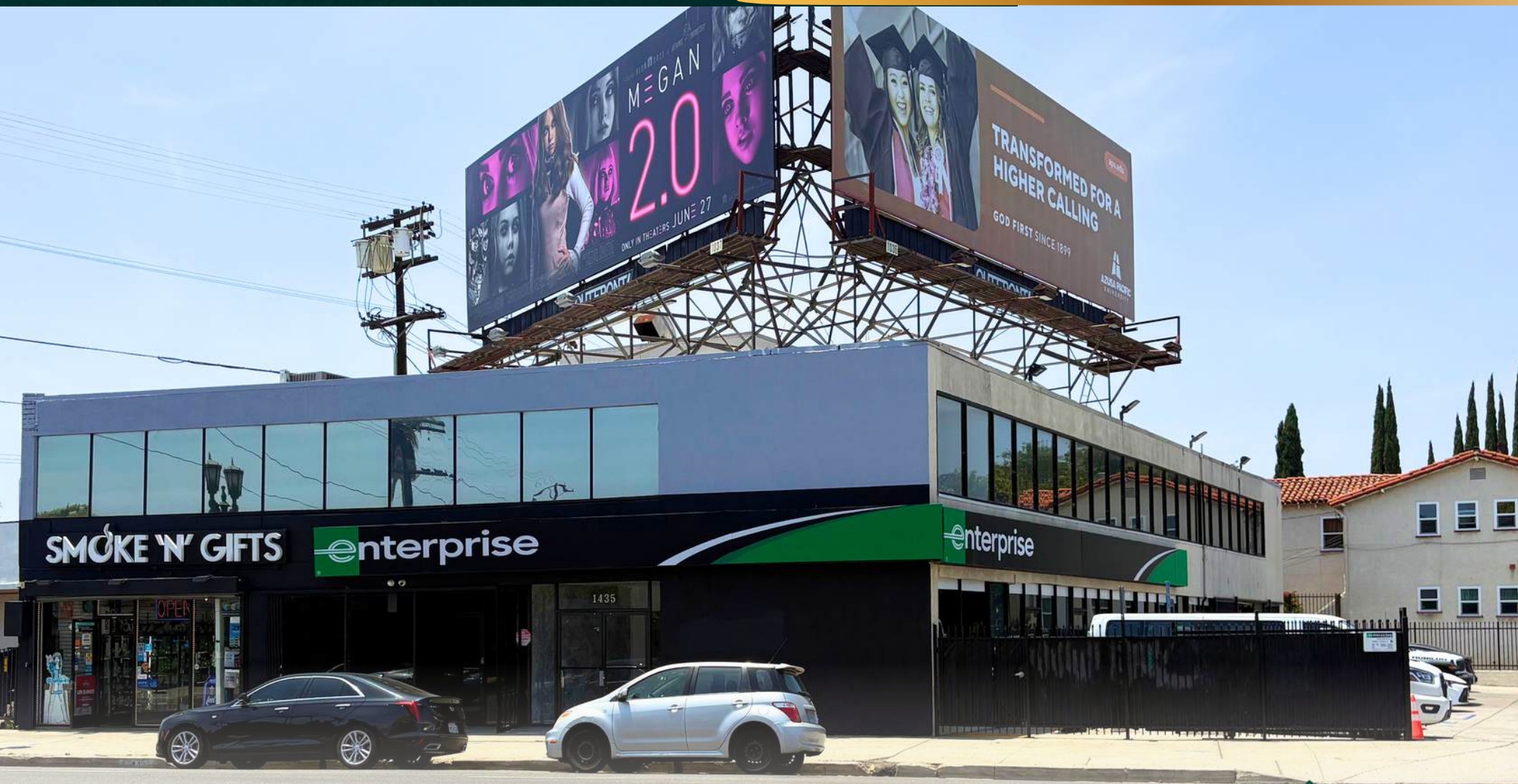




**FOR LEASE**

**1435 S La Cienega Blvd,**

Los Angeles, CA 90035

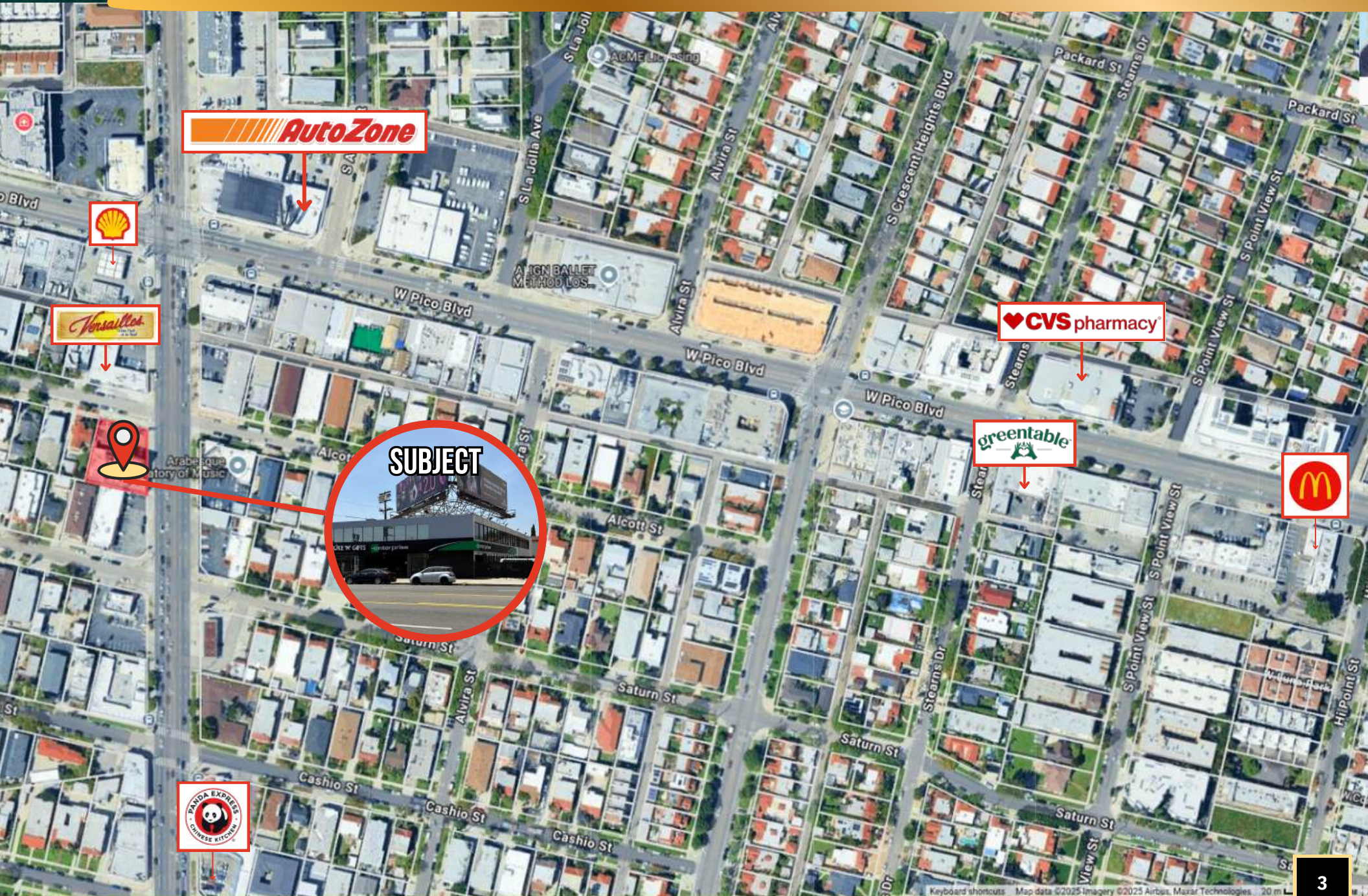


real

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RISE  
REAL ESTATE

# 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

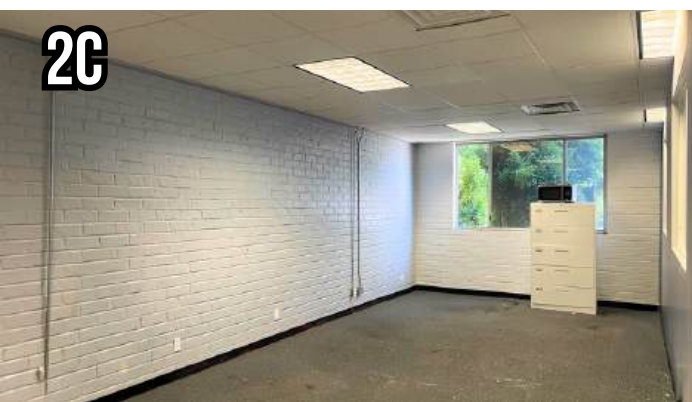


## ZONING

LAC2



# PROPERTY PHOTOS



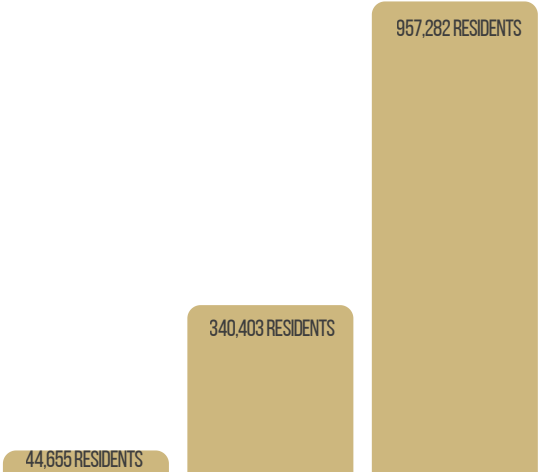
# PROPERTY SHOWCASE



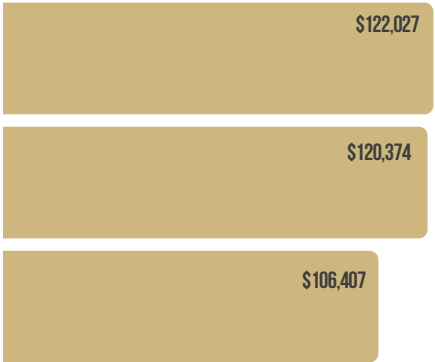
- **Wheelchair accessible** with renovated elevator
- **Flexible layout** — combine suites for up to 5000 sq ft of full-floor occupancy
- **Prime Pico-Robertson location**, with heavy foot traffic
- **Easy access and walking distance** to numerous restaurants, freeways, and amenities
- **Great visibility**,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