

FOR LEASE

RETAIL/CREATIVE OFFICE AVAILABLE | VENICE + WESTERN
1570 S WESTERN AVE | LOS ANGELES, CA 90006

SUITE 208
812 SF



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CBM1
LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- ± 812 SF RETAIL OR CREATIVE OFFICE FLEX
- 2ND GENERATION HAIR SALON
- SPACIOUS PRIVATE RESTROOM
- STORAGE AREA AND OFFICE BUILD OUT
- EXCELLENT SIGNAGE OPPORTUNITIES
- CONVENIENT ELEVATOR ACCESS TO SECOND FLOOR
- BUSY SHOPPING CENTER WITH HIGH-VOLUME VEHICLE AND PEDESTRIAN TRAFFIC
- AMPLE SURFACE AND SUBTERRANEAN PARKING AVAILABLE
- MAJOR NATIONAL RETAILERS NEARBY INCLUDE YOSHINOYA, SPEAKEASY FITNESS, AND STARBUCKS

EXCLUSIVELY REPRESENTED BY

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NEIGHBORING RETAILERS



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|-----------|
| Total Households | 26,689 | 243,384 | 550,644 |
| Total Population | 72,294 | 607,719 | 1,313,836 |
| Average HH Income | \$56,063 | \$64,672 | \$74,861 |

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

± 812 SF 2nd floor retail and/or creative office space available. This 2nd generation hair and braiding salon features a mostly open floor plan with one shampoo sink build out, spacious restroom, and a storage/private office room. With convenient elevator and stair access, this unit has excellent street visibility and signage opportunities. Ideal uses: nail salon, lash + brow studio, cosmetology education and training, med spa, tattoo or permanent makeup, insurance, content studio, pet/dog grooming (tenant to verify with appropriate governing body). The shopping center has ample parking in both surface and subterranean lots with multiple entrance points and convenient access to the nearby 10 freeway.

LOCATION DESCRIPTION

Retail shopping center at the NEC of the major signalized intersection of Venice Boulevard and Western Avenue in Los Angeles near Koreatown. The property boasts high foot and vehicle traffic, offering great exposure and visibility for your business. Major national tenants nearby include Speakeasy Fitness, Yoshinoya, and Starbucks.

| SPACES | LEASE RATE | SPACE SIZE |
|----------------|-------------------|------------|
| Available Soon | \$2,600 per month | 812 SF |

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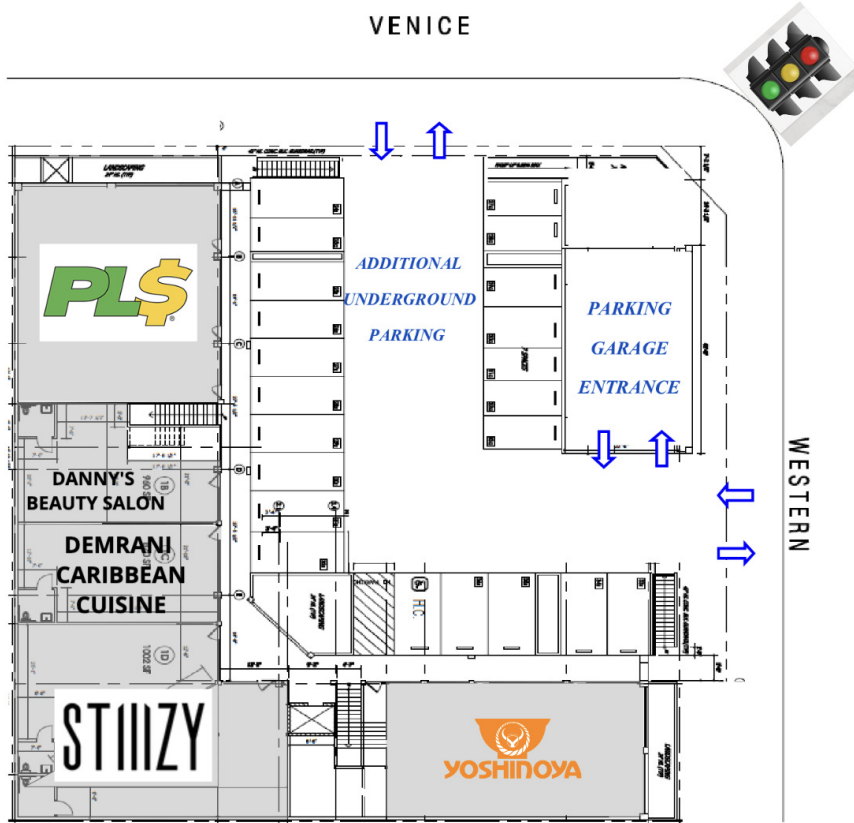
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SITE PLAN

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SITE PLAN - 1ST FLOOR

VENICE

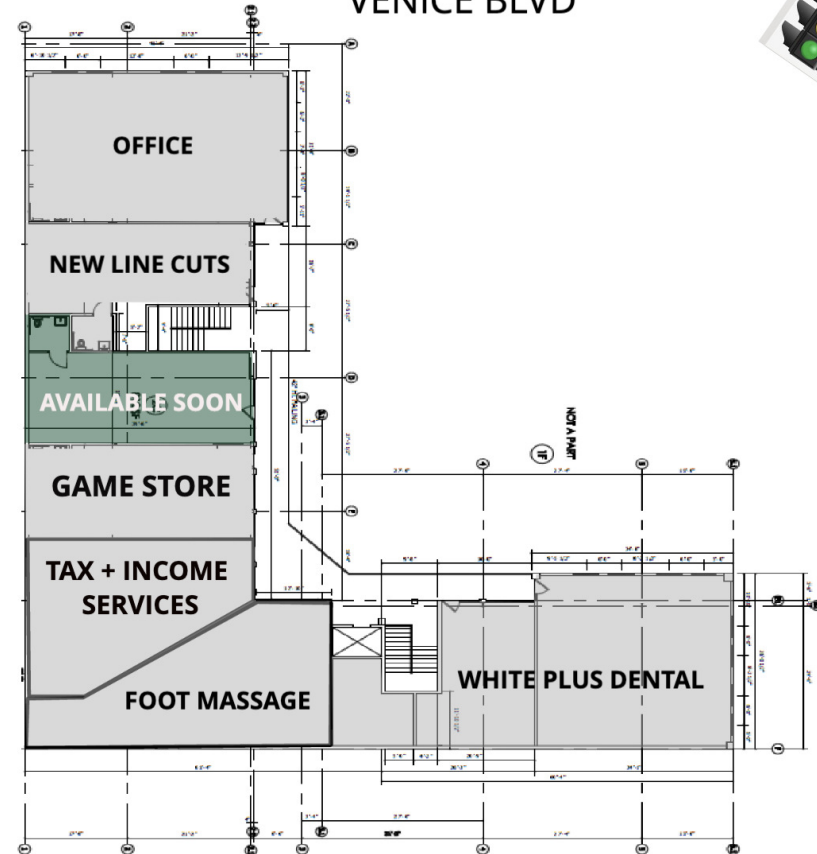


WESTERN



SITE PLAN - 2ND FLOOR

VENICE BLVD



S WESTERN AVE.



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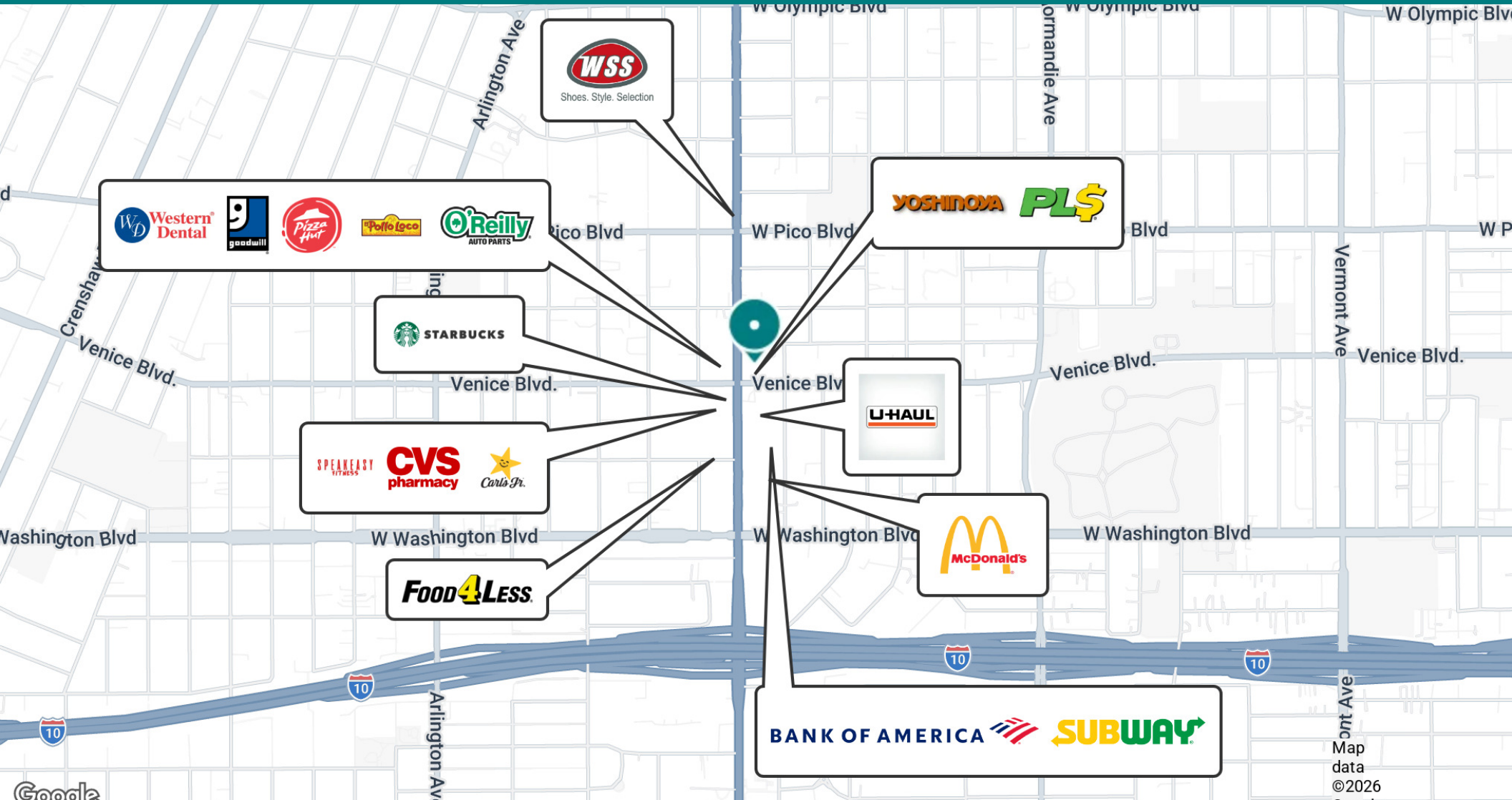
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RETAILER MAP

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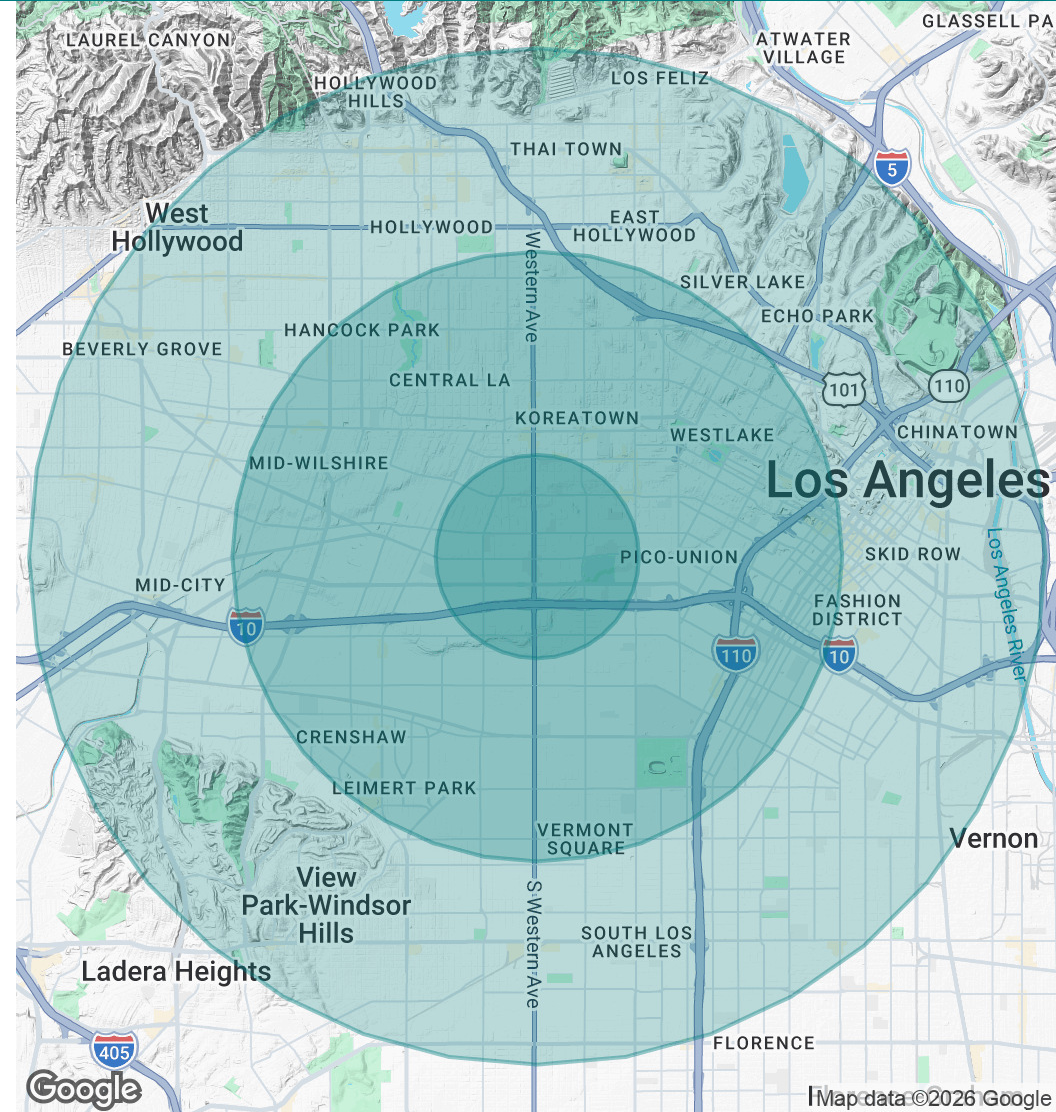
DEMOGRAPHICS MAP & REPORT

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|-----------|
| Total Population | 72,294 | 607,719 | 1,313,836 |
| Average Age | 36.9 | 35.0 | 35.7 |
| Average Age (Male) | 35.3 | 34.1 | 34.9 |
| Average Age (Female) | 38.7 | 36.4 | 36.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 26,689 | 243,384 | 550,644 |
| # of Persons per HH | 2.7 | 2.5 | 2.4 |
| Average HH Income | \$56,063 | \$64,672 | \$74,861 |
| Average House Value | \$606,366 | \$477,372 | \$557,067 |

2020 American Community Survey (ACS)



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MEET THE TEAM

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