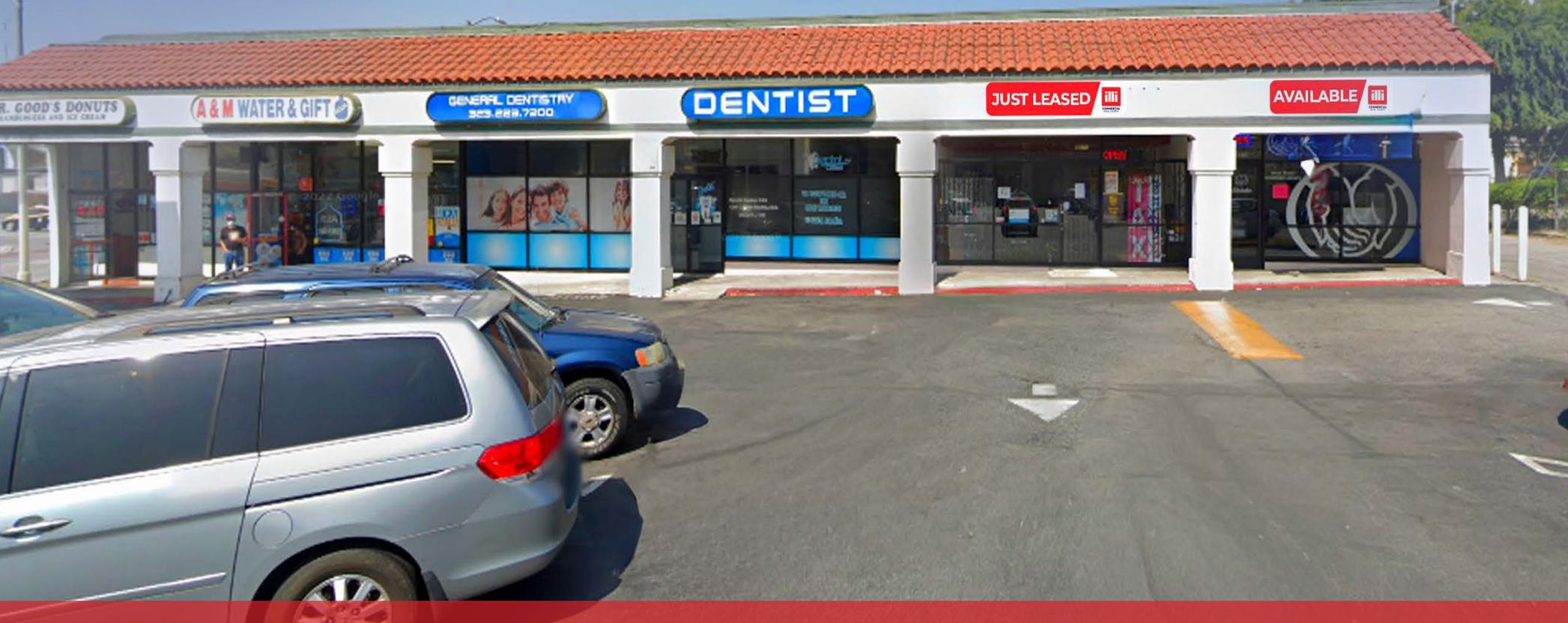




**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*



## CORNER RETAIL SPACE AT DOLLAR TREE ANCHORED CENTER

4601-4617 Huntington Drive N, Los Angeles, CA 90032



**BRANDON PARTIELI**  
(310) 697-5390 | brandon@illicre.com  
DRE#02126338

**TODD NATHANSON**  
(818) 514-2204 | todd@illicre.com  
DRE#00923779



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

RETAIL SPACE  
LOS ANGELES, CA

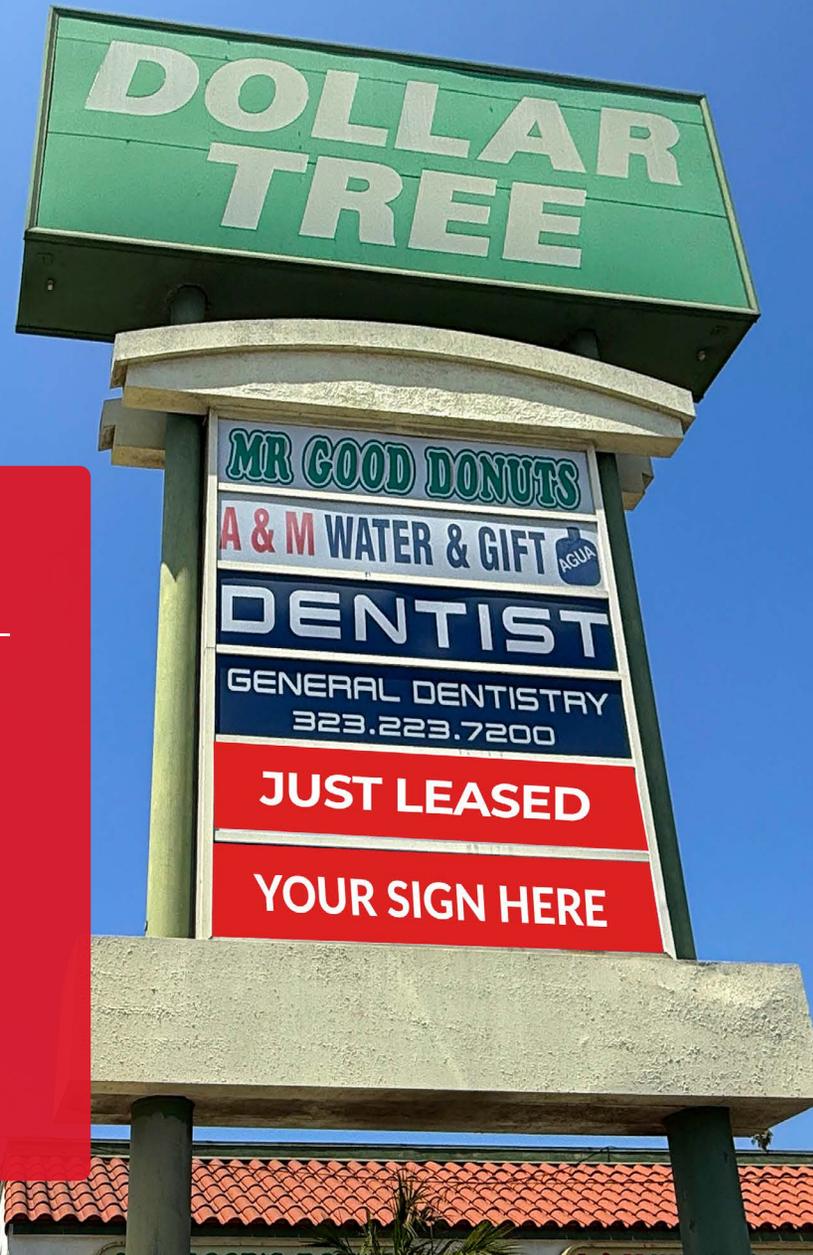
**EXCLUSIVELY LISTED BY**

**BRANDON PARTIELI**  
ASSOCIATE

(310) 697-5390 | brandon@illicre.com  
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**TODD NATHANSON**  
PRESIDENT

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RETAIL SPACE  
LOS ANGELES, CA

# PROPERTY FEATURES

4601-4617 Huntington Drive N, Los Angeles, CA 90032



## APPROX. 610 SF

RETAIL SPACE AVAILABLE

- ✓ Dollar Tree anchored center
- ✓ Pylon signage
- ✓ Great signalized corner

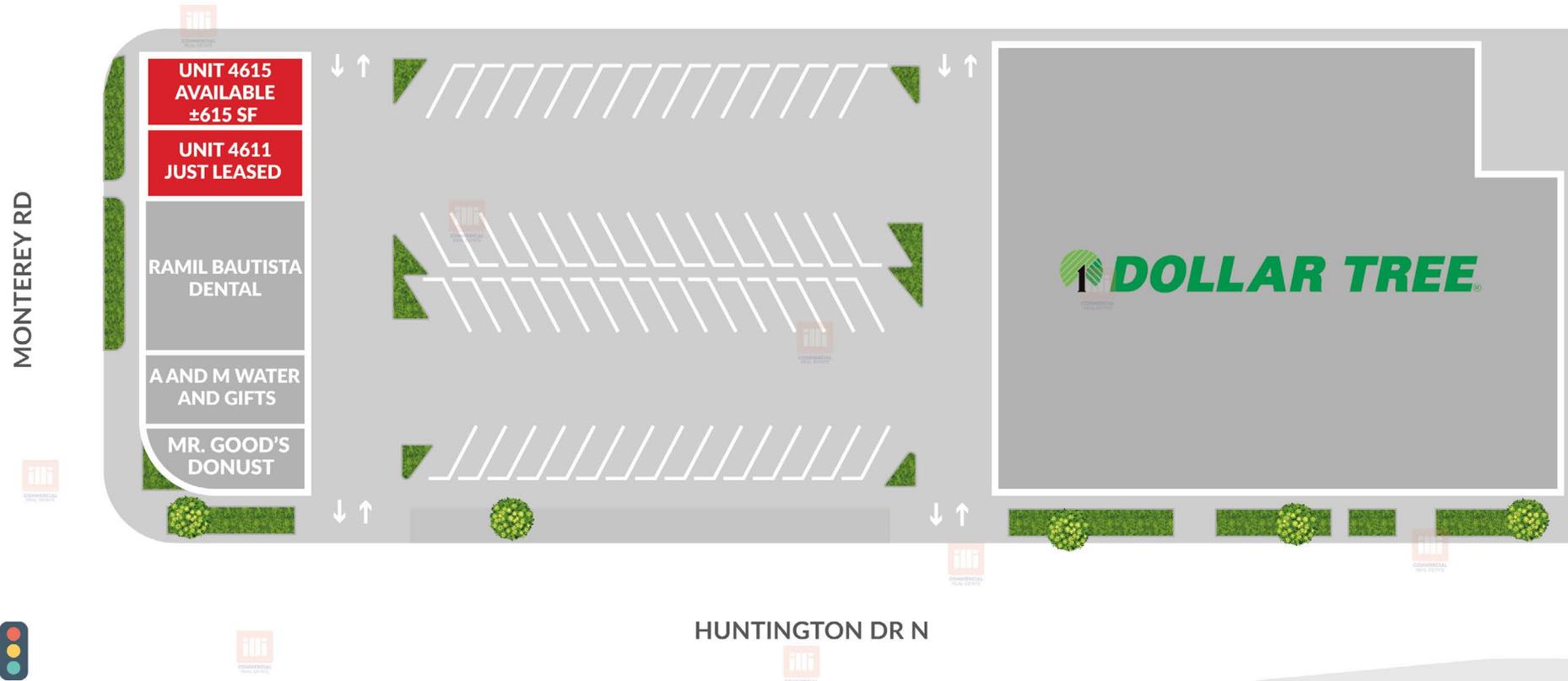
## AREA AMENITIES

- ✓ Minutes away from Highland Park
- ✓ Secure and well-maintained grounds
- ✓ Excellent street visibility
- ✓ Easy connectivity across Los Angeles

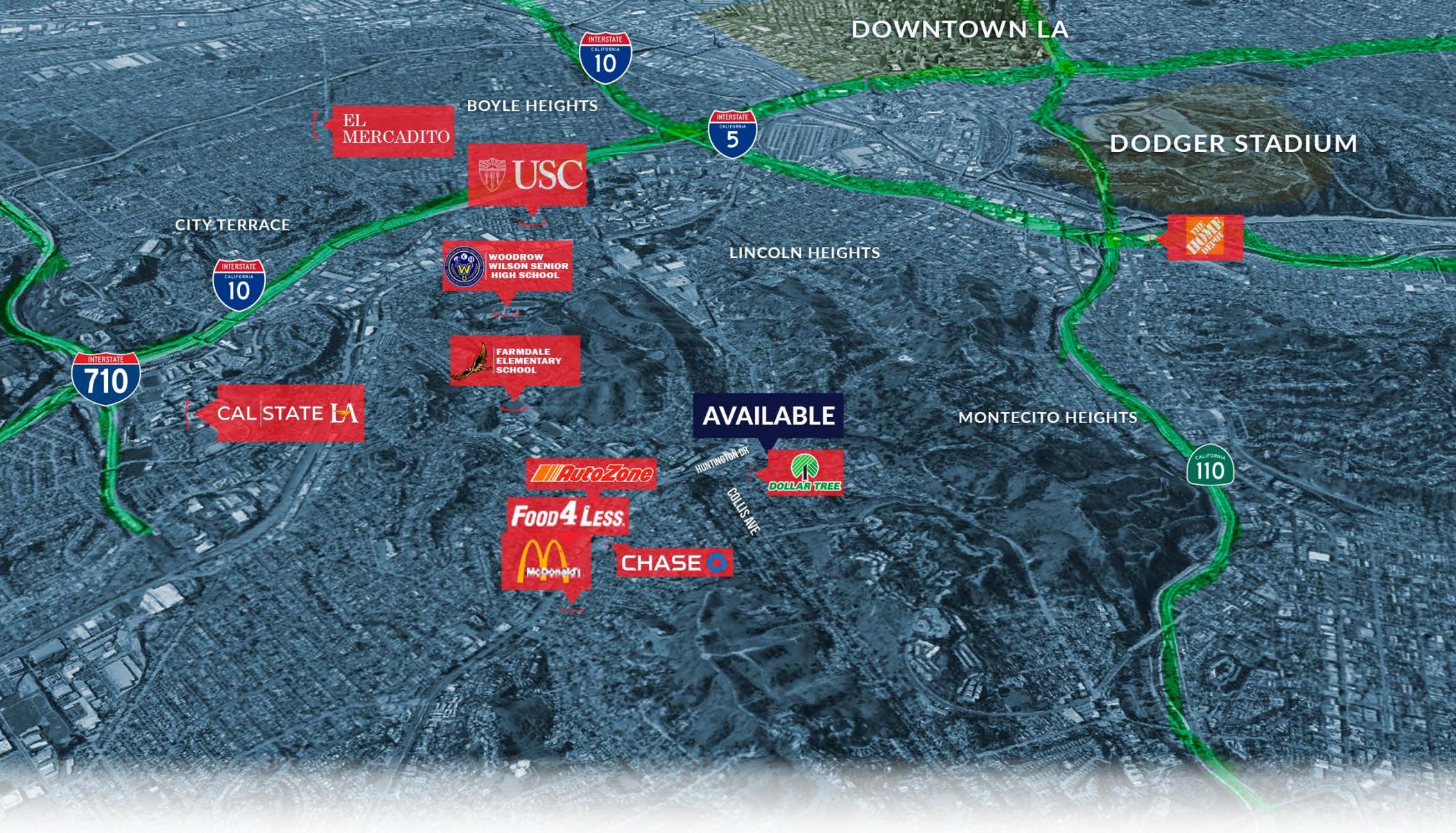
— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	26,329	258,929	763,962
Avg. HH Income	\$101,352	\$101,816	\$99,139
Daytime Pop	23,345	249,322	730,591
Traffic Count	±31,836 CPD ON HUNTINGTON DR N		

# SITE PLAN

4601-4617 Huntington Drive N, Los Angeles, CA 90032



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



ilicre

VS  
macy's



EL  
MERCADITO



FOOD 4 LESS



WOODROW  
WILSON SENIOR  
HIGH SCHOOL



USC



FARMDALE  
ELEMENTARY  
SCHOOL

CAL STATE LA

**AERIAL MAP**

DENTIST



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