

# 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

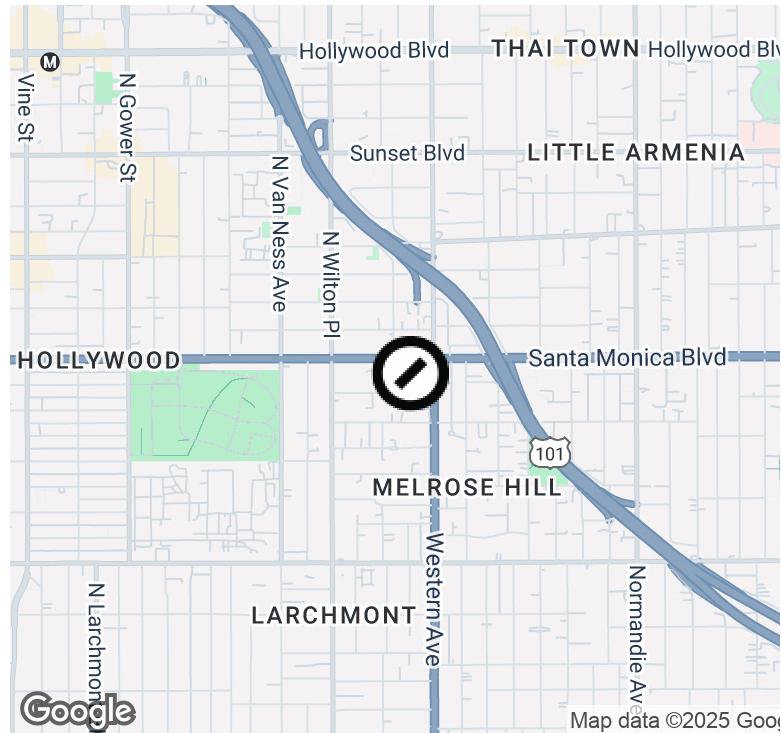
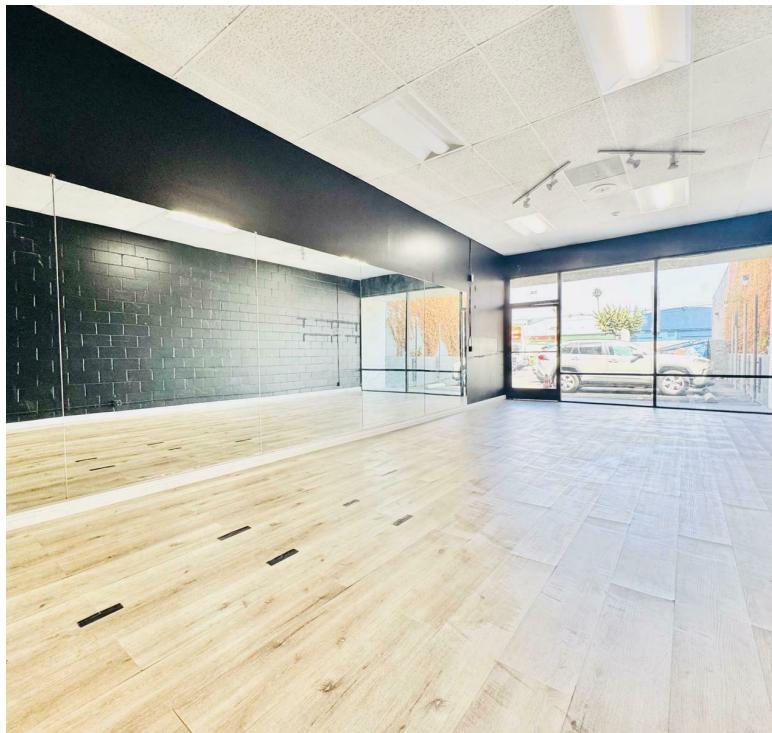
Christian Saglie  
Vice President

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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**.

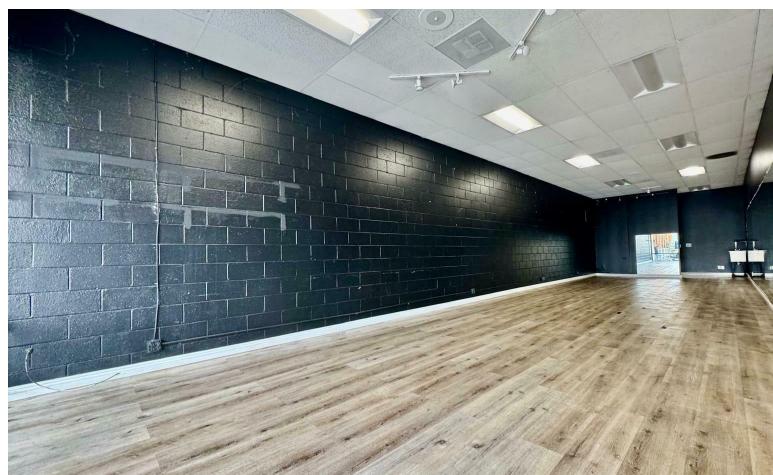
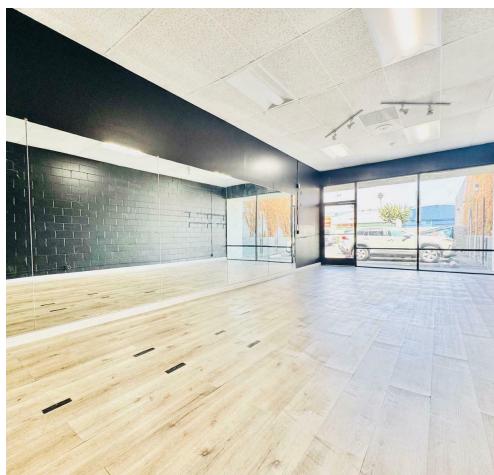
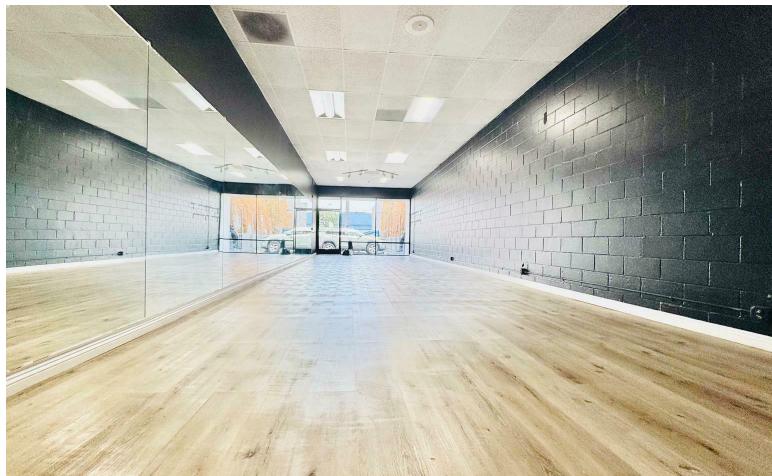
## Property Highlights

- 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.

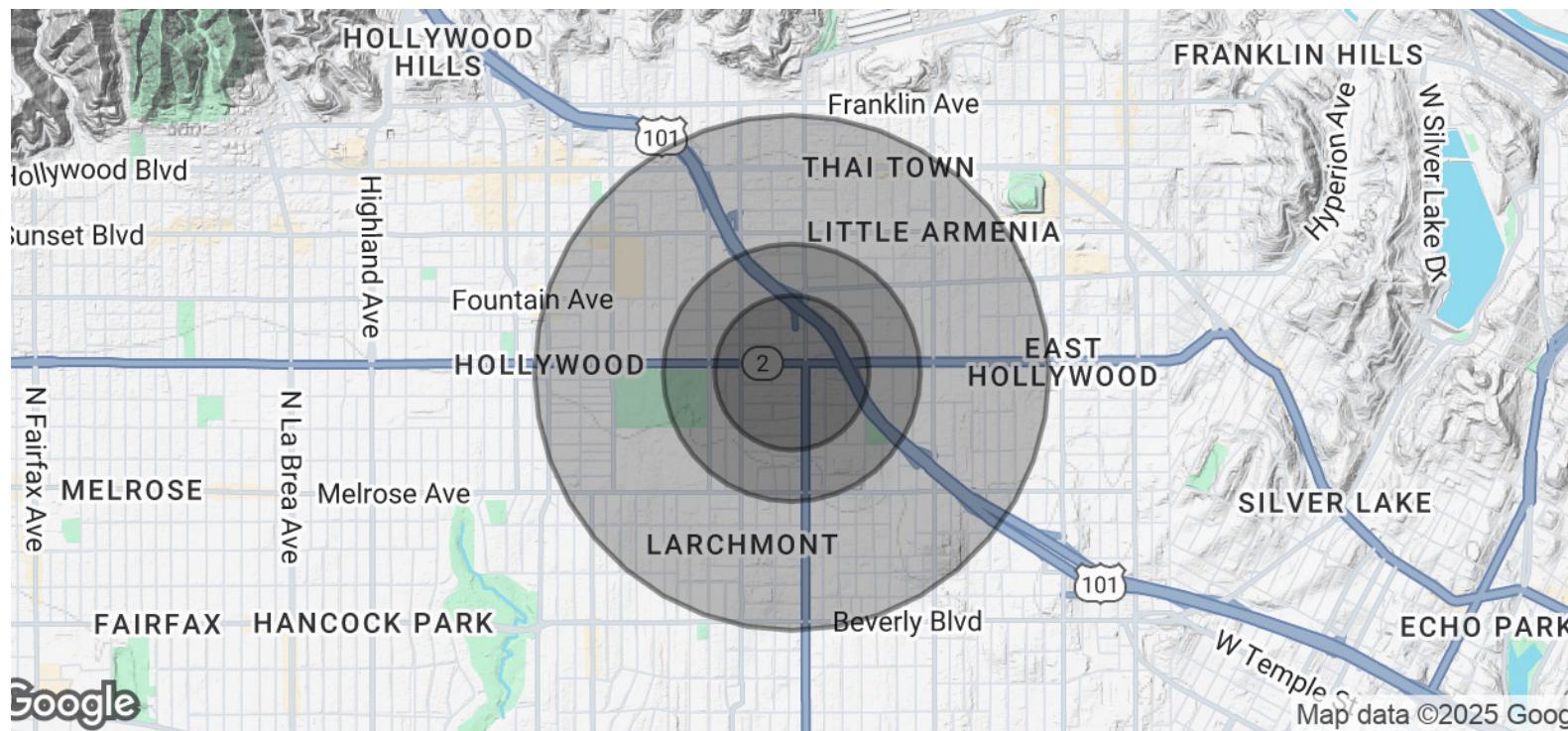
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# Interior & Exterior Photos



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# 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

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