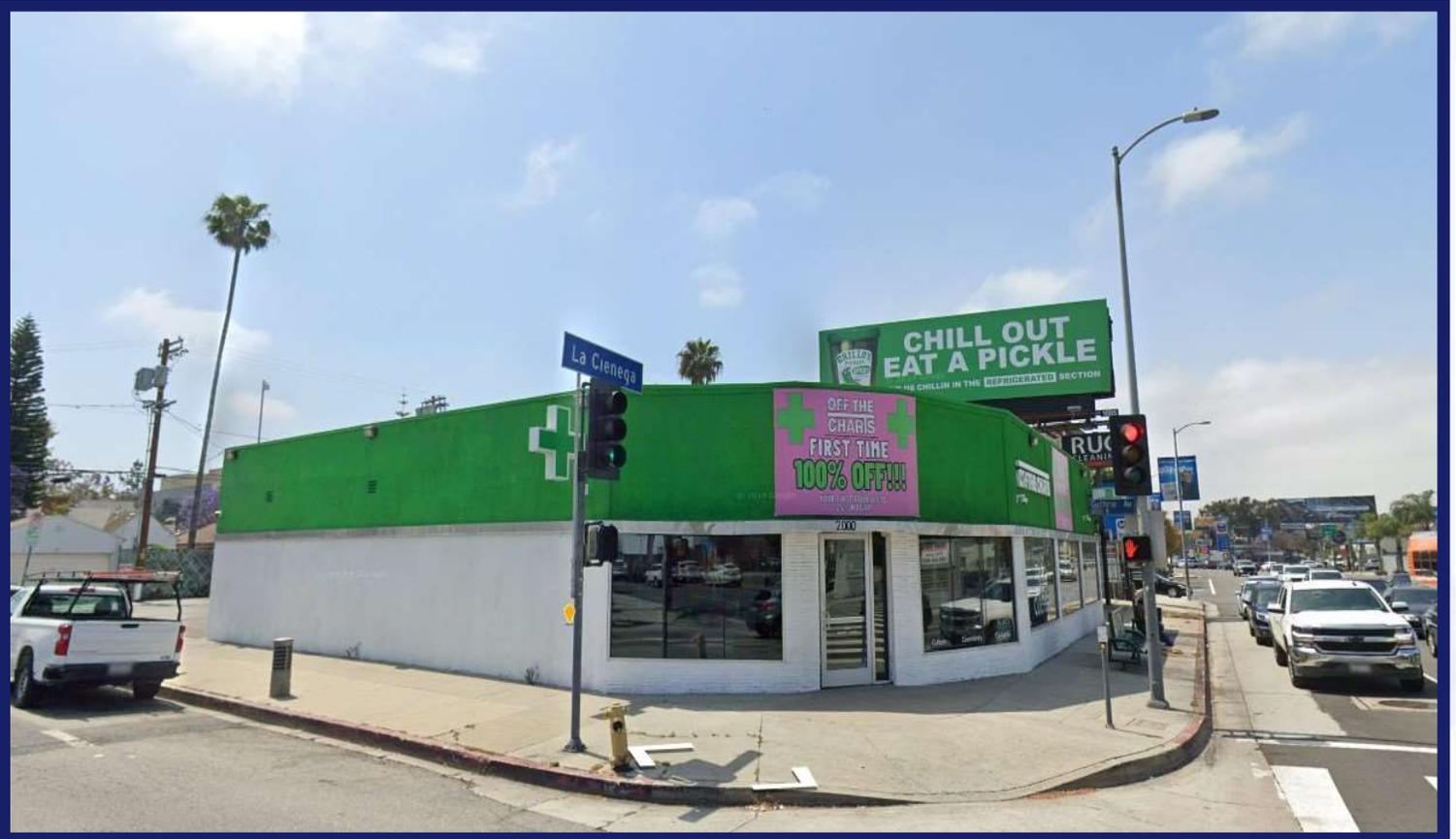


EXECUTIVE SUMMARY



HIGHLIGHTS:

DON GREENE
KARL NIEHAUS
(310) 403-0634
(310) 880-7900
KarlNiehaus@CREI.biz
www.CREI.biz
01450751 - RE License
01174401 - RE License

- **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**
- **Brand New HVAC and Completed Renovated Interior Space**
- **11 On-site Parking Spaces behind the Building**

OFFERING SUMMARY: 2000 S. La Cienega offers a tenant a completely renovated stand alone building with abundant 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.

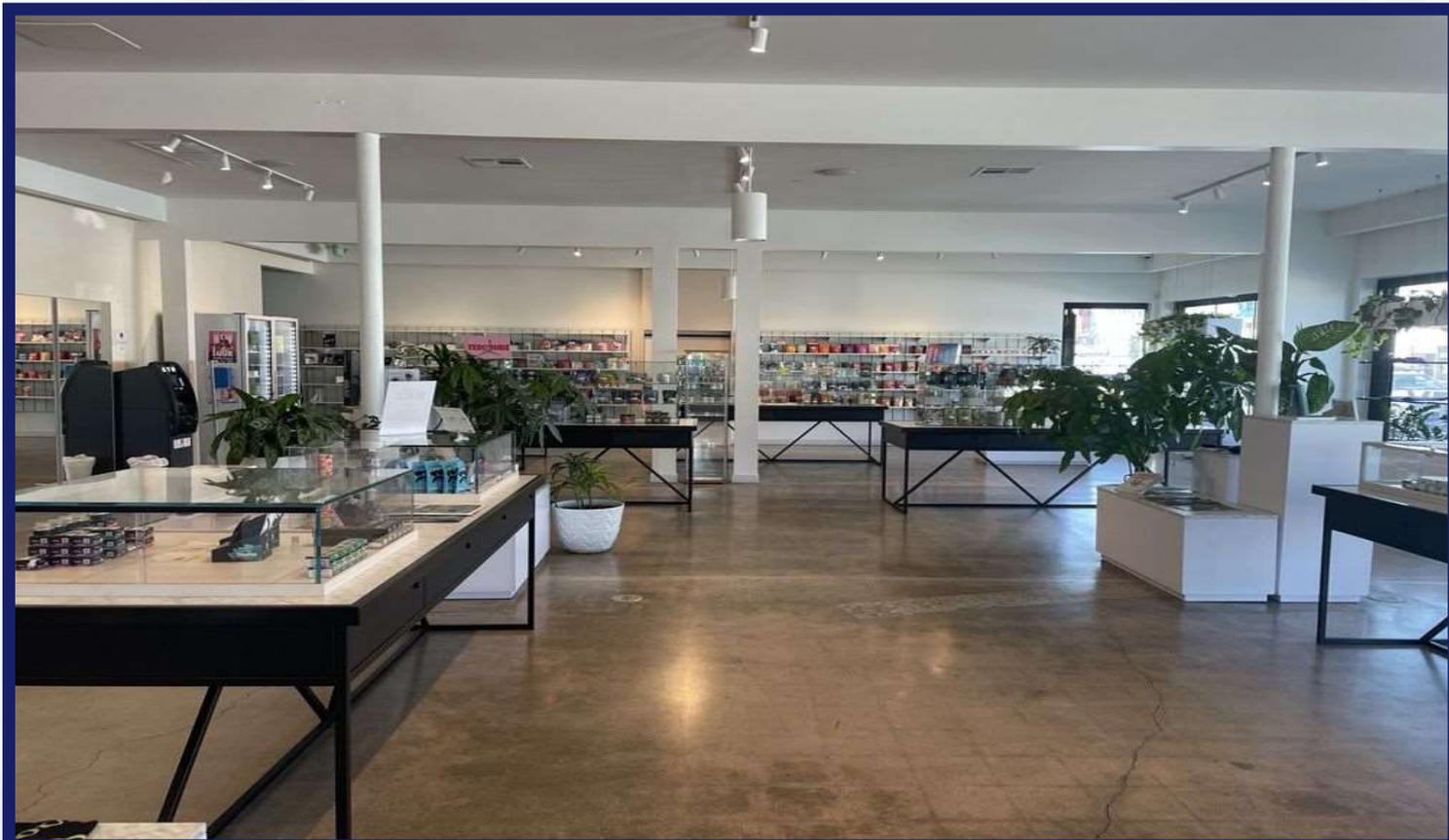
DEMOGRAPHICS: Affluent Neighborhood with Average Household Income in excess of \$120,000 within 2-mile radius. The dense area with a population of over 146,000 residents within 3 miles continues to increase rapidly currently growing at over two times faster than the national rate.

LEASE RATE: \$18,500/Mth + NNN for 5,695 SF Building. NNN estimated at \$0.20/SF

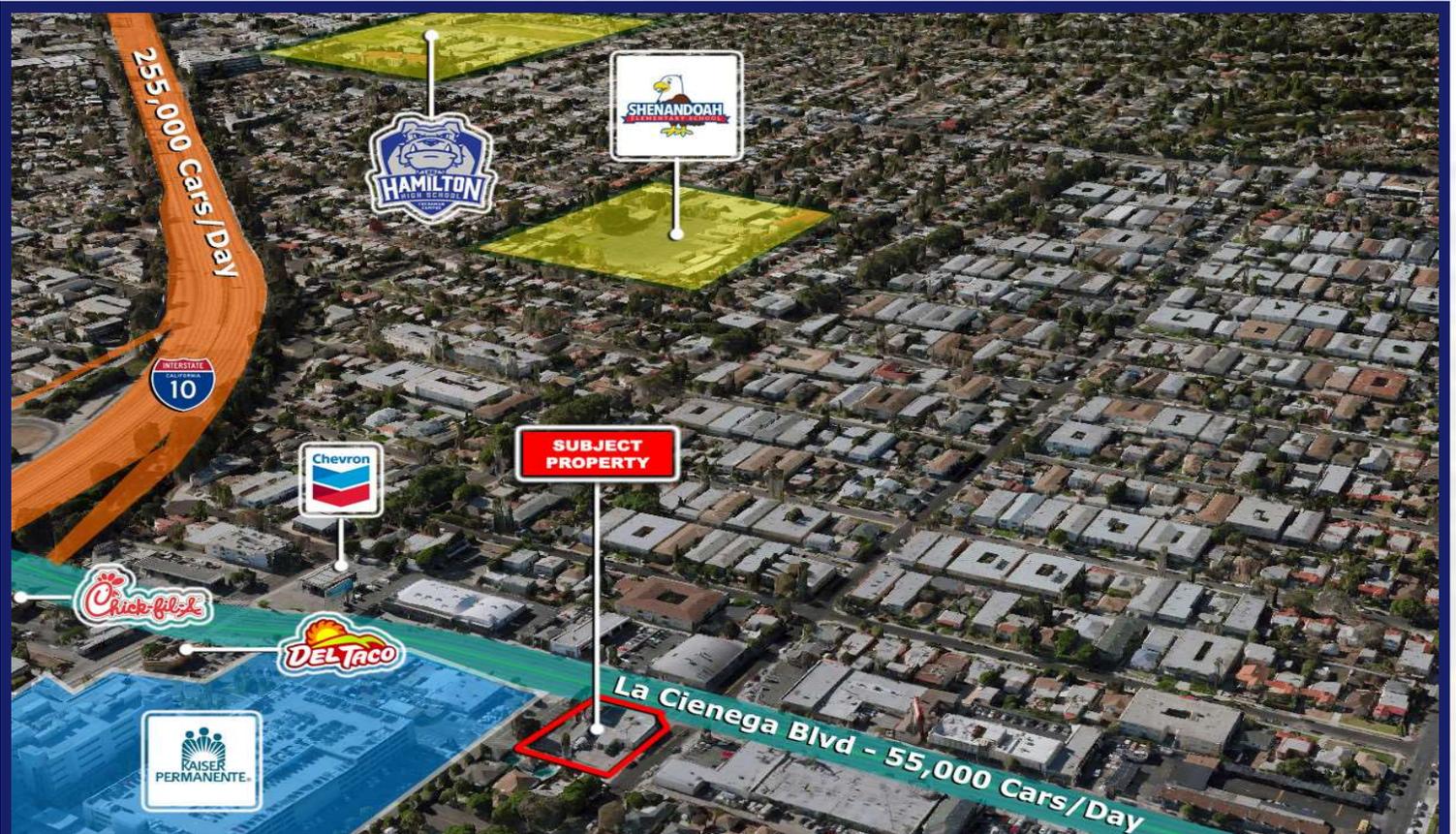
PROPERTY PICTURES



PROPERTY PICTURES

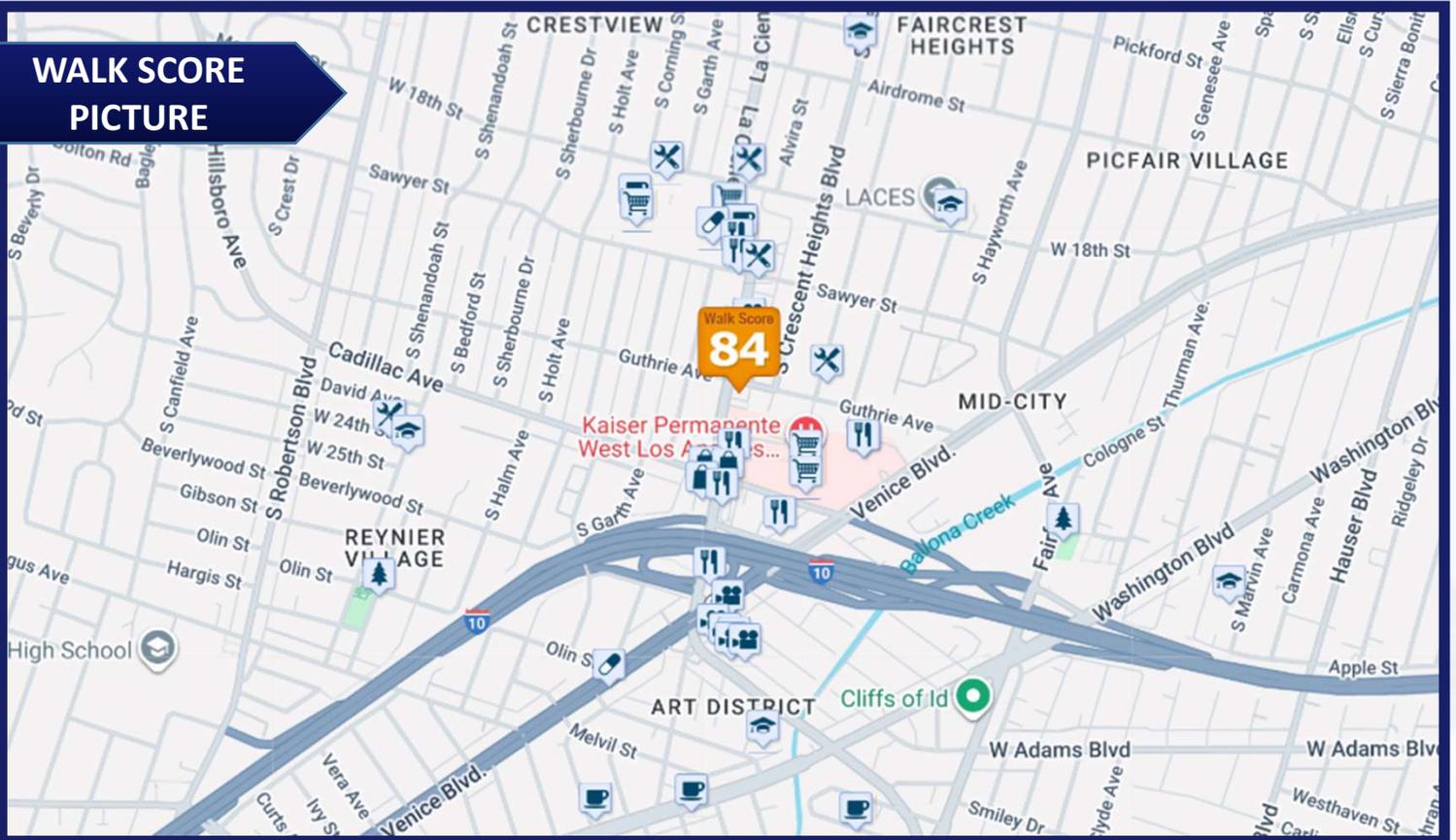


PROPERTY PICTURES

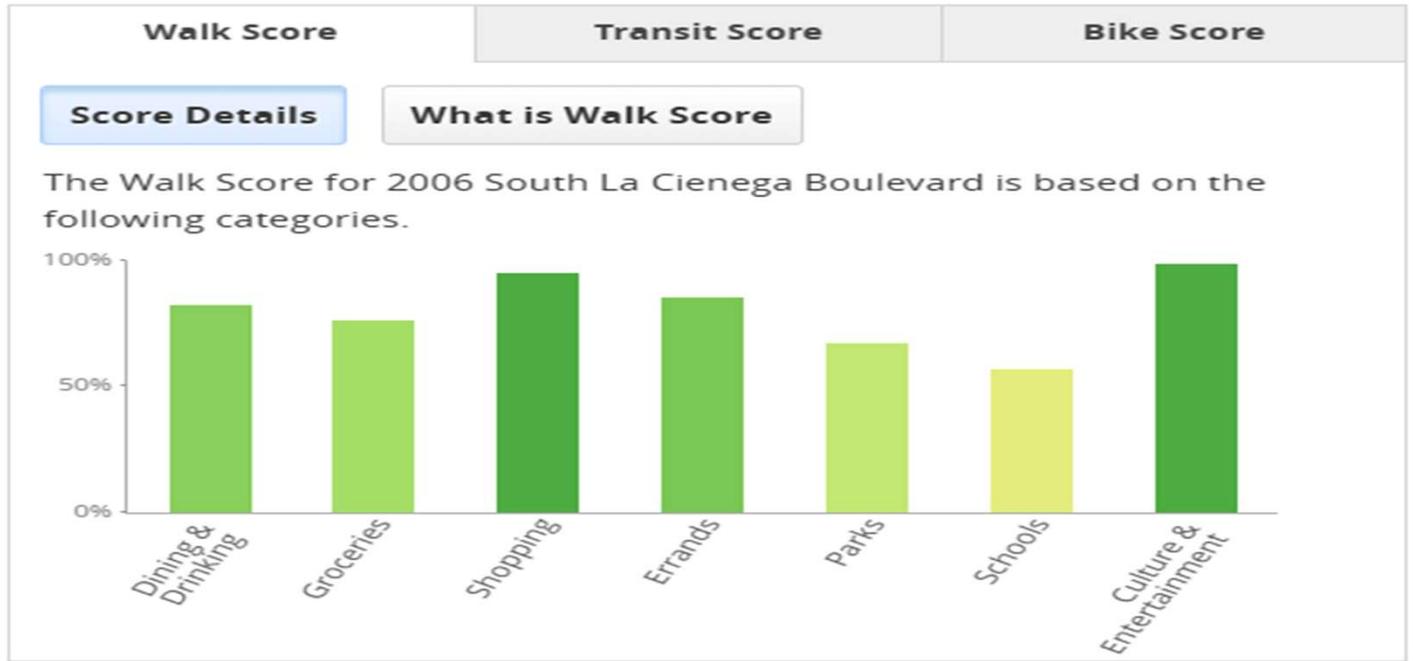


PROPERTY PICTURES

WALK SCORE PICTURE



WALK SCORE SUMMARY



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

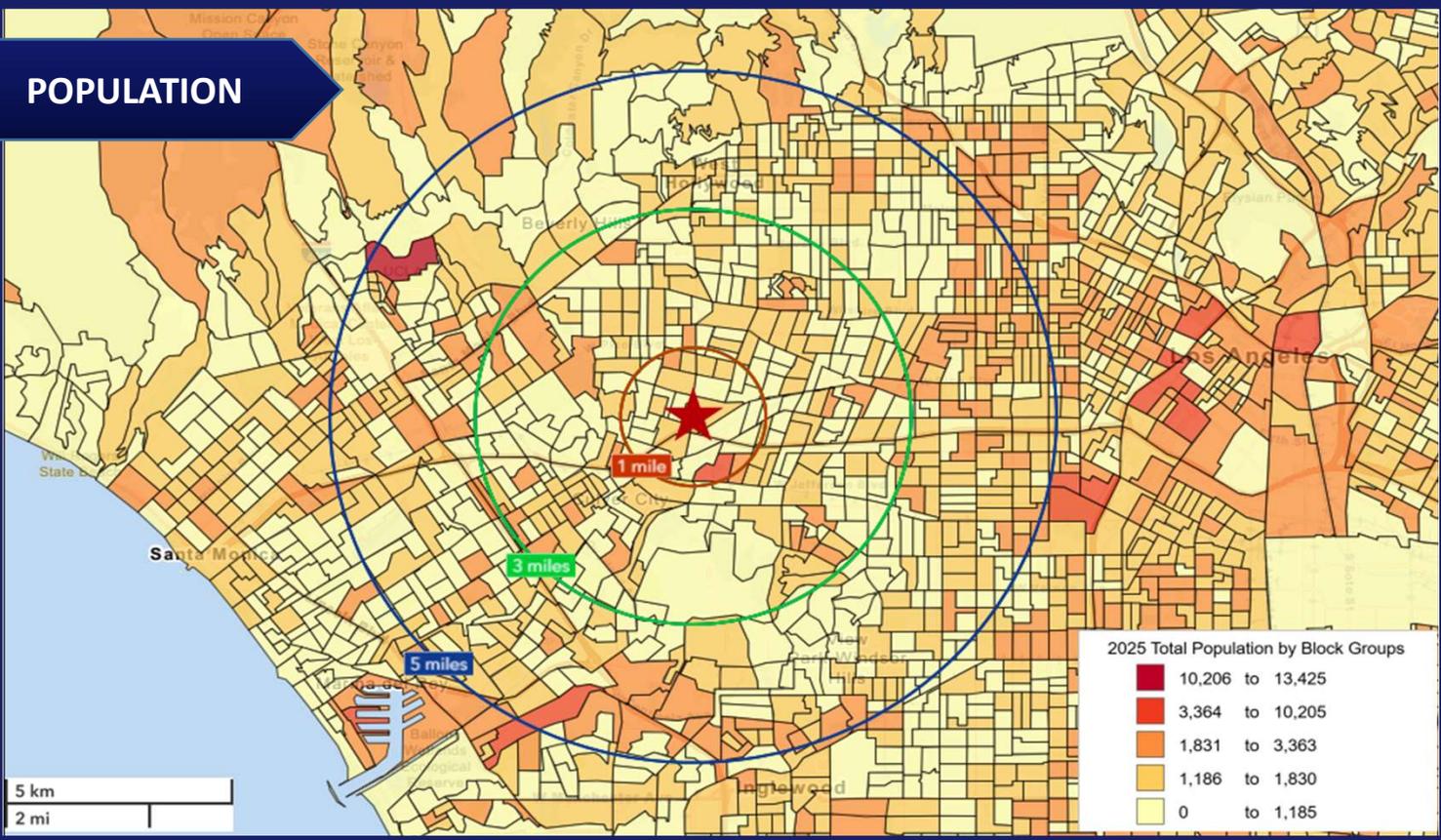
POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	149,173	973,058	2,924,640
2024 POPULATION	149,704	986,580	2,878,287
2029 POPULATION PROJECTION	146,181	965,663	2,799,927
ANNUAL GROWTH 2020-2024	0.1%	0.3%	-0.4%
ANNUAL GROWTH 2024-2029	-0.5%	-0.4%	-0.5%
MEDIAN AGE	38.6	38.4	38

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

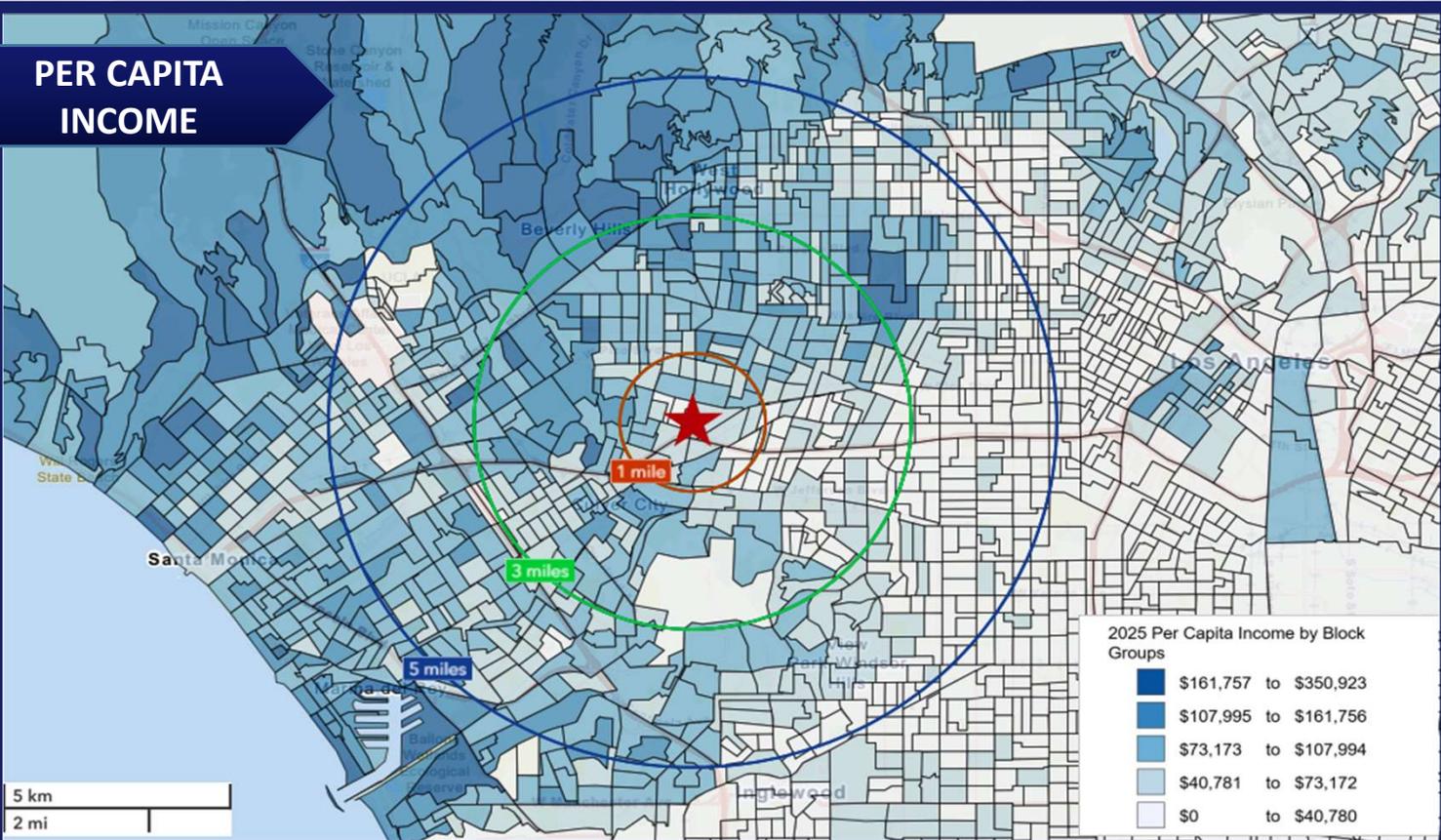
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	61,972	415,706	1,146,134
2024 HOUSEHOLDS	61,563	420,901	1,133,259
2029 HOUSEHOLDS	59,959	411,492	1,102,641

DEMOGRAPHICS

POPULATION

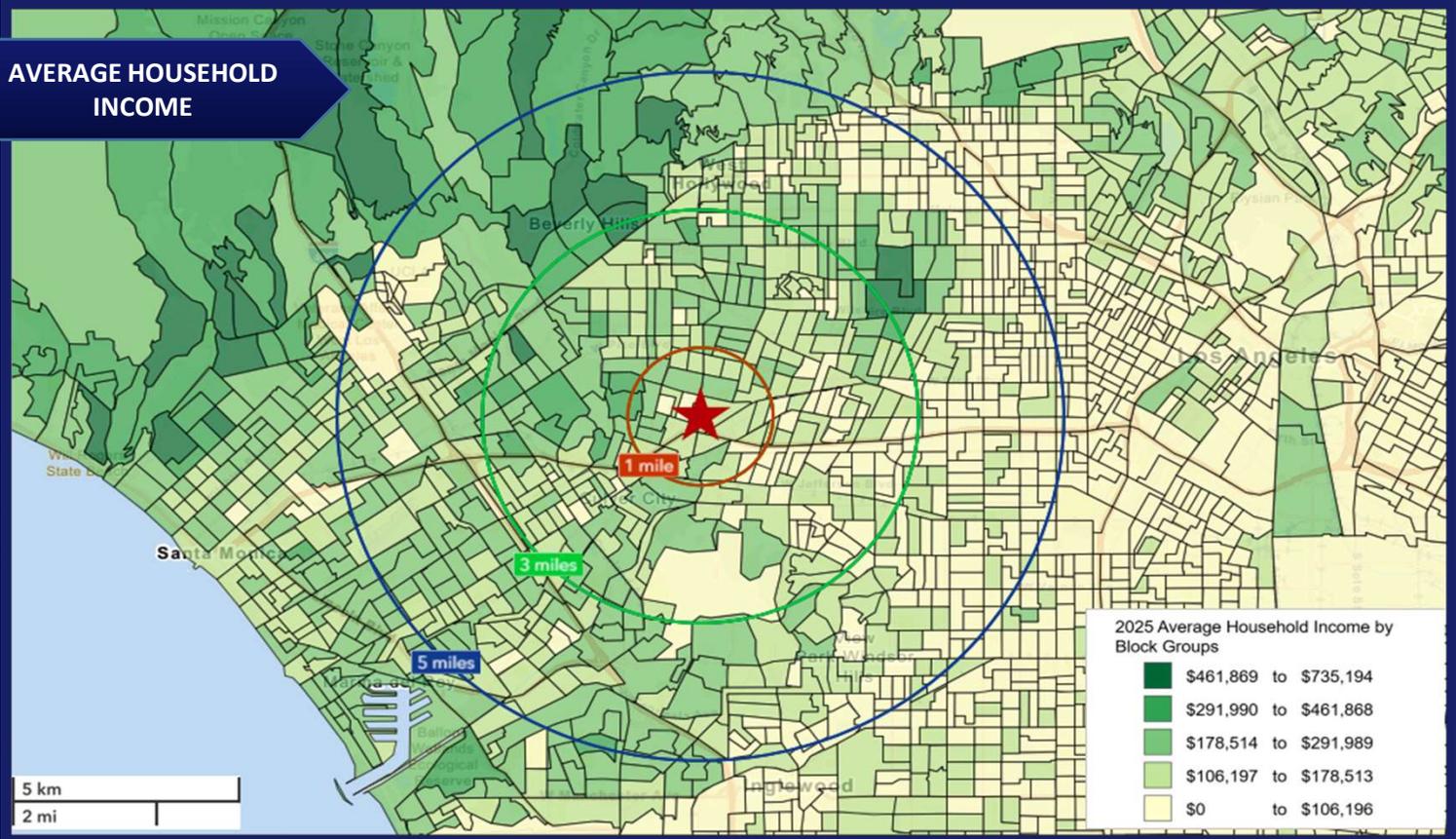


PER CAPITA INCOME

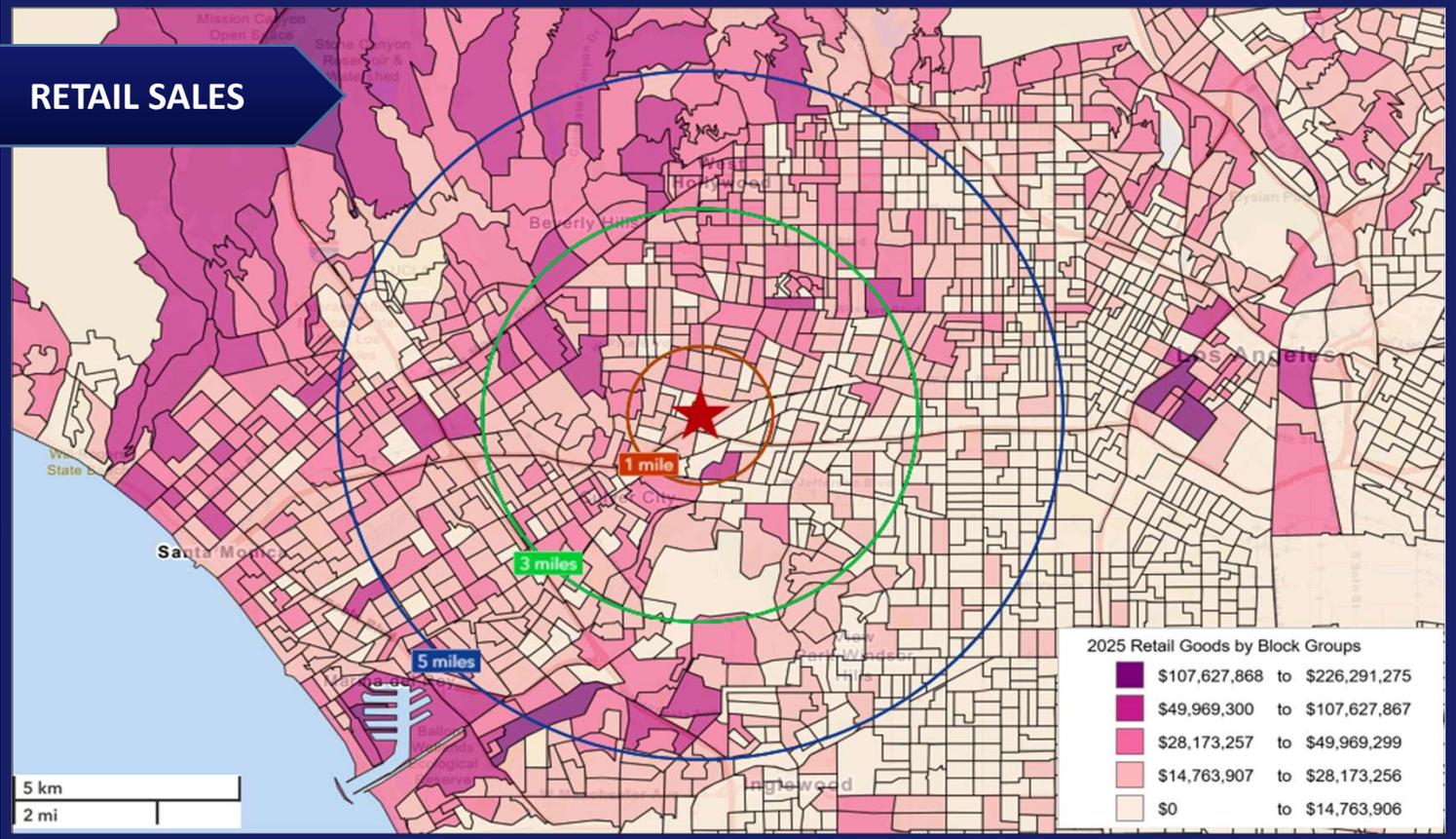


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

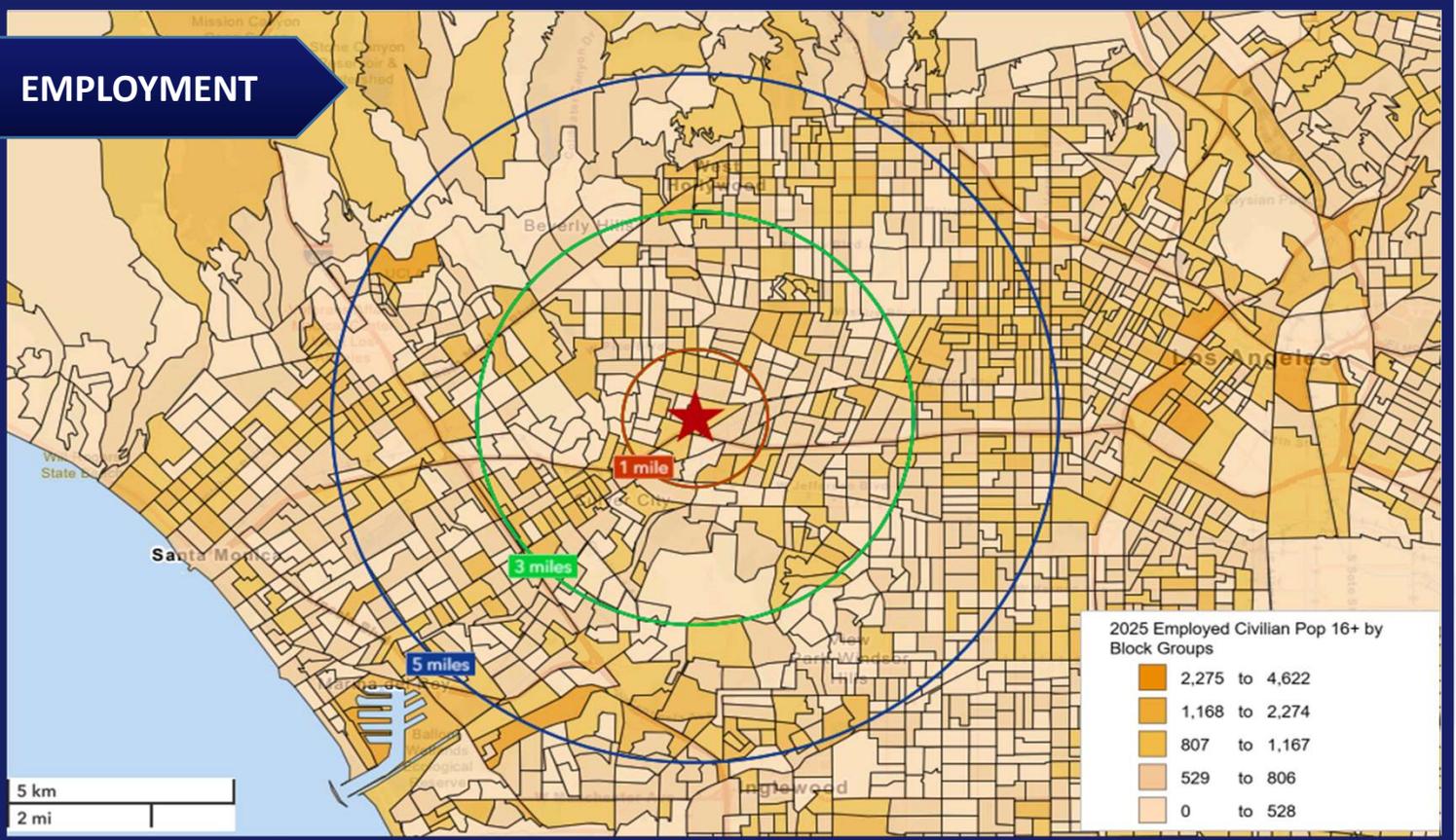


RETAIL SALES



DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX

