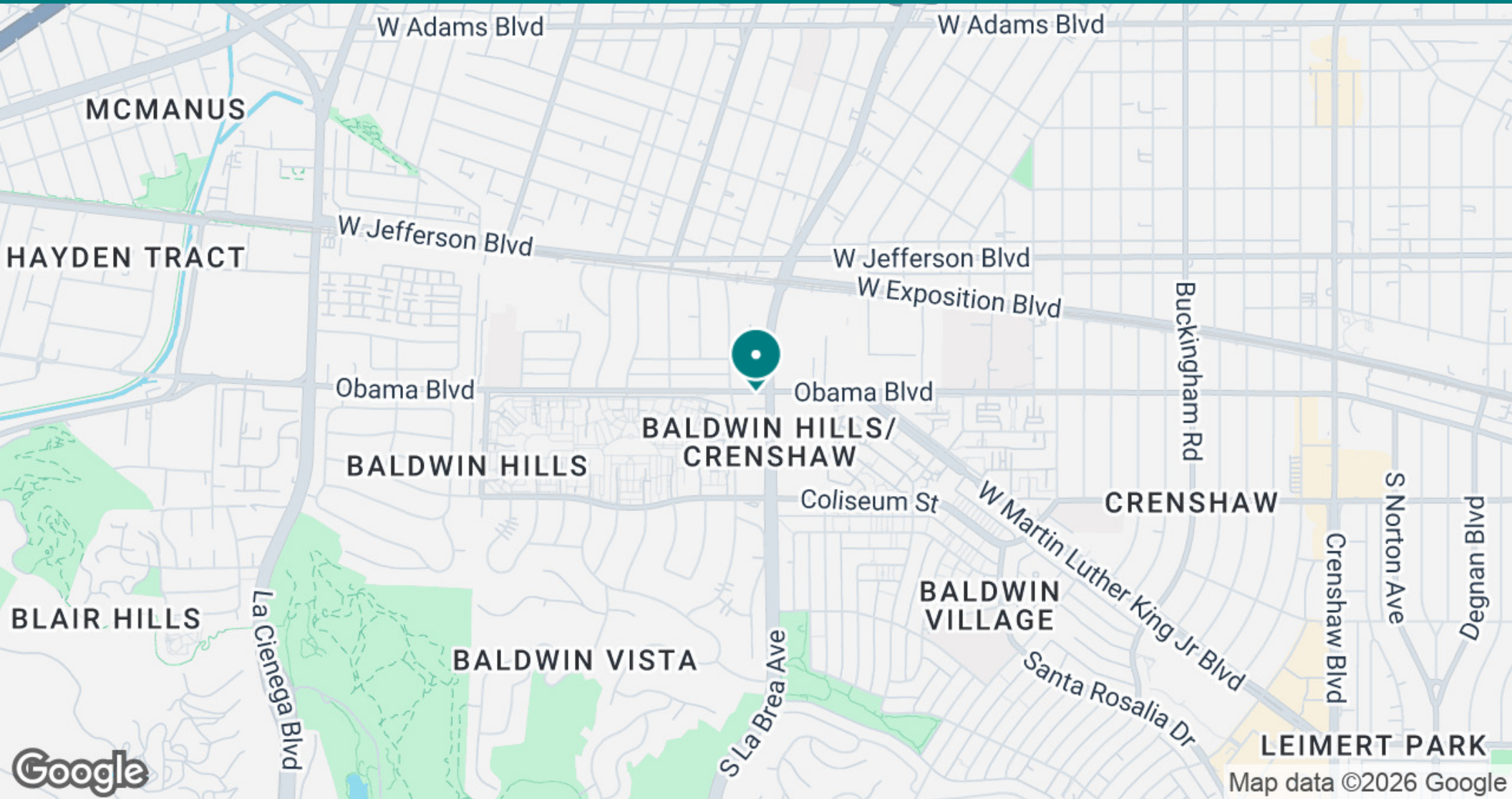
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LOCATION MAP

END-CAP SPACE IN BALDWIN HILLS CENTER | 3601 S LA BREA AVE, LOS ANGELES , CA 90016

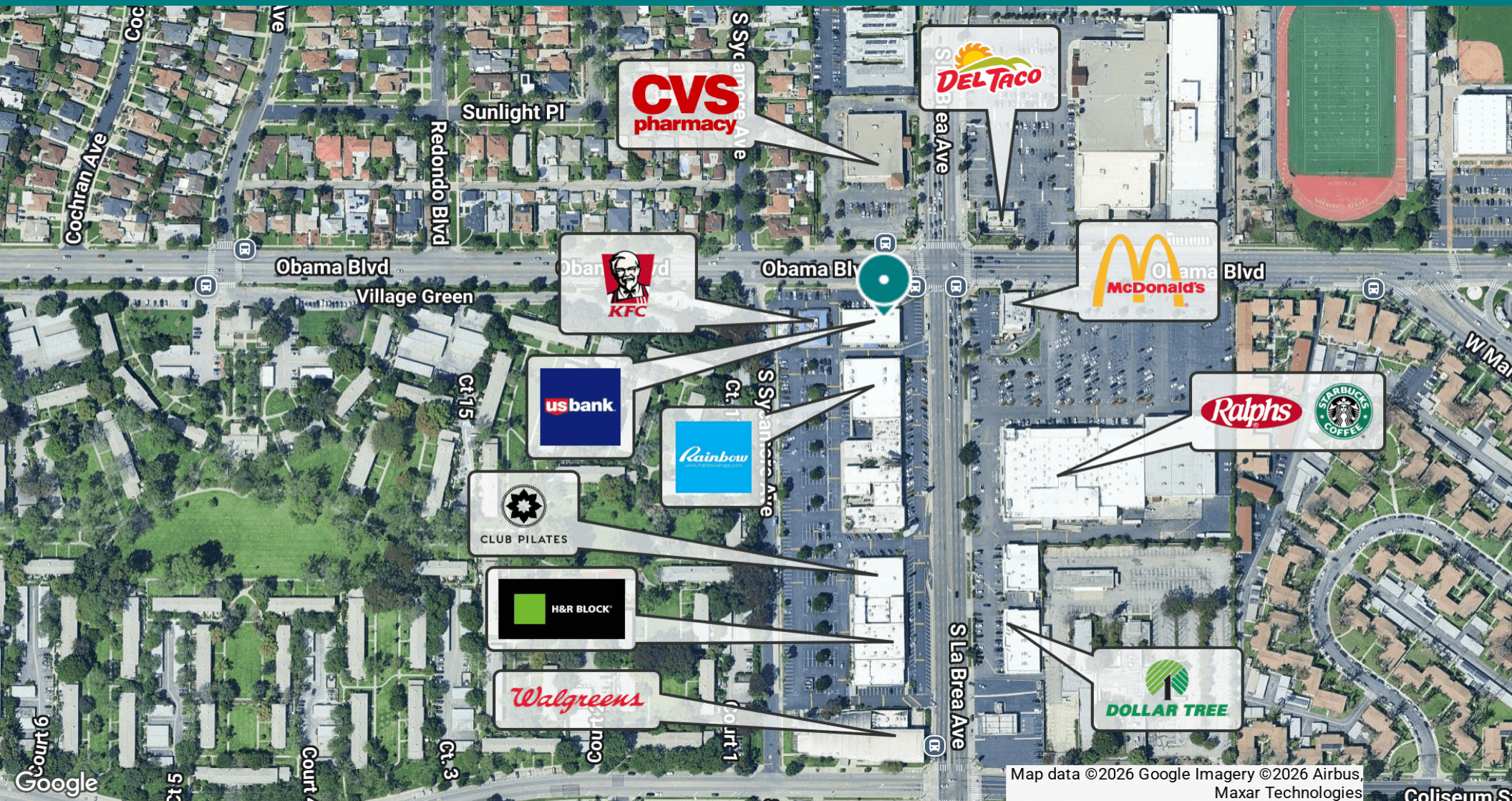
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RETAILER MAP

END-CAP SPACE IN BALDWIN HILLS CENTER | 3601 S LA BREA AVE, LOS ANGELES, CA 90016

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DEMOGRAPHICS MAP & REPORT

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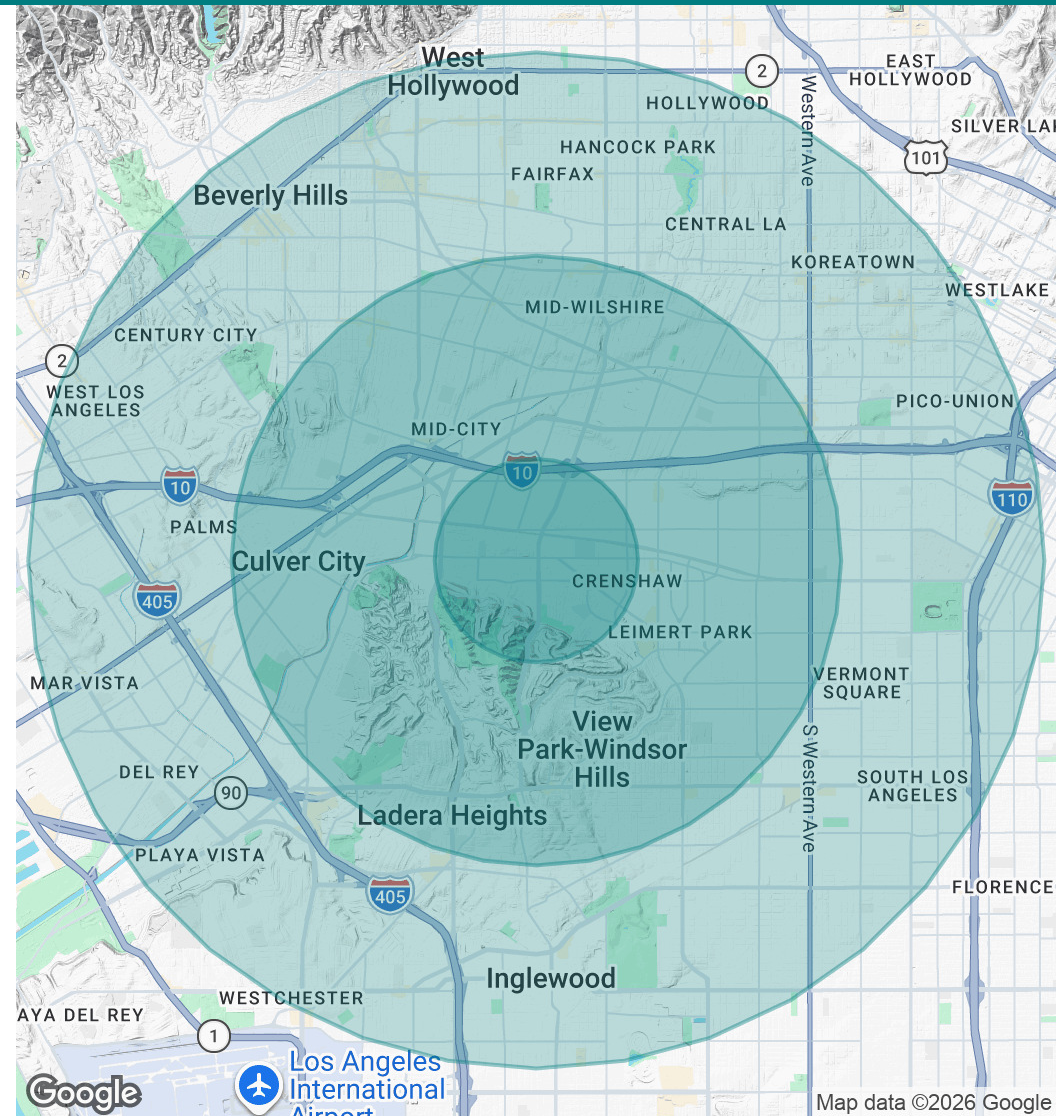
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	41,329	316,460	1,060,622
Average Age	37.5	39.6	38.1
Average Age (Male)	35.9	38.2	37.1
Average Age (Female)	38.6	40.7	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,991	128,619	426,344
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$90,877	\$122,823	\$121,968
Average House Value	\$906,369	\$1,187,350	\$1,274,574

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	49.2%	36.1%	39.4%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	7,444	92,992	344,566
Total Population - Black	15,091	89,339	189,965
Total Population - Asian	1,260	27,035	138,165
Total Population - Hawaiian	67	366	1,248
Total Population - American Indian	254	2,420	10,888
Total Population - Other	10,015	58,280	227,273



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