

Prime Retail Space For Lease with Courtyard

740-744 NORTH LA CIENEGA BLVD.

LOS ANGELES, CA 90069 | WEST HOLLYWOOD





740-744 N. LA CIENEGA BLVD. LOS ANGELES, CA 90069

- Prime Los Angeles retail flagship opportunity with facade signage.
- Prominent location just 5 buildings north of Melrose shops and dining
- Space features a rare common courtyard private to this property and increased-height ceilings with skylights that let in ample natural light.
- Each building has one parking space in the rear and is adjacent to ample street and metered parking in the building front, along N. La Cienega Blvd.
- The spaces can be leased separately or together for a total of 4,983 SF.
- The property has excellent visibility, access and is in a high-traffic and densely populated area with excellent demographics.
- Central LA location near Melrose, The Grove, Beverly Grove, WeHo N. Roberston, the Golden Triangle of Beverly Hills & the famous Sunset strip.
- Join LA's top retail, clothing, furniture, salon/ service uses & more.
- Please contact agent to tour as access is by appointment only during business hours with minimum 24 hours' advance scheduling only.

LISTING OVERVIEW

| | |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Address: | 740 -744 N. La Cienega Boulevard Los Angeles, CA 90069 |
| Space Available: | 740 N. La Cienega: 2,364 SF 744 N. La Cienega: 2,619 SF Can be leased separately or together for a total of 4,983 SF. |
| Rental Rate: | Negotiable Rent NNN = \$0.75/SF |
| Date Available: | January 1, 2025 |
| Space Type: | Freestanding Retail with Courtyard 3 |
| Lease Term: | - 10 Years |
| * PLEASE DO NOT DISTURB CURRENT TENANT, CALL TO TOUR | |

Dennis Dillon
Vice President, Brokerage
ddillon@meirealty.com
310.258.0444 x 111



740-744 N. LA CIENEGA BLVD.

LOS ANGELES, CA 90069

PROPERTY PHOTOS



Dennis Dillon
Vice President, Brokerage
ddillon@meirealty.com
310.258.0444 x 111



The information contained herein has been obtained from sources we deem reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Lessee must verify the information and bears all risk for any inaccuracies. MEI Real Estate Services: 5757 W. Century Blvd., Suite 605, Los Angeles, CA 90045 | DRE # 01100993 | www.meirealty.com

740-744 N. LA CIENEGA BLVD.

LOS ANGELES, CA 90069

INTERIOR PHOTOS



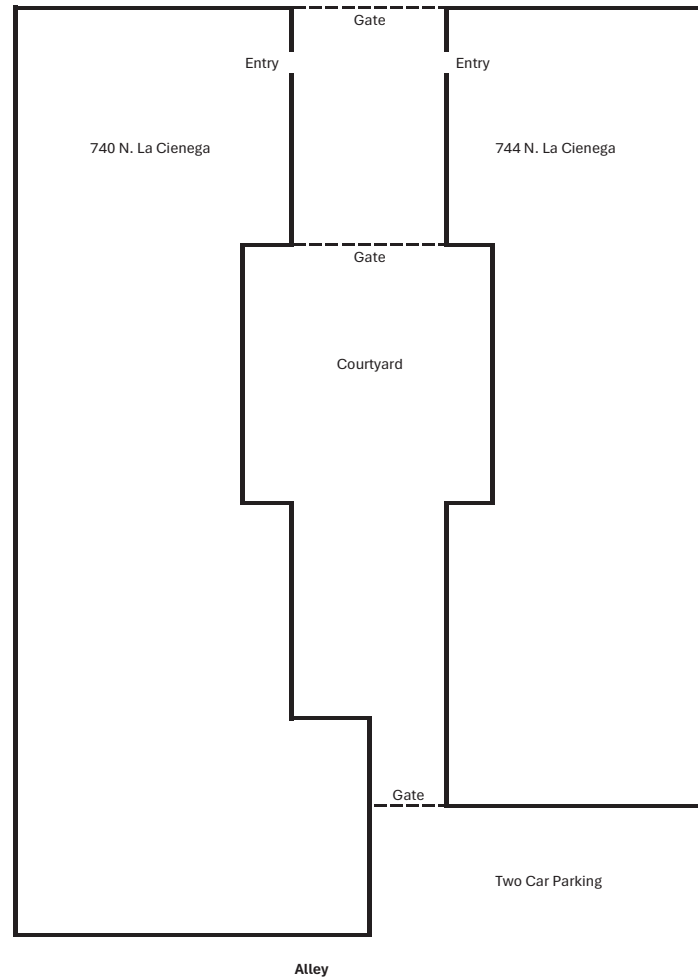
Dennis Dillon
Vice President, Brokerage
ddillon@meirealty.com
310.258.0444 x 111



740-744 N. LA CIENEGA BLVD.

LOS ANGELES, CA 90069

SITE PLAN



*Not to scale, Lessee to Verify.

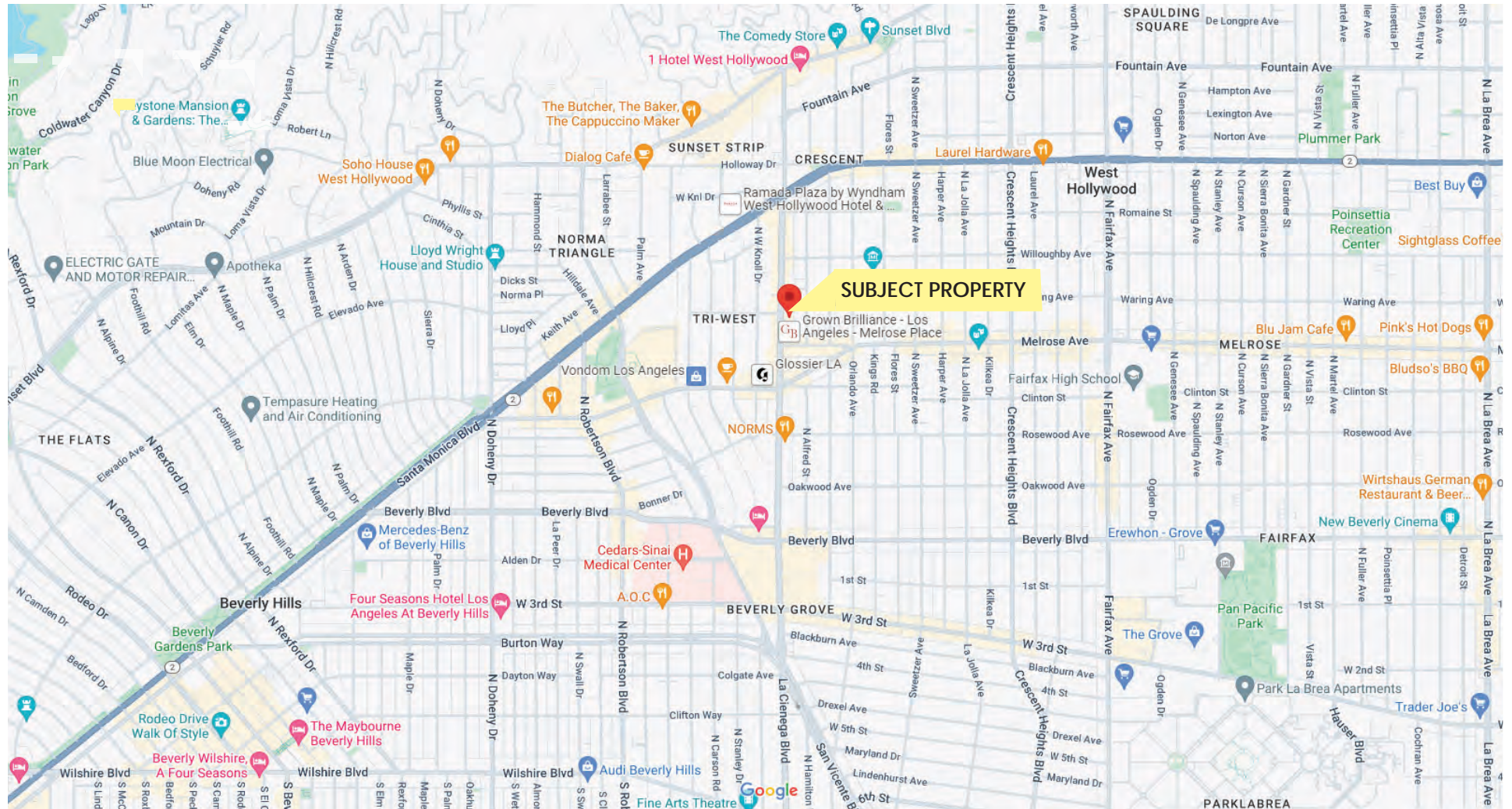
Dennis Dillon
Vice President, Brokerage
ddillon@meirealty.com
310.258.0444 x 111



740-744 N. LA CIENEGA BLVD.

LOS ANGELES, CA 90069

STREET LOCATOR MAP



Dennis Dillon
Vice President, Brokerage
ddillon@meirealty.com
310.258.0444 x 111



740-744 N. LA CIENEGA BLVD.

LOS ANGELES, CA 90069

DEMOGRAPHICS

Rings: 1, 3, 5 mile radii

Latitude: 34.08478

Longitude: -118.37613

| | 1 mile | 3 miles | 5 miles |
|---------------------------------|-----------|-----------|-----------|
| Population | | | |
| 2010 Population | 42,425 | 251,464 | 794,300 |
| 2020 Population | 43,503 | 260,411 | 805,316 |
| 2024 Population | 42,373 | 257,172 | 795,697 |
| 2029 Population | 41,712 | 256,949 | 798,906 |
| 2010-2020 Annual Rate | 0.25% | 0.35% | 0.14% |
| 2020-2024 Annual Rate | -0.62% | -0.29% | -0.28% |
| 2024-2029 Annual Rate | -0.31% | -0.02% | 0.08% |
| 2020 Male Population | 54.3% | 50.2% | 49.5% |
| 2020 Female Population | 45.7% | 49.8% | 50.5% |
| 2020 Median Age | 40.4 | 38.6 | 37.1 |
| 2024 Male Population | 54.5% | 50.8% | 50.2% |
| Median Household Income | | | |
| 2024 Median Household Income | \$104,650 | \$100,385 | \$84,731 |
| 2029 Median Household Income | \$119,949 | \$114,491 | \$100,284 |
| 2024-2029 Annual Rate | 2.77% | 2.66% | 3.43% |
| Average Household Income | | | |
| 2024 Average Household Income | \$160,604 | \$154,181 | \$135,345 |
| 2029 Average Household Income | \$185,789 | \$176,337 | \$155,762 |
| 2024-2029 Annual Rate | 2.96% | 2.72% | 2.85% |
| Per Capita Income | | | |
| 2024 Per Capita Income | \$102,239 | \$82,254 | \$63,082 |
| 2029 Per Capita Income | \$121,487 | \$96,665 | \$74,772 |
| 2024-2029 Annual Rate | 3.51% | 3.28% | 3.46% |

Dennis Dillon
Vice President, Brokerage
ddillon@meirealty.com
310.258.0444 x 111





FOR LEASE: EXCEPTIONAL RETAIL OPPORTUNITY

740-744 N. LA CIENEGA BLVD.

LOS ANGELES, CA 90069 | WEST HOLLYWOOD

FOR MORE INFORMATION:

Dennis Dillon
Vice President, Brokerage
ddillon@meirealty.com
310.258.0444 x 111

