

# 1096

N. WESTERN AVE.

LOS ANGELES



**CAMACHO**  
COMMERCIAL  
REAL ESTATE SERVICES

RETAIL & OFFICE SPACE AVAILABLE

# PROPERTY SUMMARY **HOLLYWOOD**

## 1096 N WESTERN AVE

A prime retail office property located in the highly dense submarket of East Hollywood, which is bordered by Hollywood, Los Feliz, Silver Lake, and Koreatown. The property enjoys a large population of nearly 85,000 residents living within one mile. 1096 N Western is a walker's paradise, with a walk score of 94 out of 100 where the property is conveniently located near many national retailers. The surrounding area also has a high demand for residential units with several large-scale development projects underway, totaling approximately 2,323 new units within a 2 mi radius.



# PROPERTY HIGHLIGHTS

## ASKING RATE:

Retail: \$2.25 psf NNN

Office: \$2.20 psf Modified Gross

## TERM:

Flexible

## SIZES:

Retail: 936-2,672 SF

Office: 460-1,220 SF

## AVAILABILITY:

Immediately

## PARKING:

Dedicated Parking

## ADDITIONAL HIGHLIGHTS:

- Easy access to 101 FWY.
- Signalized Corner: Nearly 49,000 Cars Per Day on Santa Monica Blvd and nearly 43,000 CPD on Western Ave.
- Turn-key retail and office suites available.
- Avg. HH Income (3 mi): \$85,776.
- Employees (3 mi): 212,127.
- HIGH IMAGE street visibility for retail spaces.
- Nearby National Retailers: Chick-Fil-A, Target, Home Depot, Wingstop, Starbucks and many more!
- Onsite parking available.



## CURRENT AVAILABILITES

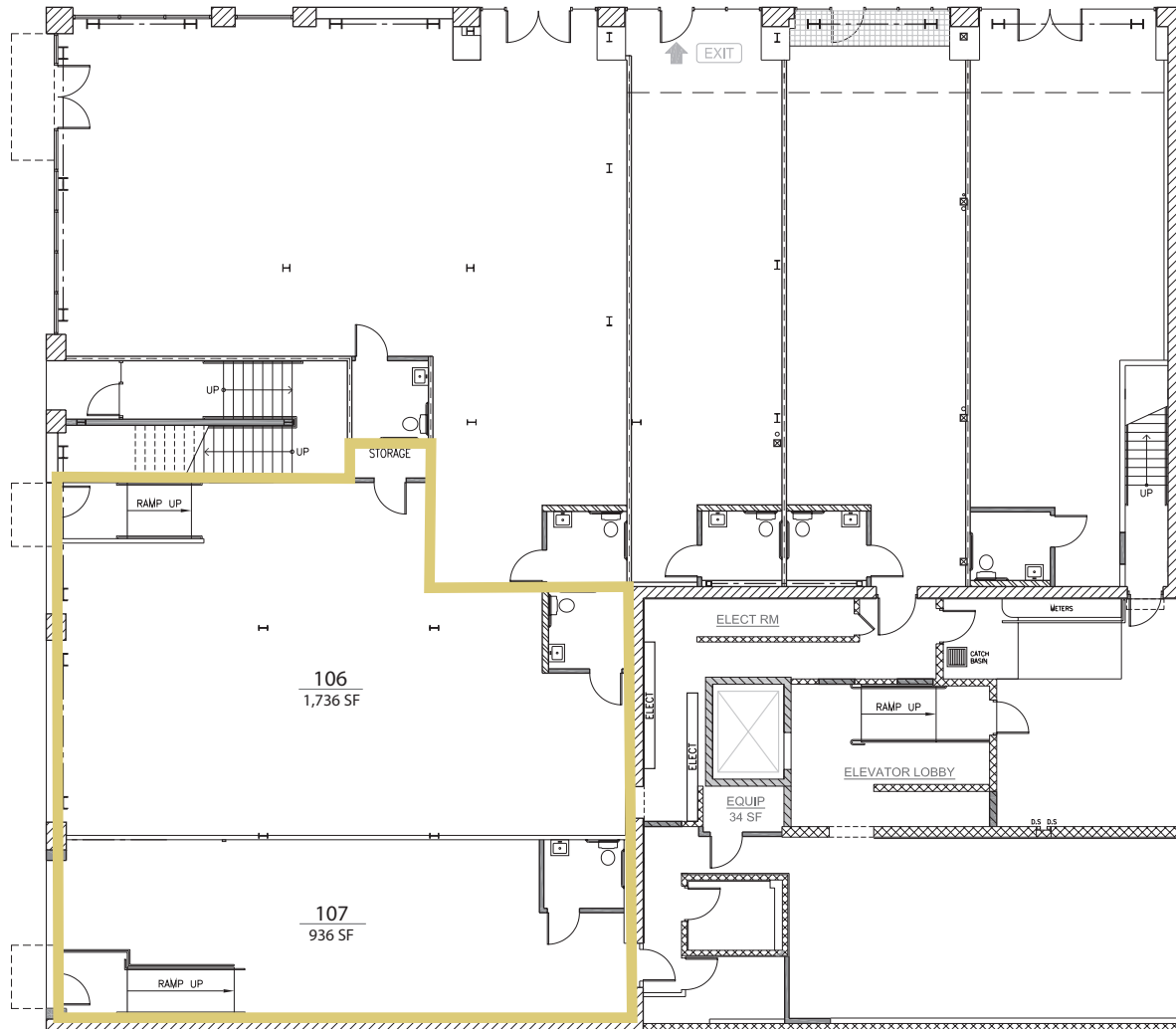
Floor	Suite #	Sq. Ft.	Use	Contig. space	Available
1st	106	1,736	RETAIL	Yes	Immed.
1st	107	936	RETAIL	Yes	Immed.
2nd	202	460	OFFICE	no	Immed.
2nd	203	552	OFFICE	no	Immed.
2nd	204	511	OFFICE	no	Immed.
2nd	206	814	OFFICE	no	Immed.
2nd	208	570	OFFICE	no	Immed.
2nd	209	1,220	OFFICE	no	Immed.



# GROUND FLOOR RETAIL

SANTA MONICA BLVD.

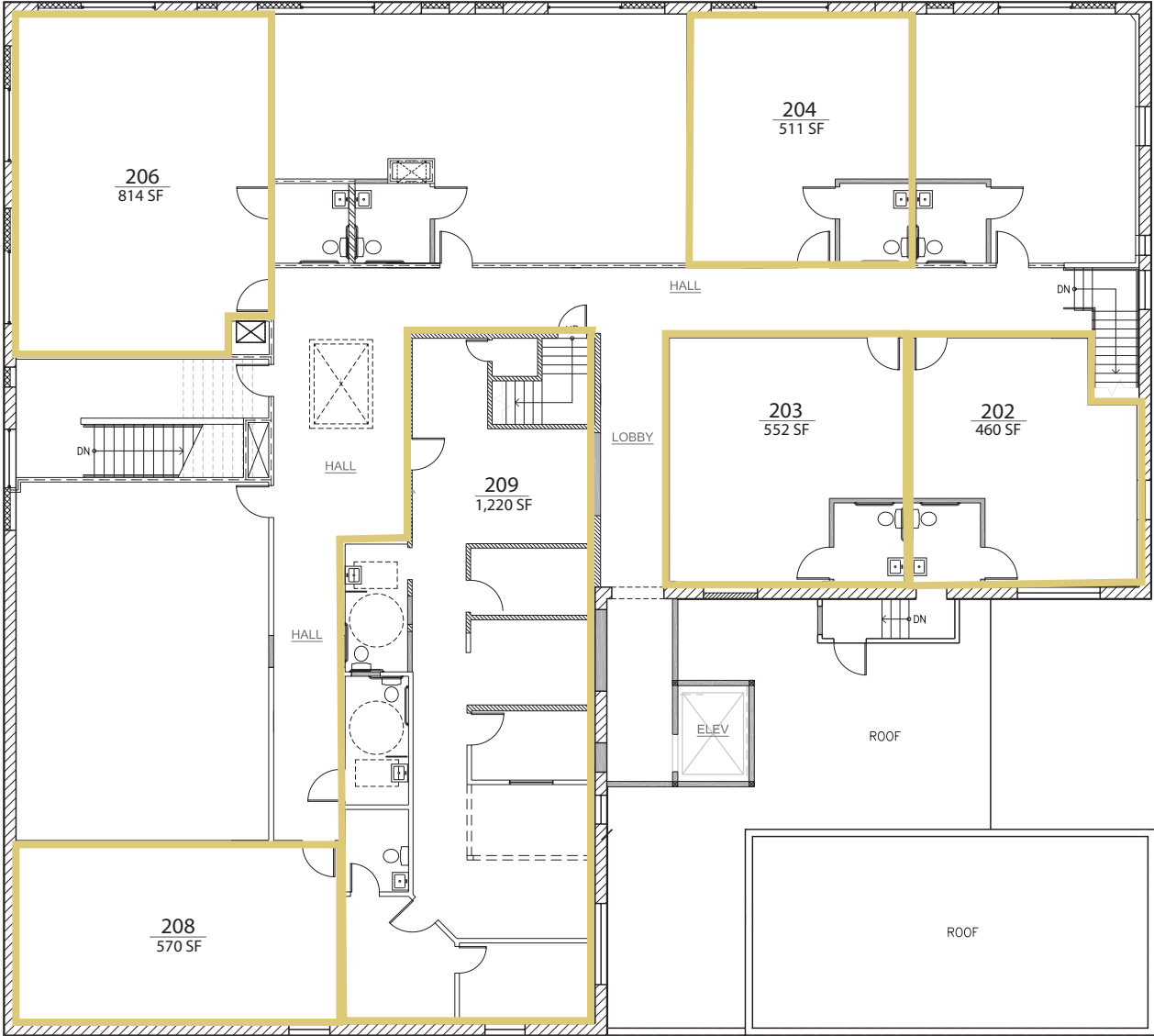
WESTERN AVE.



FIRST FLOOR PLAN



# 2ND FLOOR OFFICE AVAILABILITIES





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