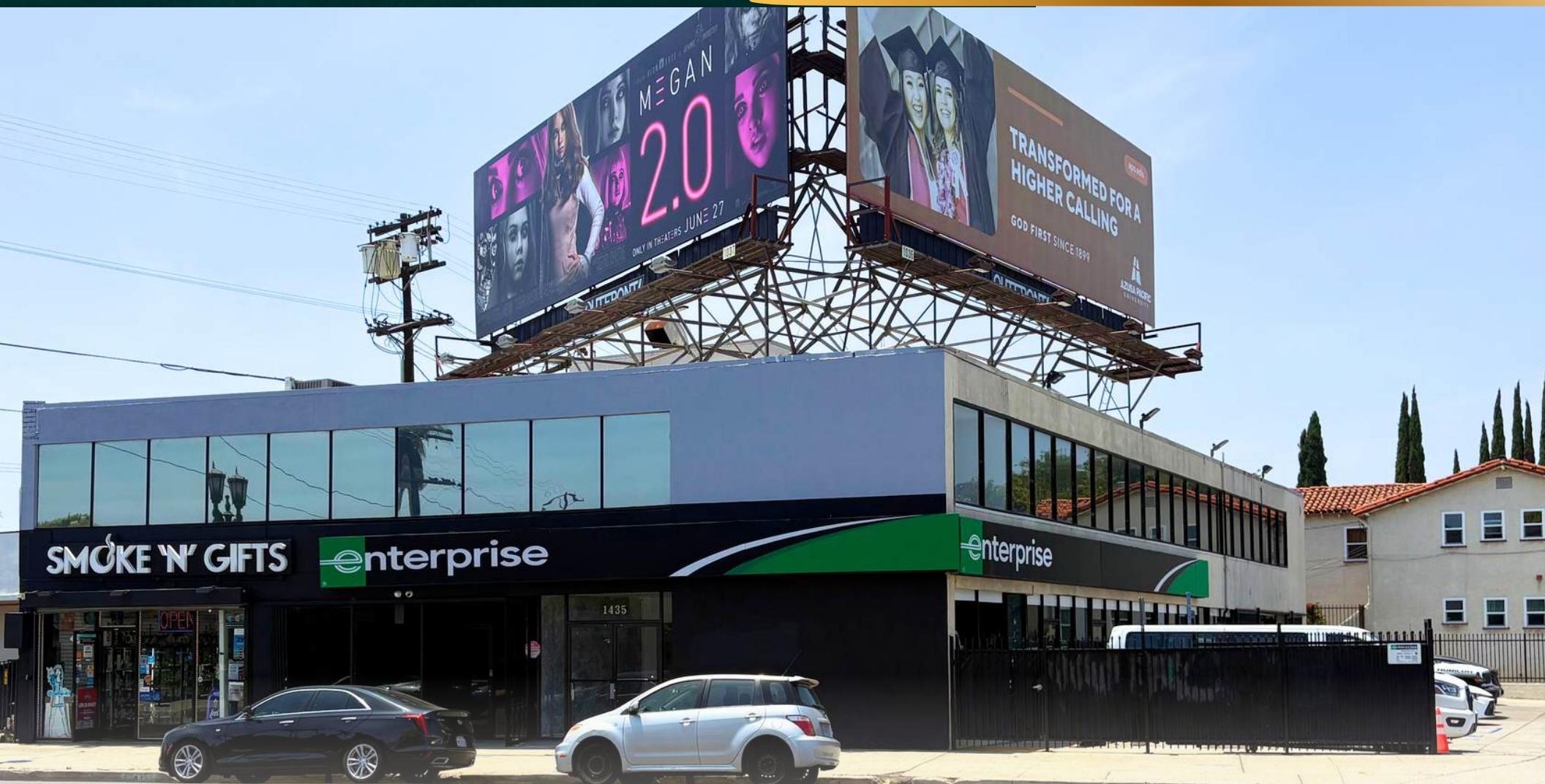




FOR LEASE  
1435 S La Cienega Blvd,  
Los Angeles, CA 90035

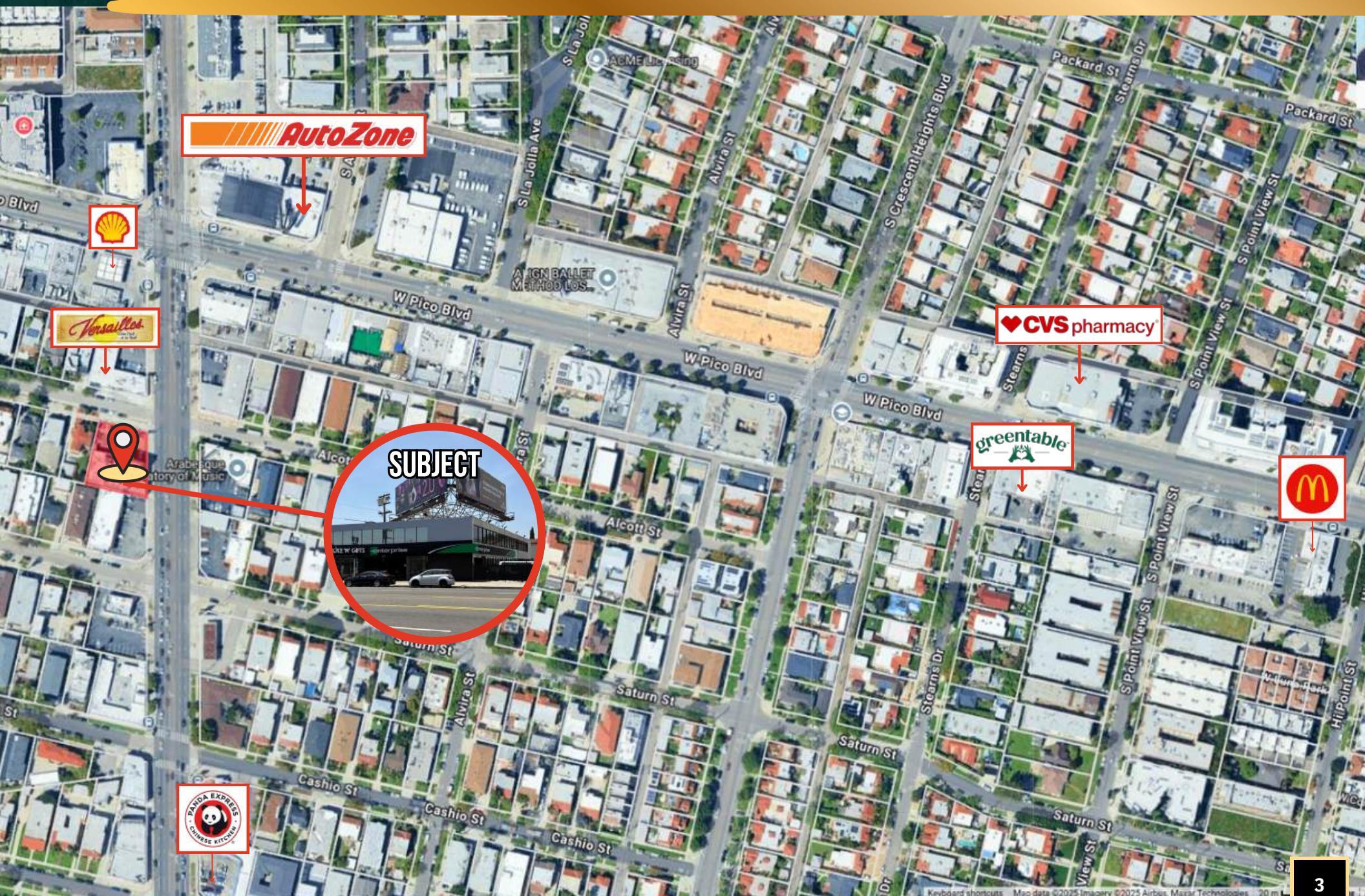


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# PROPERTY AERIAL MAP



# PROPERTY OVERVIEW

**TYPE**

Retail

**SIZE**

Office a: 800 SF  
Office b: 860 - 1,200 SF

**RATE**

\$2.75 MG

**YEAR BUILT**

1956

**TERM**

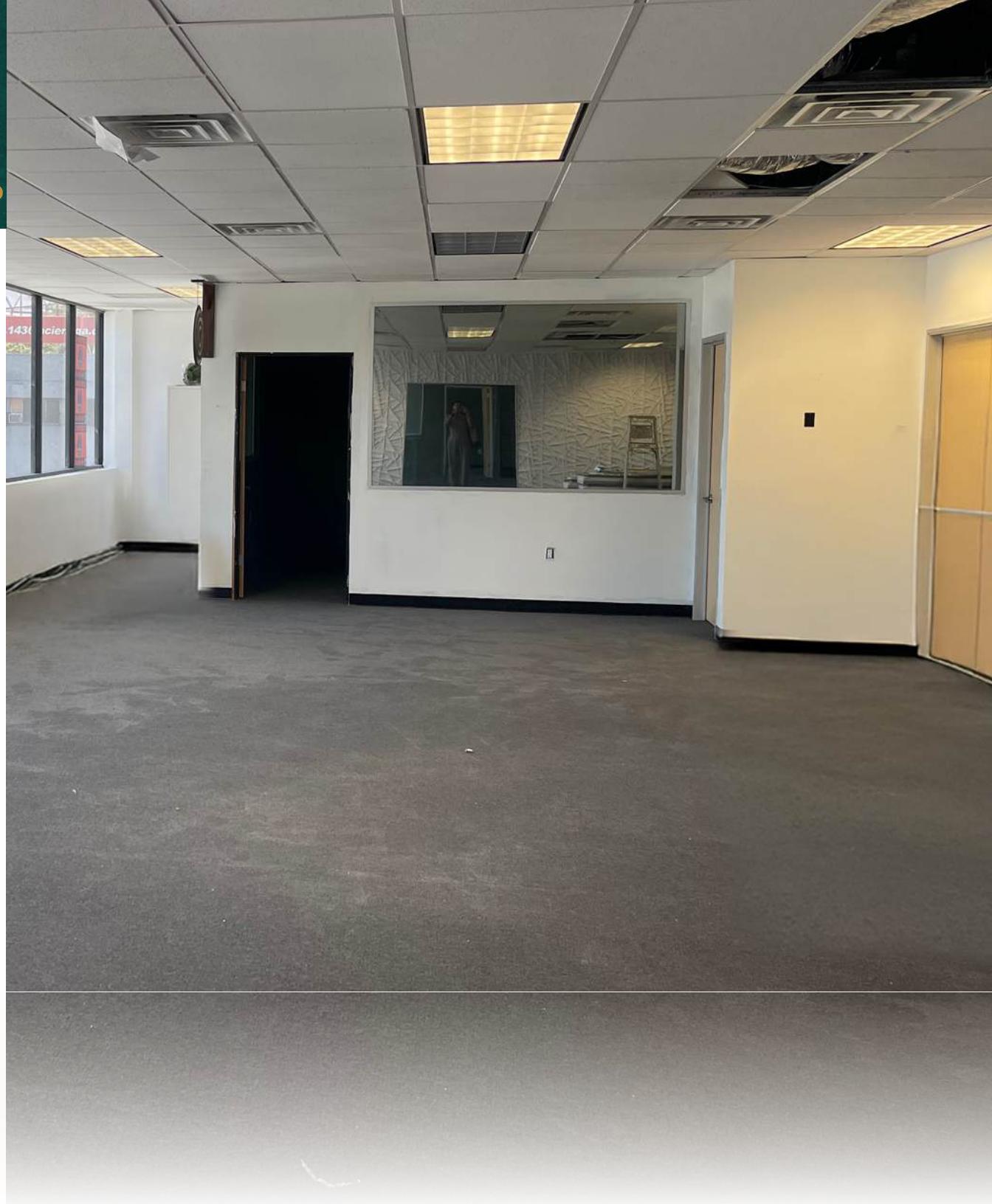
Negotiable

**PARKING**

1 space included  
Additional space: \$150/mo

**ZONING**

LAC2



# PROPERTY PHOTOS



Rose & co.

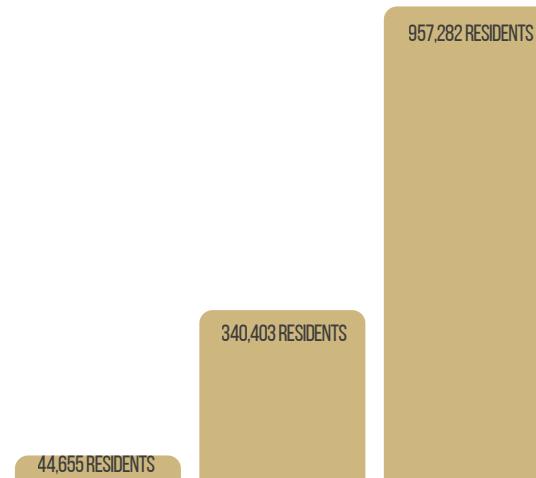
# PROPERTY SHOWCASE



- **Wheelchair accessible** with renovated elevator
- **Flexible layout** — combine suites for up to 5000 sq ft of full-floor occupancy
- **Prime Pico-Robertson location**, with heavy foot traffic
- **Easy access and walking distance** to numerous restaurants, freeways, and amenities
- **Great visibility**, with building signage available

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
S la Cienega Blvd	Alcott St	47,273 vehicles/day	.04 miles
S la Cienega Blvd	Alcott St	47,307 vehicles/day	.04 miles
Saturn St	S la Cienega	53,409 vehicles/day	.04 miles
W Pico Blvd	S la Cienega	30,971 vehicles/day	.09 miles
W Pico Blvd	S la Cienega	30,550 vehicles/day	.09 miles
W Pico Blvd	S la Cienega	28,493 vehicles/day	.09 miles
Cashio St	S la Cienega	1,527 vehicles/day	.13 miles
Cashio St	S la Cienega	1,542 vehicles/day	.13 miles
W Pico Blvd	Corning St	50,805 vehicles/day	.13 miles
S la Cienega Blvd	Packard St	47,039 vehicles/day	.15 miles



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