

EXECUTIVE SUMMARY



HIGHLIGHTS:

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- Approx 130 Feet of Windowed Frontage on La Cienega Blvd
- 55k Cars/Day Signalized Corner
- 2 Blocks from 10 Freeway on/off Ramp
- Next to 265 Bed Kaiser Permanente West LA Hospital
- 3 Brand New HVAC Units and Completed Renovated Interior Space
- 12 On-site Parking Spaces behind the Building
- 11-Foot High Ceilings
- 200 Amp Single Phase Power

OFFERING SUMMARY: 2000 S. La Cienega offers a tenant a completely renovated stand alone building with abundant natural light and 130 feet of windowed frontage. Located on the signalized corner of S. La Cienega and Guthrie with over 55k Cars/day passing by, the building offers excellent signage 2 blocks from the 10 Freeway on/off ramps and next to Kaiser Permanente.

DEMOGRAPHICS: Affluent Neighborhood with Average Household Income in excess of \$120,000 within 2-mile radius. The dense area with a population of over 146,000 residents within 3 miles continues to increase rapidly currently growing at over two times faster than the national rate.

LEASE RATE: \$13,000/Mth + NNN for 4,139 SF Building. NNN estimated at \$0.20/SF

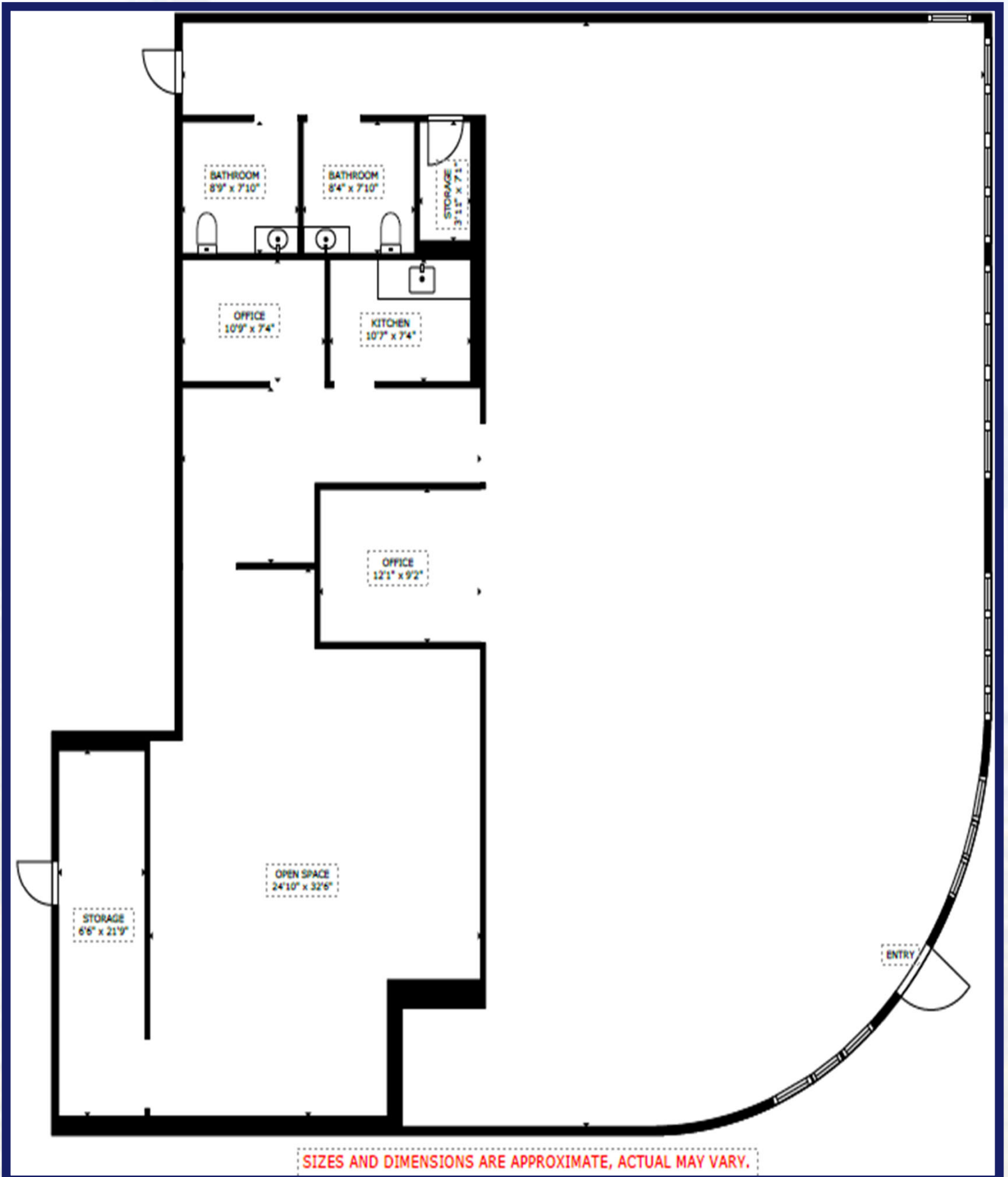
PROPERTY PICTURES



PROPERTY PICTURES



FLOOR PLAN



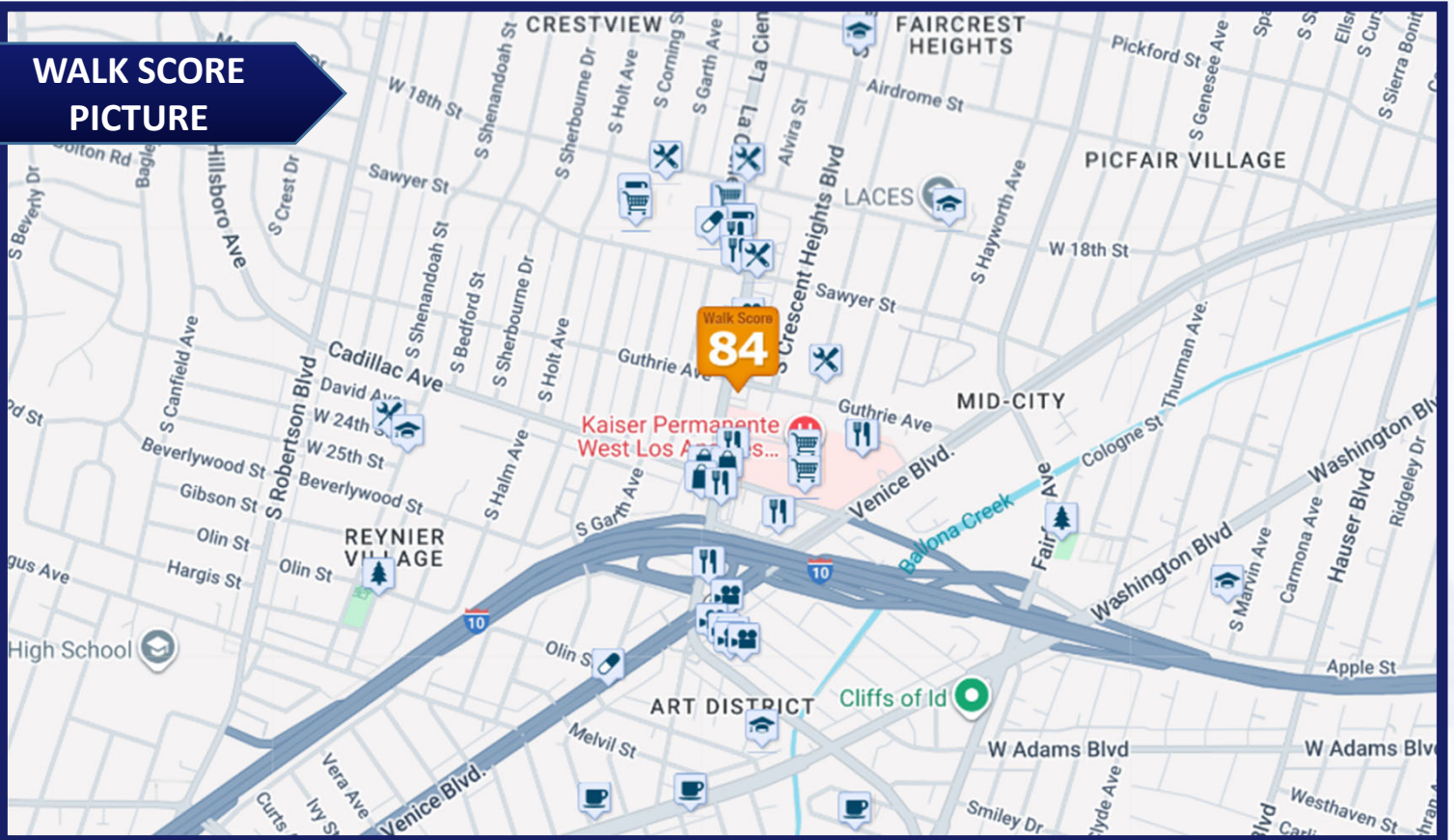
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PROPERTY PICTURES



PROPERTY PICTURES

WALK SCORE PICTURE



WALK SCORE SUMMARY

Walk Score
81

Transit Score
63

Bike Score
74

Walk Score

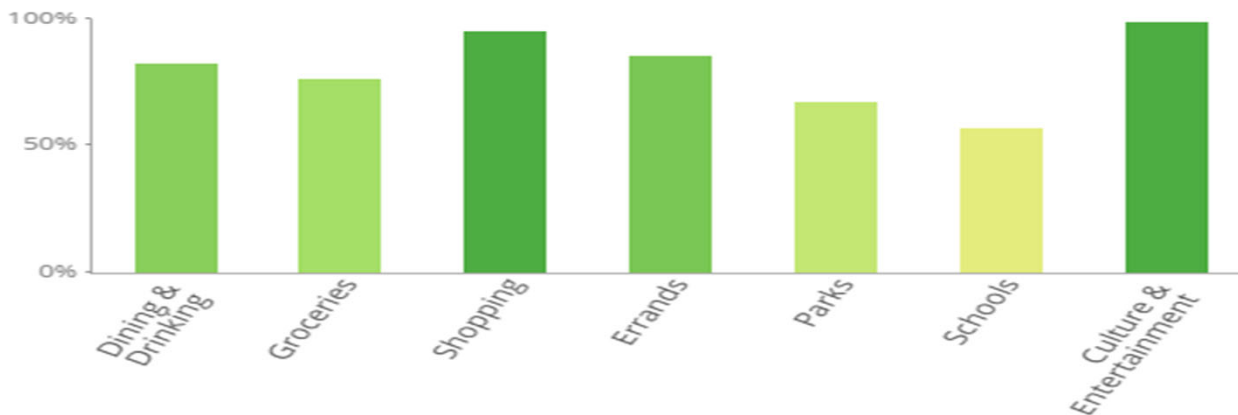
Transit Score

Bike Score

Score Details

What is Walk Score

The Walk Score for 206 South La Cienega Boulevard is based on the following categories.



DEMOGRAPHIC SUMMARY

DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$108,059



POPULATION

986,580



HOUSEHOLDS

420,901



OWNER-OCCUPIED
HOUSING

116,738



RENTER-OCCUPIED
HOUSING

294,755



BUSSINESSES

85,194

POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	149,173	973,058	2,924,640
2024 POPULATION	149,704	986,580	2,878,287
2029 POPULATION PROJECTION	146,181	965,663	2,799,927
ANNUAL GROWTH 2020-2024	0.1%	0.3%	-0.4%
ANNUAL GROWTH 2024-2029	-0.5%	-0.4%	-0.5%
MEDIAN AGE	38.6	38.4	38

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$119,552	\$108,059	\$103,718
MEDIAN HH INCOME	\$90,007	\$76,396	\$72,620

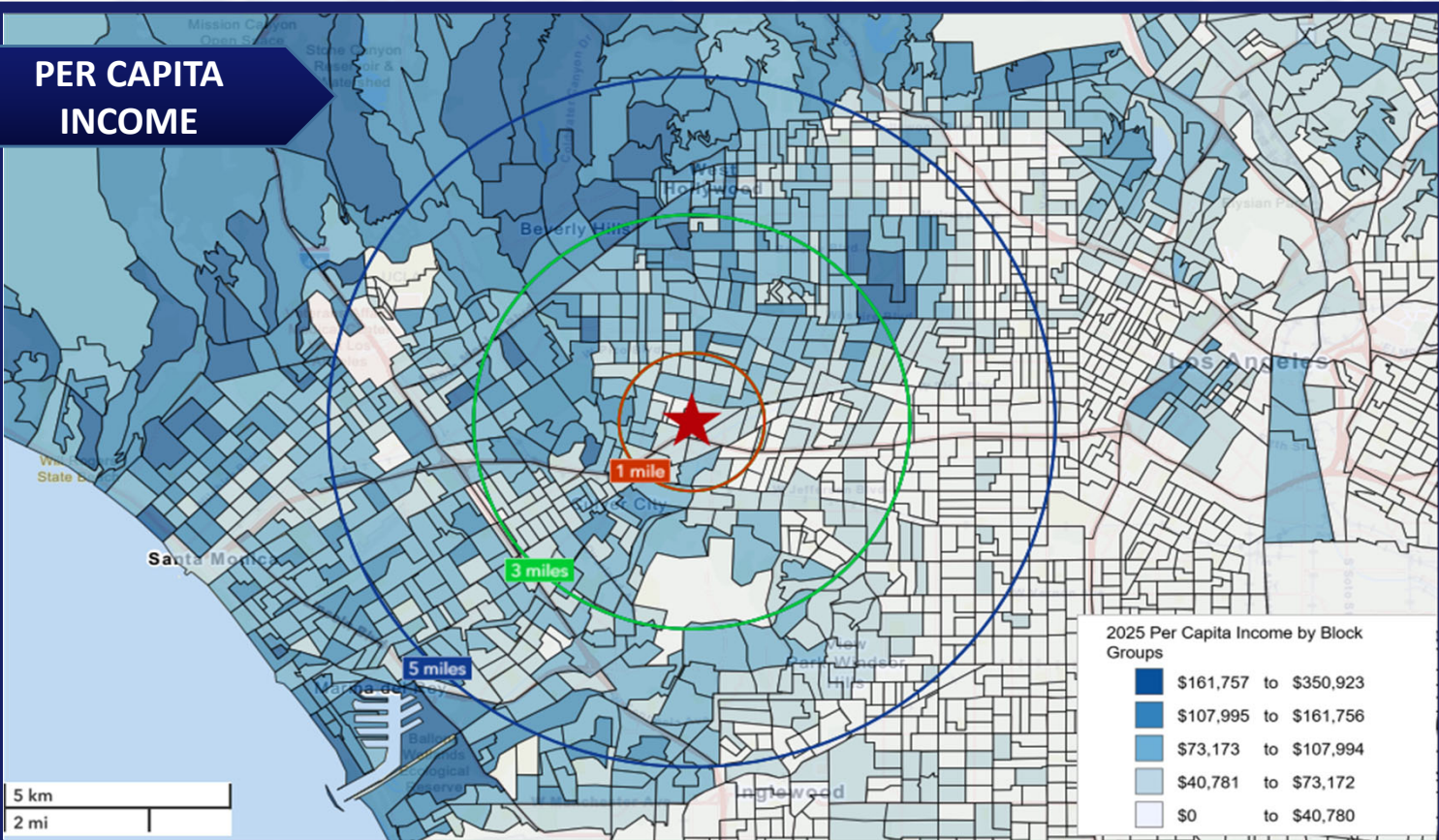
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	61,972	415,706	1,146,134
2024 HOUSEHOLDS	61,563	420,901	1,133,259
2029 HOUSEHOLDS	59,959	411,492	1,102,641

DEMOGRAPHICS

POPULATION

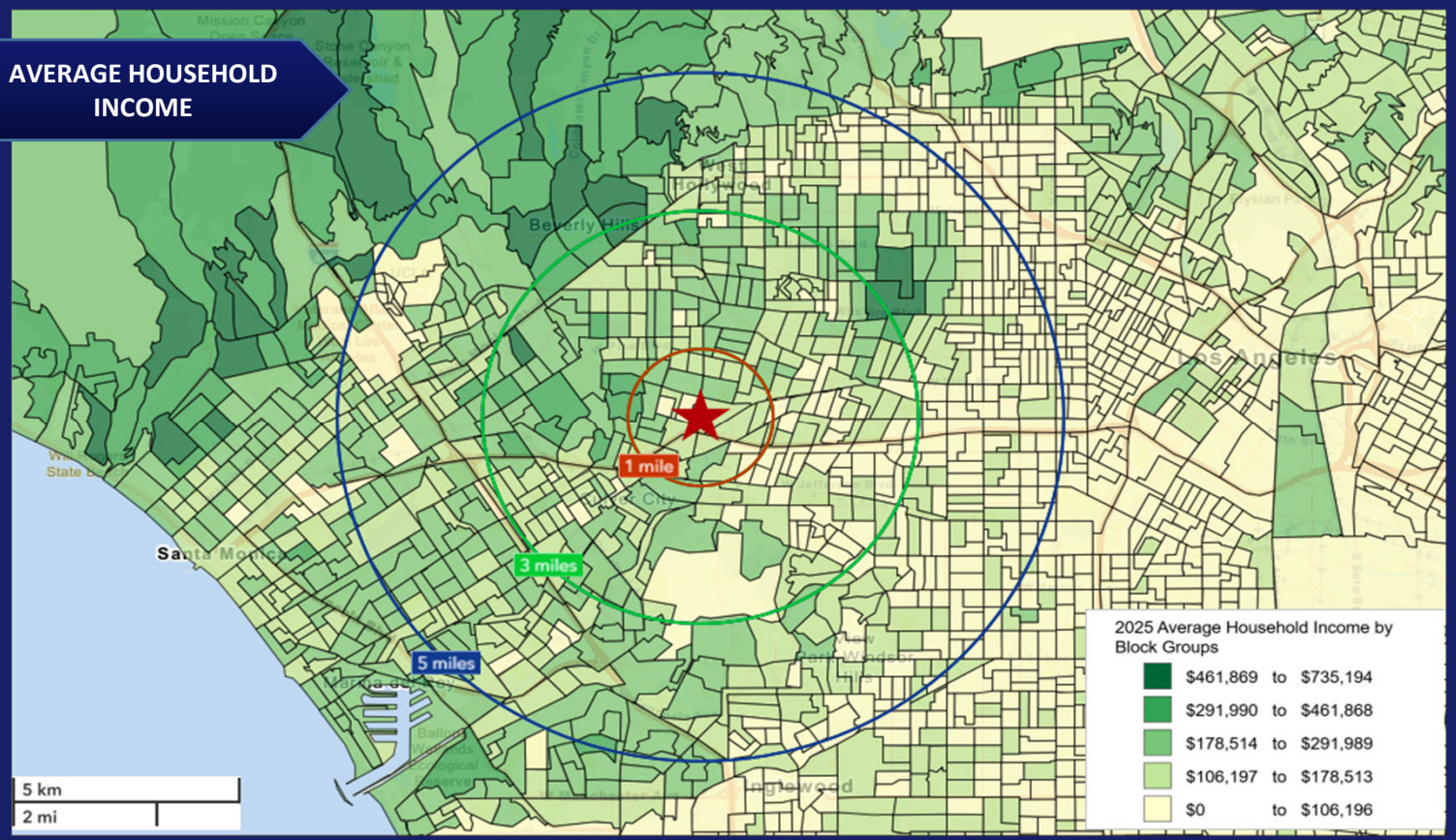


PER CAPITA INCOME

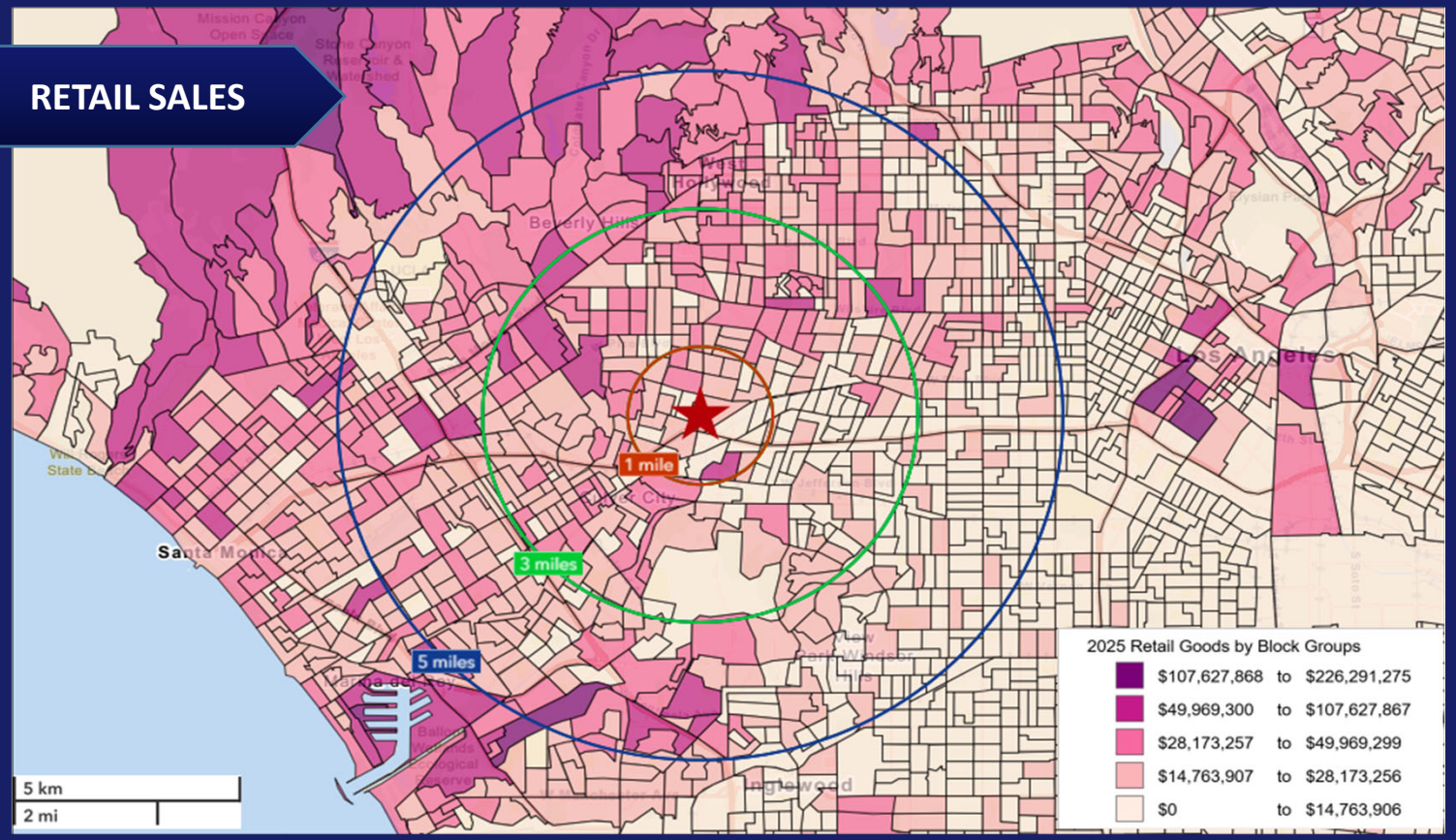


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME



RETAIL SALES



DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX

