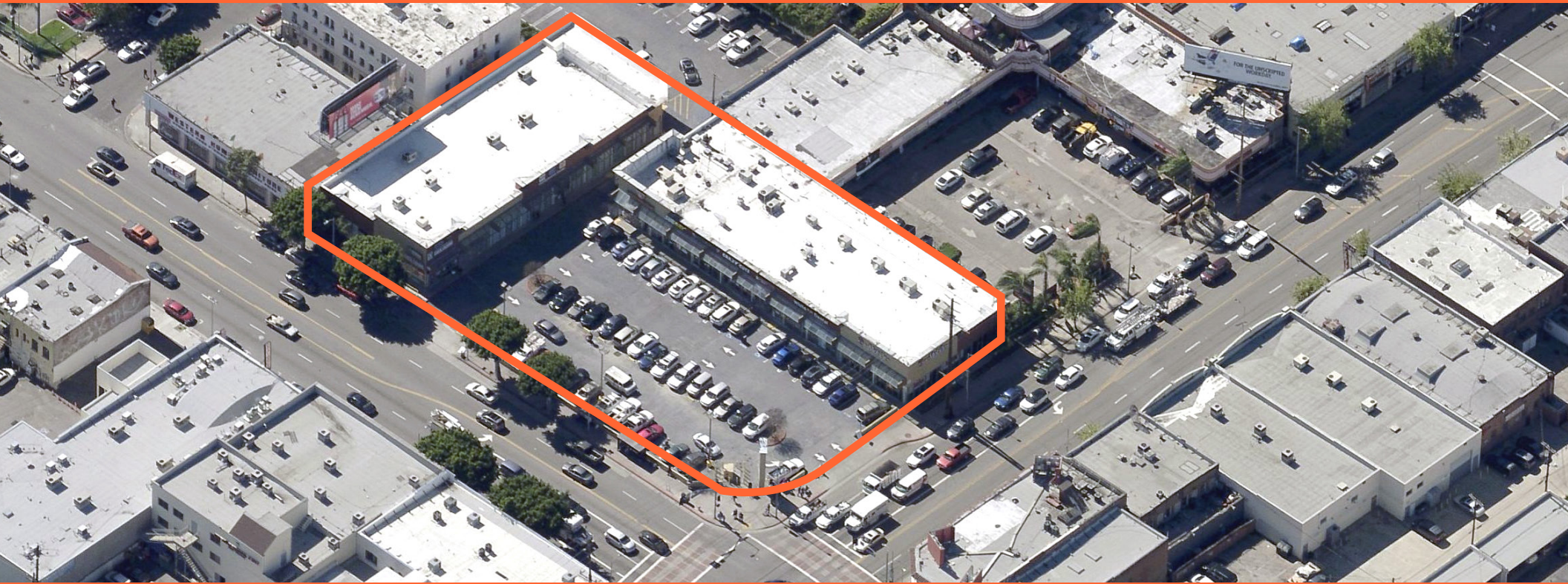


Santa Monica & Western

1075 N. Western Avenue | Los Angeles, CA 90029

●●● Charles Company



PROPERTY FEATURES

- Retail Center 21,543 SF
- Available Retail/Office: (#710 - 7,865 SF) (#117 - 1,300 SF)
- From 1,300 SF to 9,165 Sf Available
- Pylon signage available
- Over 80,000 CPD at the signalized intersection

	1 Mile
Population:	88,830
Households:	33,468
Avg. HH. Income:	\$52,859

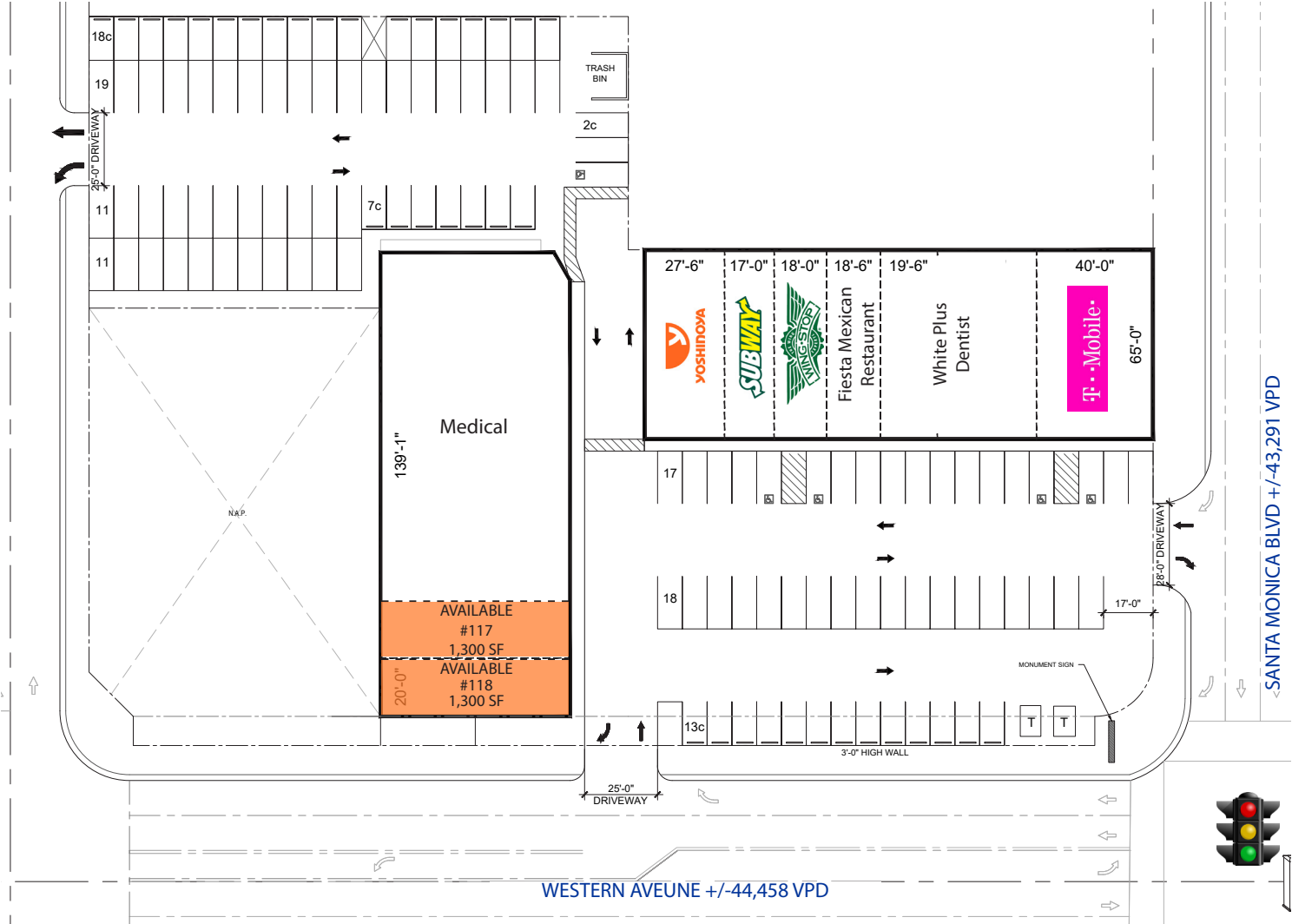
LEASING INFO:

310.270.9243
9034 W Sunset Boulevard
West Hollywood, CA 90069

Santa Monica & Western

1075 N. Western Avenue | Los Angeles, CA 90029

SITE PLAN



Unit No	Tenant	Sf. Ft.
101	T-Mobile	2,582
104	White Plus Dentist	2,212
105	Fiesta Mexican Restaurant	1,234
106	Crazy Cuts	1,186
107	Wingstop	1,186
108	Subway	1,200
109	Yoshinoya	1,650
110	Medical	7,865
117	AVAILABLE	1,300
118	AVAILABLE	1,300
GLA		21,715

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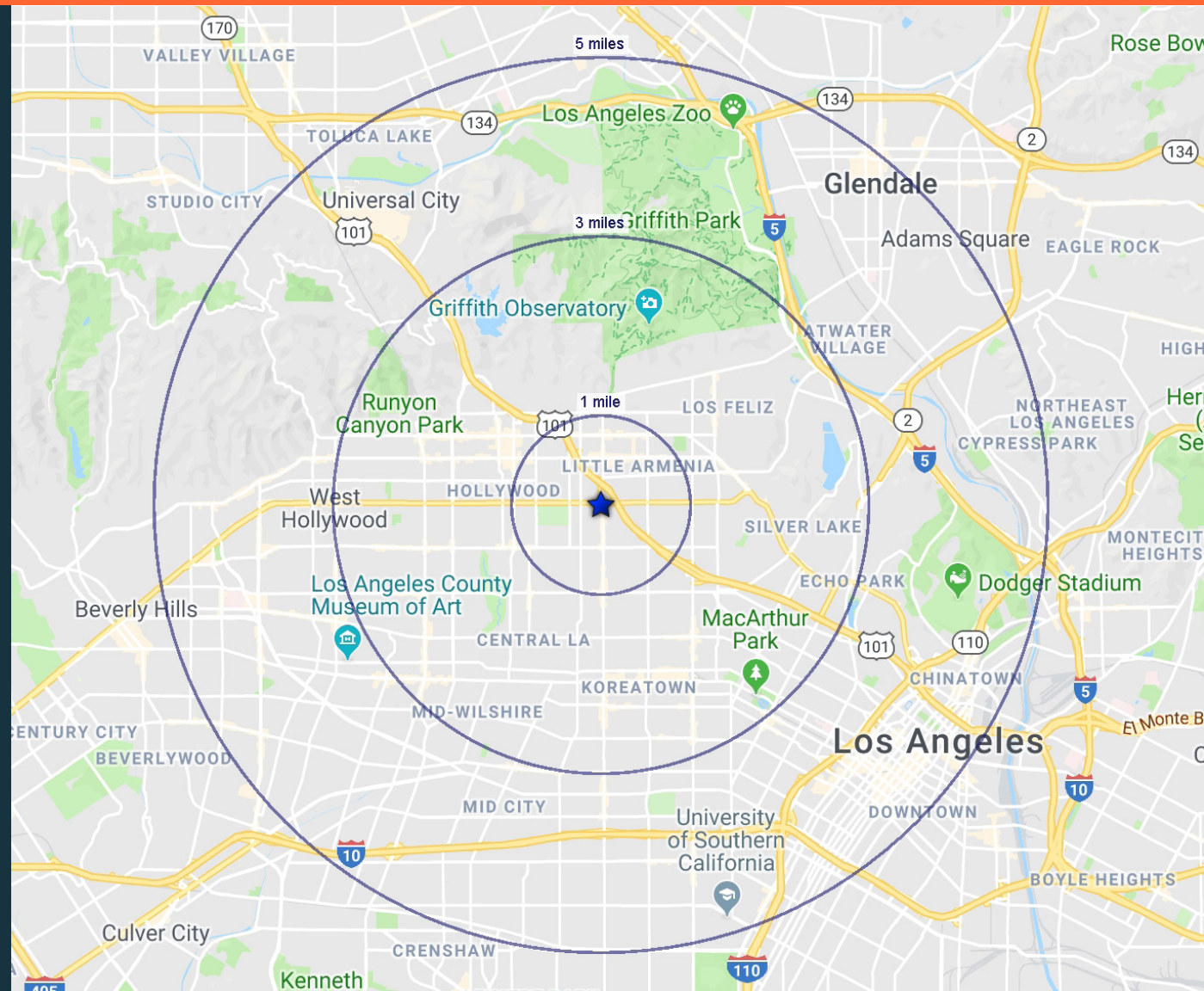
DEMOGRAPHICS MAP

AREA DEMOGRAPHICS

	3 Miles	5 Miles
Population:	510,070	1,087,728
Households:	216,268	444,713
Avg. HH. Income:	\$75,473	\$79,001

TRAFFIC COUNT

Western Avenue:	+/-43,291 VPD
Santa Monica Blvd:	+/-44,458 VPD



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LOCATION MAP

