

# FOR LEASE

FLEX / OFFICE / INDUSTRIAL SINGLE TENANT BLDG  
3651 BEVERLY BLVD | LOS ANGELES, CA 90004



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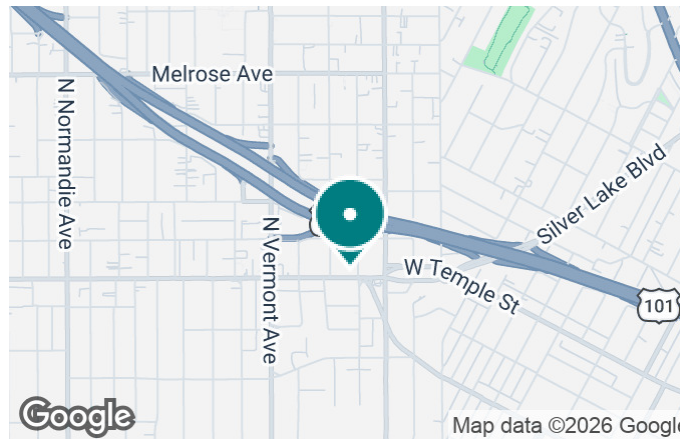
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LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

FLEX / OFFICE / INDUSTRIAL SINGLE TENANT BLDG | 3651 BEVERLY BLVD, LOS ANGELES, CA 90004

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## FEATURES & AMENITIES

- 4,434 SF single tenant building on 6,000 SF gated lot
- Single tenant building for flex, office, or industrial uses
- Previously used for light manufacturing
- Features industrial shop space, office space, restrooms, and storage
- Gated front lot with 6 parking stalls
- 400 amp power service
- Situated at the signalized intersection of Beverly Blvd + Westmoreland Ave
- Centrally located, adjacent to Hollywood, Koreatown, and Silver Lake

### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	39,040	241,749	459,525
Total Population	94,718	559,801	1,107,025
Average HH Income	\$82,037	\$97,866	\$103,723

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

4,434 SF single tenant building with potential for use as flex, office, or industrial facility. Previously used for light manufacturing and includes 400 amp power service, industrial shop space, office space, restroom, storage, and front gated lot with 6 parking stalls.

### LOCATION DESCRIPTION

Situated at the signalized intersection of Beverly Boulevard and Westmoreland Avenue. Strong traffic counts, with 44,142 cars per day. Adjacent to East Hollywood, Koreatown, and Silver Lake. Located amid one of Los Angeles most densely populated regions.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,434 SF
Lot Size:	6,116 SF
Building Size:	4,434 SF

SPACES	LEASE RATE	SPACE SIZE
3651	Negotiable	4,434 SF

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## INTERIOR PHOTOS

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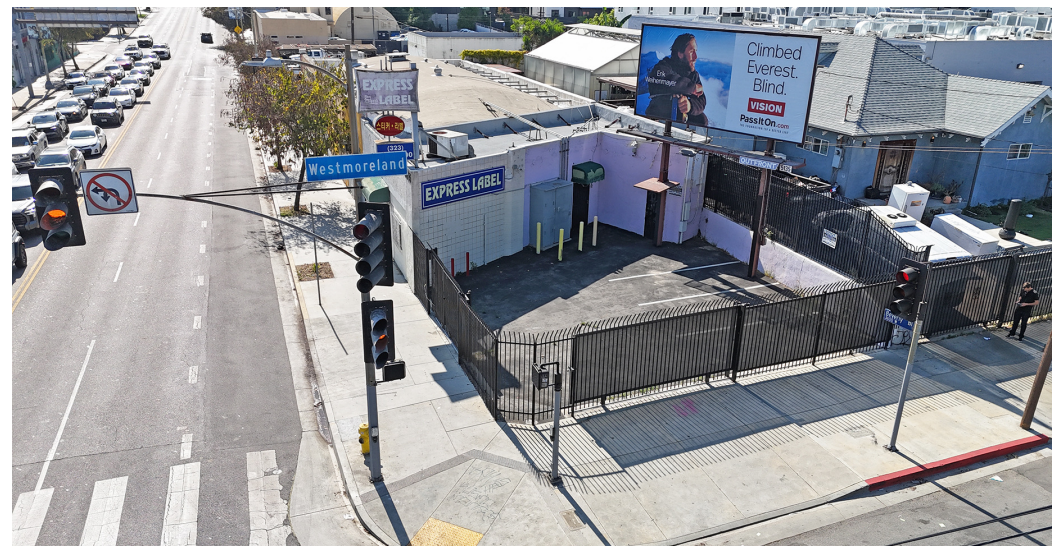
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## SITE PHOTOS

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## DEMOGRAPHICS MAP & REPORT

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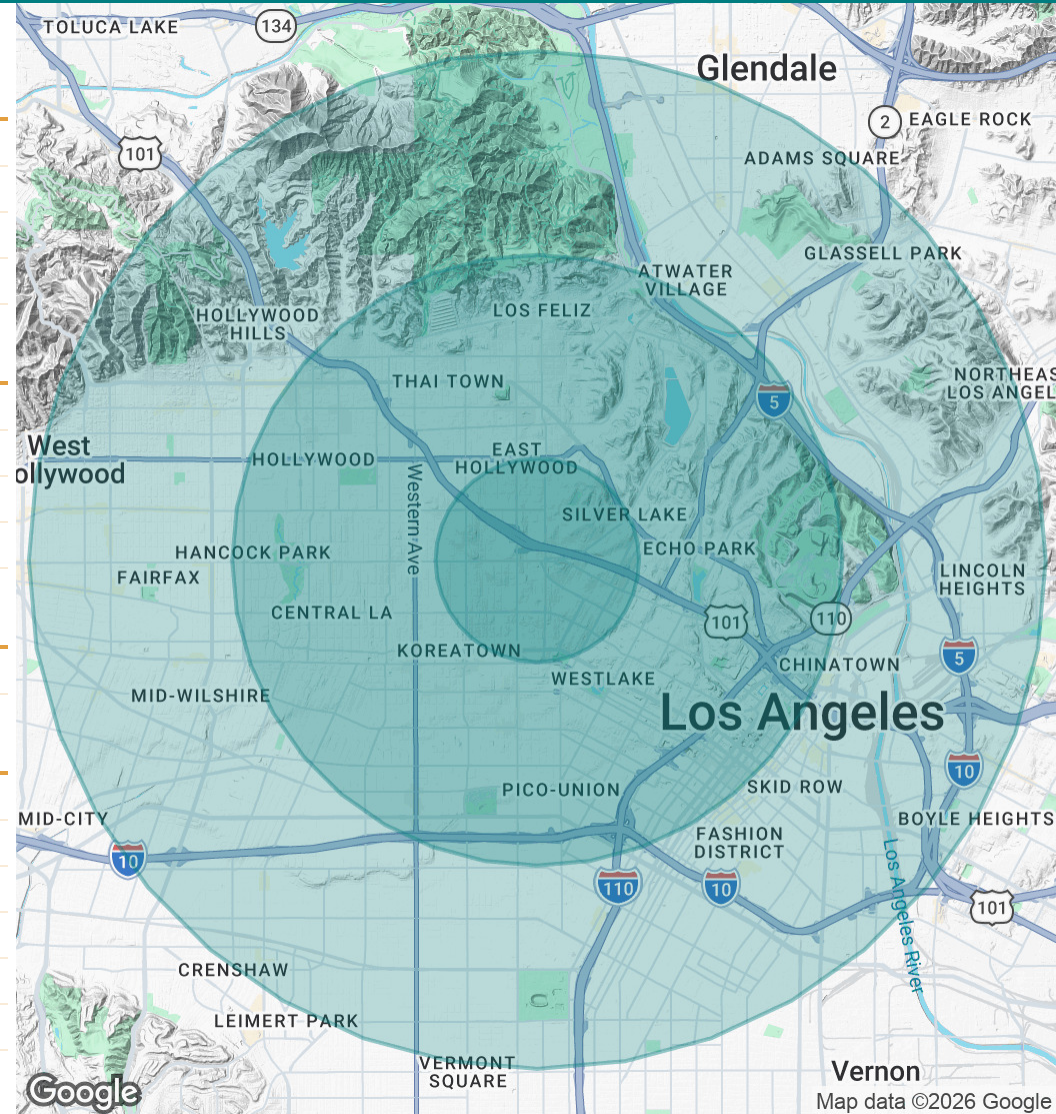
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	94,718	559,801	1,107,025
Average Age	36.4	37.5	37.3
Average Age (Male)	35.4	36.8	36.6
Average Age (Female)	38.0	38.4	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	39,040	241,749	459,525
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$82,037	\$97,866	\$103,723
Average House Value	\$937,609	\$1,308,145	\$1,194,249

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	49.9%	46.6%	46.2%

RACE	1 MILE	3 MILES	5 MILES
% White	22.5%	29.8%	32.6%
% Black	4.8%	6.0%	8.5%
% Asian	27.4%	21.9%	17.0%
% Hawaiian	0.3%	0.1%	0.2%
% American Indian	1.6%	1.5%	1.4%
% Other	32.5%	28.8%	27.2%



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