

MEDICAL BUILDING AVAILABLE FOR LEASE

FREESTANDING MEDICAL BUILDING ON FAIRFAX AVE.

739-741 N. FAIRFAX AVE., LOS ANGELES, CA 90046

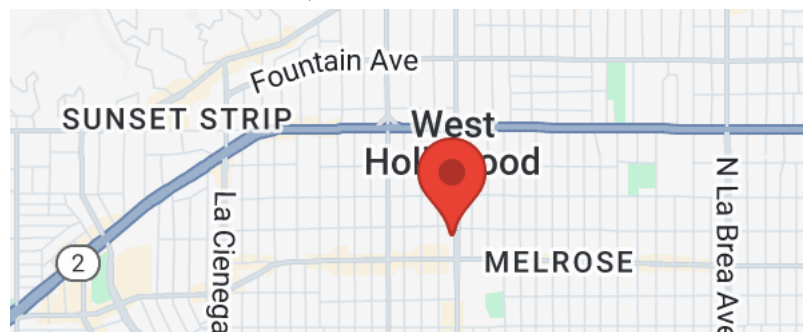


OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SF:	2,907
LOT SIZE:	4,963 SF
PARKING:	On-Site In Front & Rear, in addition to Plenty of Street Parking
YEAR BUILT:	1954
YEAR RENOVATED:	2019
FRONTAGE:	40 FEET Along Fairfax Ave.
PERMITTED USES:	Office / Medical Bldg / Clinic
ZONING:	LAC2

PROPERTY HIGHLIGHTS

- FREESTANDING 2-STORY MEDICAL BUILDING.
- PERFECT FOR MEDICAL USE & HEALTHCARE SERVICES; WITH 4+ EXAM ROOMS, X-RAY ROOM, LAB, 2 DR. OFFICES, ETC...
- JUST NORTH OF THE MAJOR SIGNALIZED INTERSECTION OF MELROSE & FAIRFAX AVE. WITH A DAILY CAR TRAFFIC COUNT OF OVER 60,000 CPD AT THIS INTERSECTION.
- MONUMENT SIGN.
- 2 POINTS OF ACCESS; FROM THE FRONT & THE REAR.
- EXCELLENT DEMOGRAPHICS; APPROX. 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 300,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.



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