



COMMERCIAL
ASSET GROUP



RETAIL | OFFICE | FLEX SPACE FOR LEASE

751 - 759 W. WASHINGTON BOULEVARD, LOS ANGELES, CA 90015

ADDITIONAL INFO

SPACE SIZE

±1,300 SQFT

ASKING BASE RENT

**UPON REQUEST
(MODIFIED GROSS*)**

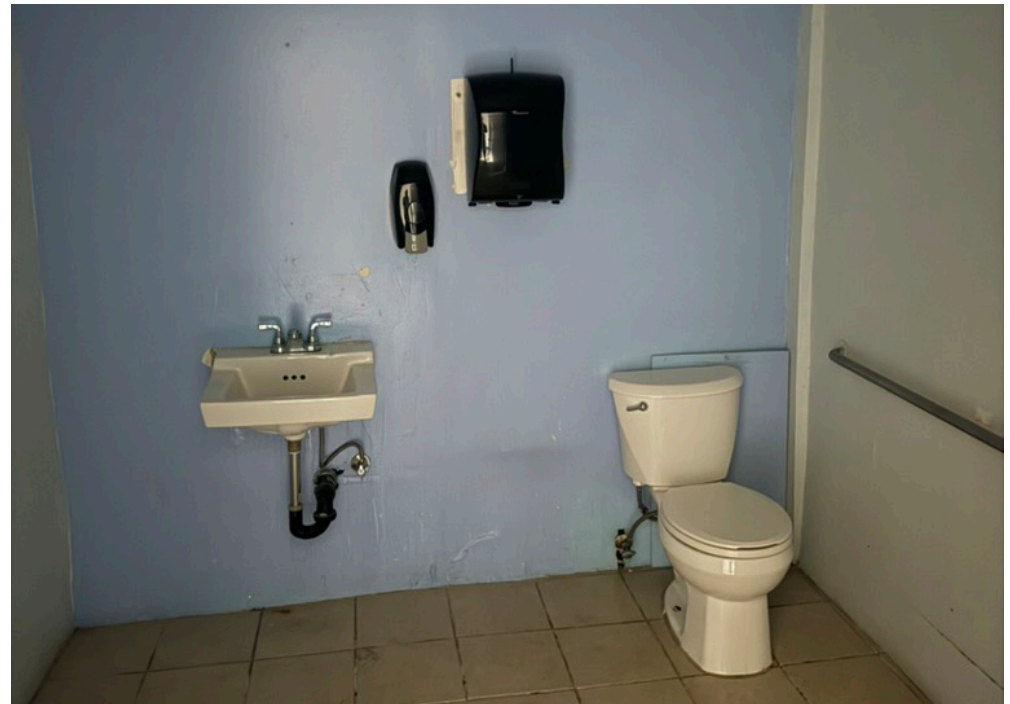
*TENANT PAYS FOR ELECTRIC

DEMOGRAPHICS

	<u>2 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
POPULATION (2025)	303,880	1,266,805	3,465,350
MEDIAN AGE	36.3	37.5	38.5
AVG HOUSEHOLD INCOME	\$74,598	\$87,683	\$106,006

- Adjacent to USC, Pico-Union, and Downtown LA
- Easily accessible via the 10 and 110 Freeways
- Close proximity to LA Convention Center and Crypto.com Arena

ADDITIONAL PHOTOS



PARKING (IN REAR OF PREMISES)



AERIAL



crypto.com ARENA



SUBJECT PROPERTY



EXPOSITION PARK

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