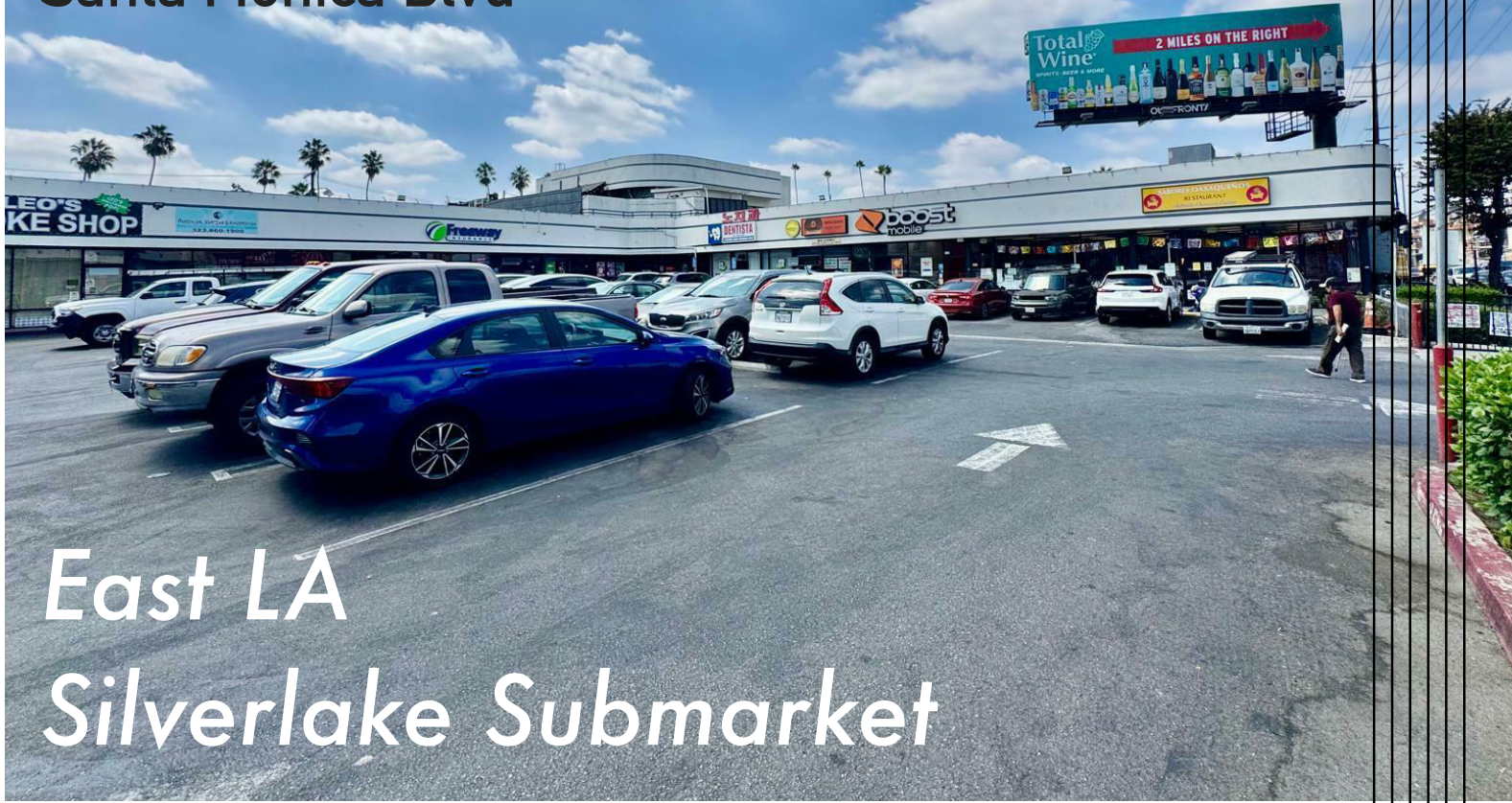


5520

Santa Monica Blvd



East LA
Silverlake Submarket

FITNESS & RETAIL

5520 Santa Monica Blvd

RARE SMALL SIZE SPACE

IDEAL For Fitness, Retail And Personal Services, With Excellent Traffic And Parking

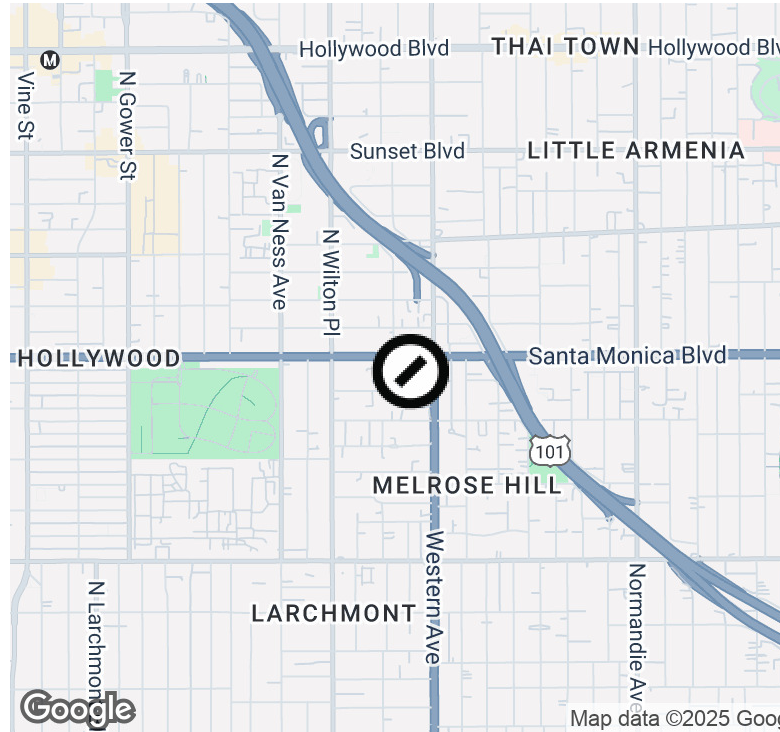
COMPASS
COMMERCIAL

Get in touch

Christian Saglie
Vice President

310.362.6784
christian.saglie@compass.com
CalDRE #01952665

Executive Summary



Offering Summary

Unit	114
Size:	1,008 SF
Base Rent:	\$3,400/mo MG
Signage:	Pylon & Eyebrow
Parking:	Ample
Zoning	LAC2
Walker's Paradise Score:	Excellent (94)
Transit Score:	Excellent (60)
Year Built:	1986

Location Overview

5520 Santa Monica Blvd is a retail strip center in the heart of East Hollywood, Los Angeles. The property offers **excellent visibility** along Santa Monica Boulevard, **strong foot and vehicle traffic**, convenient on-site parking, and pylon signage for maximum exposure. Surrounded by **dense residential neighborhoods** and **established local businesses**, it provides an ideal location for **retail, personal services, or office use**.

Property Highlights

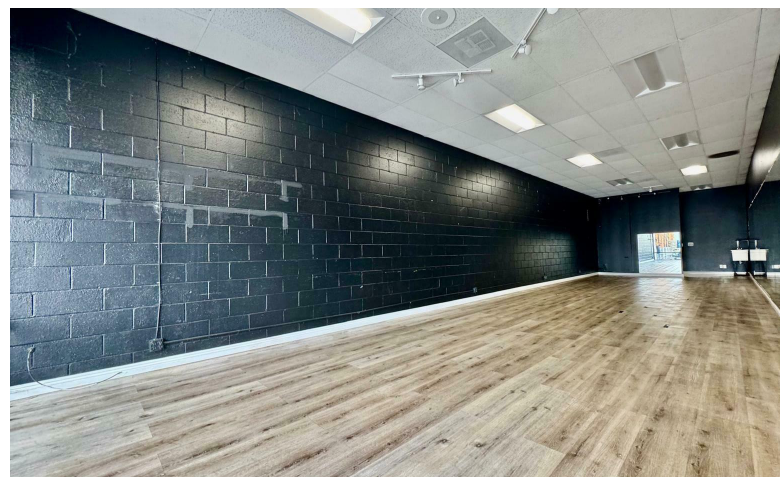
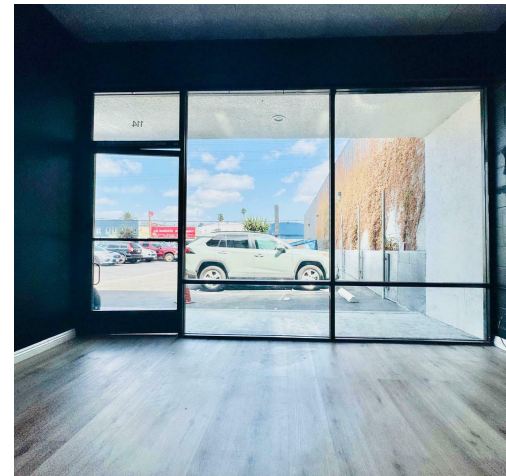
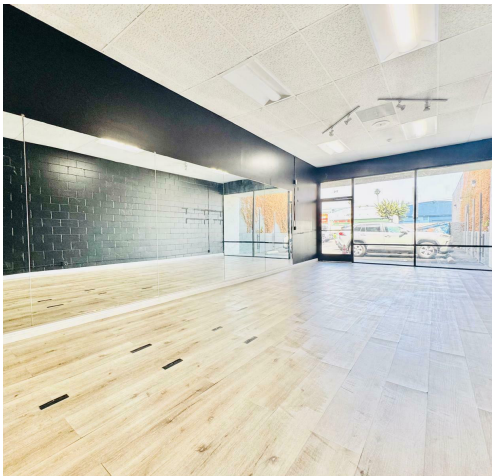
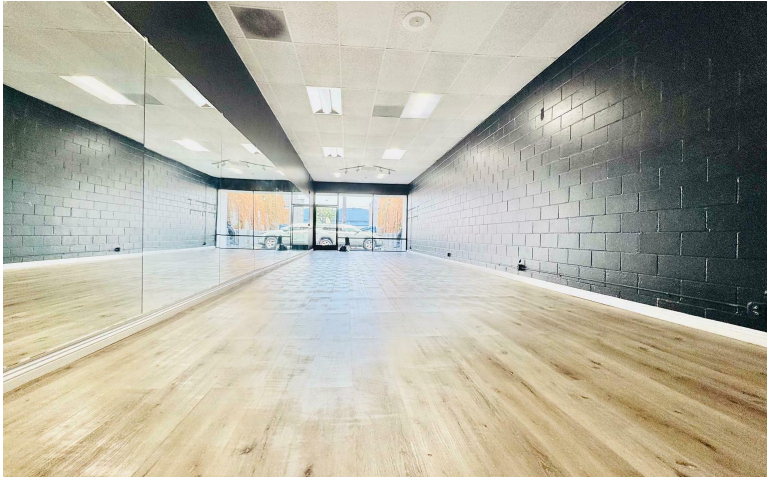
- Prominent Frontage Along Santa Monica Blvd
- Onsite Security Guard
- Eyebrow And Monument Signage Available
- Suitable For Fitness, Retail, Personal Services, Showroom Or Office Use.
- Convenient Access To The 101 Freeway And Major Hollywood Thoroughfares
- Ample Onsite And Street Parking And Strong Pedestrian Activity

This Property Provides An Ideal Opportunity For Brands Seeking Exposure In One Of Los Angeles' Most Active And Evolving Commercial Corridors.

Christian Saglie
Vice President

310.362.6784
christian.saglie@compass.com
CalDRE #01952665

Interior & Exterior Photos

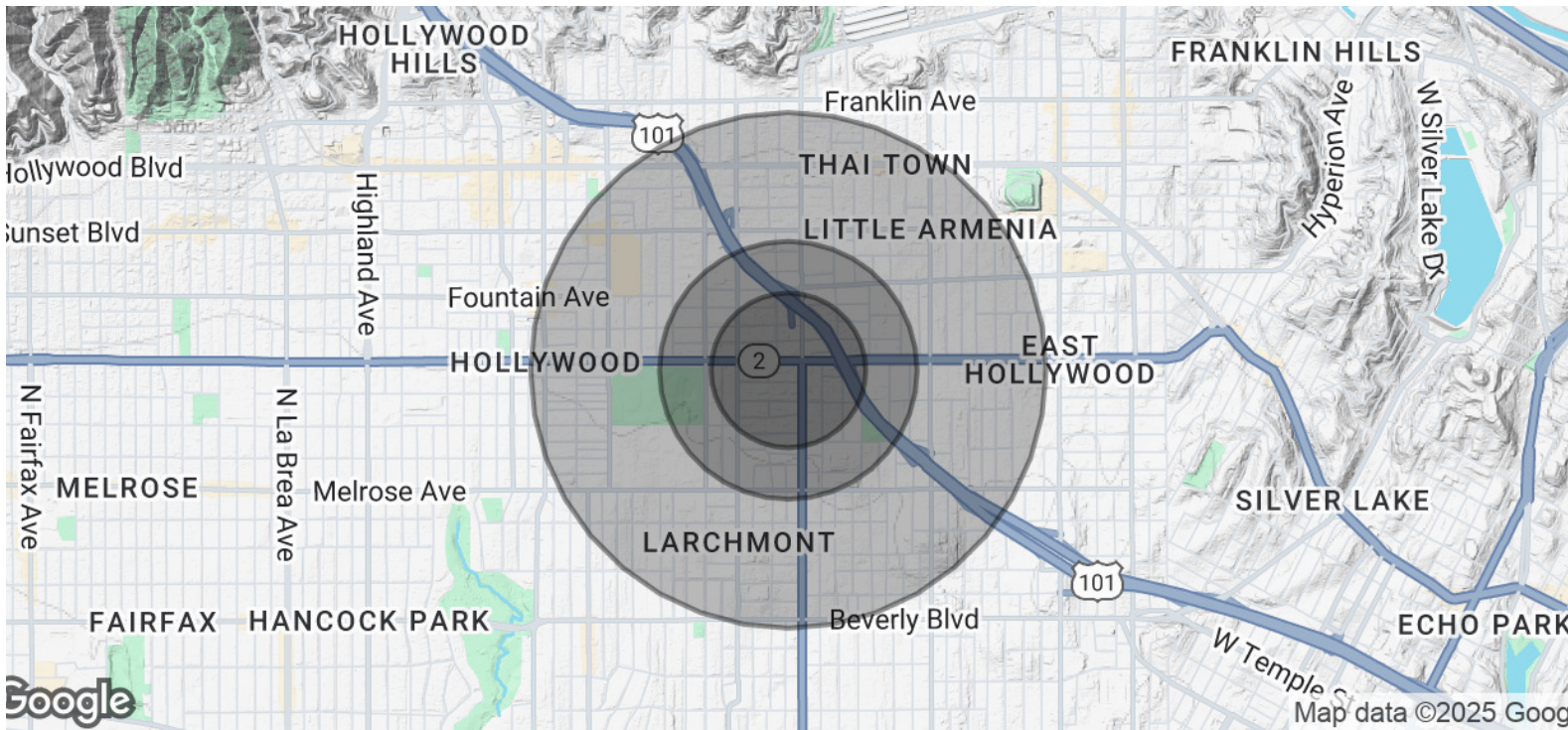


Christian Saglie
Vice President

310.362.6784
christian.saglie@compass.com
CalDRE #01952665

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.

Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	6,053	17,841	77,195
Average Age	39	40	41
Average Age (Male)	37	39	40
Average Age (Female)	40	41	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,262	7,011	33,911
# of Persons per HH	2.7	2.5	2.3
Average HH Income	\$63,865	\$63,424	\$77,490
Average House Value	\$1,371,986	\$1,274,984	\$1,164,170

Demographics data derived from AlphaMap

Christian Saglie
Vice President

310.362.6784
christian.saglie@compass.com
CalDRE #01952665