

*For Lease In the Heart of Fairfax Village*  
**Retail/Flex/Creative Space**



420-424 N. Fairfax Ave., Los Angeles, CA 90036



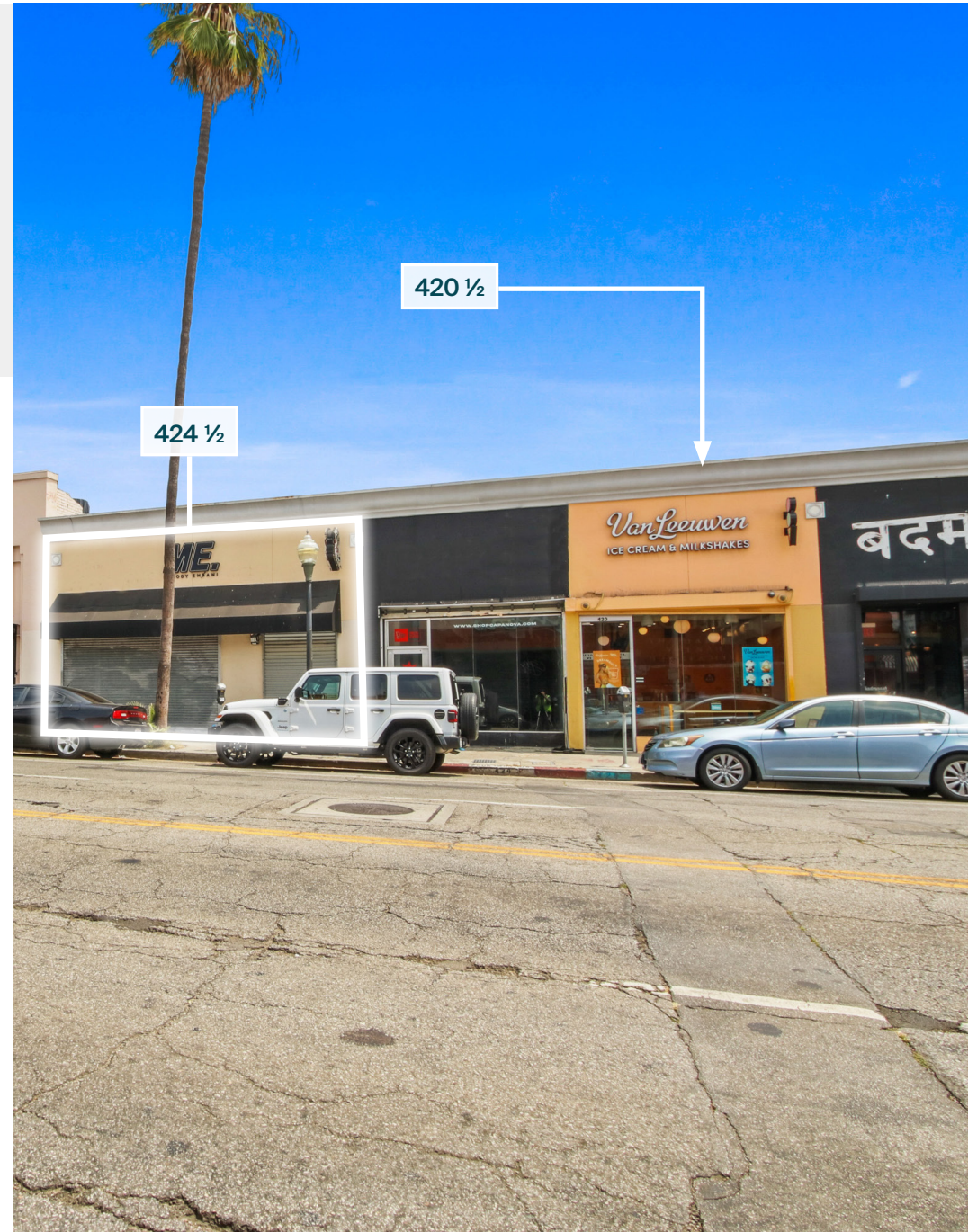
## Available

Unit	Size (SF):	Rent (PSF/Mo., NNN):	Use:
420 ½:	±1,859	\$3.50	Flex / Creative
424 ½:	±1,953	\$4.25	Retail
NNN:	±\$1.24 PSF/Mo.		
Parking:	Each space has one exclusive parking space in rear		

## Features

- ▶ 424 ½ is next door to Van Leeuwen Ice Cream, Badmaash and Jon & Vinny's, and across the street from Canter's Deli
- ▶ 420 ½ is a hidden Fairfax gem (no visibility from the street); Perfect for photo shoots, small office or recording studio
- ▶ Located in the iconic Fairfax shopping district and surrounded by the major retail thoroughfares of Melrose Ave., Santa Monica Blvd., Sunset Blvd., Beverly Blvd. and La Cienega Blvd.
- ▶ Within half a mile of Fairfax High School, Television City, the Grove and the Original Farmers Market
- ▶ Affluent demographics boasting an average household income of ±\$166,242 (1-mile radius)

Prospective tenants are hereby advised that all uses are subject to City approval



Ground Floor



## 424 1/2 Interiors

±1,953 SF retail space

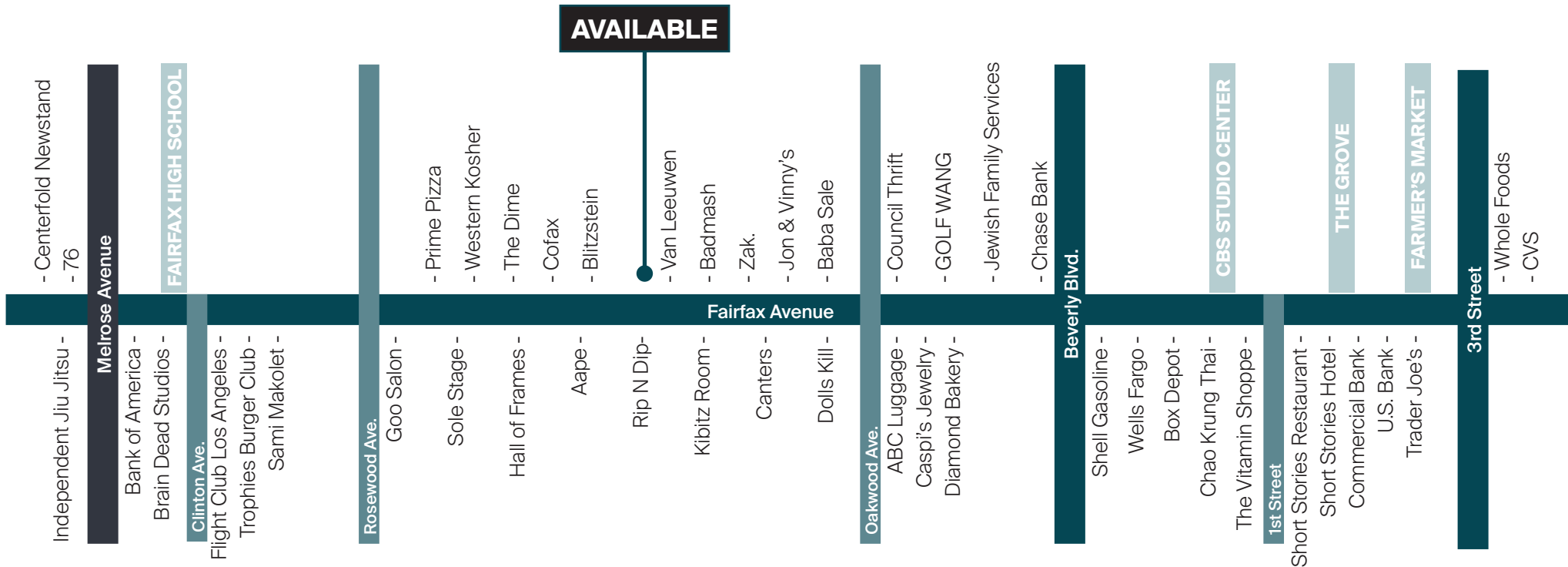


## 420 1/2 Interiors

This space is a hidden Fairfax gem: perfect for photo shoots, small office or recording studio



# Fairfax Village Street Scope



## Fairfax Village Profile



	0.5 Mile	1 Mile	2 Mile
<b>POPULATION</b>			
2025 Estimated Population	9,195	48,162	185,980
2030 Projected Population	8,551	45,225	178,105
2020 Census Population	8,734	45,707	173,630
2010 Census Population	8,608	45,216	169,054
Projected Annual Growth 2025 to 2030	-1.4%	-1.2%	-0.8%
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.7%
2025 Median Age	38.1	38.2	39.2
<b>HOUSEHOLDS</b>			
2025 Estimated Households	4,771	25,405	99,776
2030 Projected Households	4,579	24,807	99,219
2020 Census Households	4,925	25,637	97,956
2010 Census Households	4,708	24,607	92,764
Projected Annual Growth 2025 to 2030	-0.8%	-0.5%	-0.1%
Historical Annual Growth 2010 to 2025	-	0.2%	0.5%
<b>RACE &amp; ETHNICITY</b>			
2025 Estimated White	68.8%	66.0%	63.0%
2025 Estimated Black or African American	5.2%	5.5%	7.1%
2025 Estimated Asian or Pacific Islander	11.0%	13.3%	12.6%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2025 Estimated Other Races	14.7%	14.8%	16.9%
2025 Estimated Hispanic	19.3%	18.9%	20.7%
<b>INCOME</b>			
2025 Estimated Average Household Income	\$177,741	\$166,242	\$166,187
2025 Estimated Median Household Income	\$113,781	\$102,381	\$104,731
2025 Estimated Per Capita Income	\$92,569	\$87,909	\$89,315
<b>EDUCATION</b>			
2025 Estimated High School Graduate	7.9%	10.5%	9.8%
2025 Estimated Some College	14.1%	15.0%	14.7%
2025 Estimated Associates Degree Only	3.6%	5.9%	5.6%
2025 Estimated Bachelors Degree Only	46.1%	42.5%	40.6%
2025 Estimated Graduate Degree	23.9%	21.3%	24.0%
<b>BUSINESS</b>			
2025 Estimated Total Businesses	1,172	4,596	22,433
2025 Estimated Total Employees	7,516	26,019	145,245
2025 Estimated Employee Population per Business	6.4	5.7	6.5
2025 Estimated Residential Population per Business	7.8	10.5	8.3

# Your trusted *partners*

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