



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



CREATIVE OFFICE / WAREHOUSE / FLEX SPACE FOR LEASE

914-928 N Formosa Avenue, Los Angeles, CA 90046



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DRE#02052879



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

OFFICE SPACES
LOS ANGELES, CA

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

914-928 N Formosa Avenue, Los Angeles, CA 90046







APPROX. 1,750 SF

CREATIVE OFFICE AVAILABLE

- ✓ 3 private offices (two with windows and one with an exit door to the front of the property)
- ✓ Bullpen area
- ✓ Two private restrooms
- ✓ Exposed bow truss ceilings
- ✓ Concrete floors
- ✓ Reserved parking available
- ✓ The property is gated

AREA AMENITIES

- ✓ Central location, right near the intersection of Santa Monica Boulevard and La Brea Avenue
- ✓ Easy on-site parking
- ✓ Nearby amenities include Starbucks, Target, Mendocino Farms, BevMo, Best Buy, Rite-Aid, Smart & Final, Food Lab, Chipotle, Pink's Hot Dogs
- ✓ Hollywood adjacent location near The Lot Studios and many production facilities

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	51,274	179,365	384,450
 Avg. HH Income	\$99,903	\$105,814	\$103,767
 Daytime Pop	51,624	180,571	389,850
 Traffic Count	± 12,625 CPD ON N FORMOSA AVE & ROMAINE ST		

OFFICE SPACES
LOS ANGELES, CA

INTERIOR PHOTOS

914-928 N Formosa Avenue, Los Angeles, CA 90046



UNIT 914





Sleep



SHAKE SHACK

ihop

Gelson's



citi



WHOLE FOODS MARKET



ACE Hardware

CVS pharmacy



Buffalo EXCHANGE
New & Recycled Fashion

American Vintage



AERIAL MAP

AVAILABLE
(818) 501-2212



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