

FOR LEASE

FRANKLIN VILLAGE RETAIL

1917-1931 N BRONSON AVE | LOS ANGELES, CA 90068-5601



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LEASING

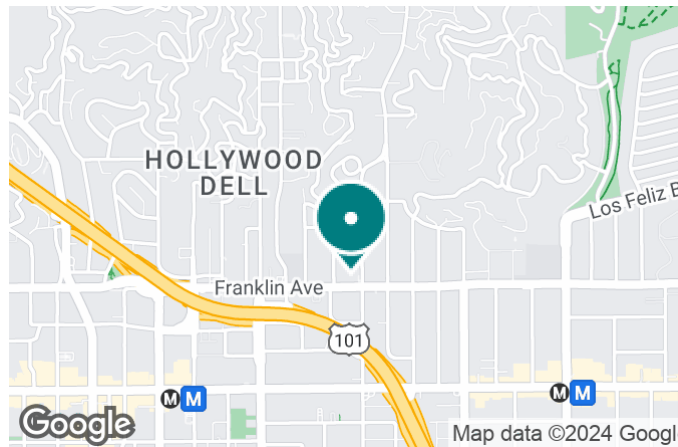
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

FORMER DRY CLEANER | 1917-1931 N BRONSON AVE, LOS ANGELES, CA 90068-5601

BROCHURE | PAGE 2



FEATURES & AMENITIES

- +/- 1,247 SF AVAILABLE (TENANT VACATING SOON)
- RARE ONSITE PARKING
- PYLON SIGNAGE
- EXCELLENT CO-TENANCY
- ACROSS THE STREET FROM TOP-PERFORMING GELSON'S MARKET
- AFFLUENT DEMOGRAPHICS IN DIFFICULT TO PENETRATE HOLLYWOOD HILLS/ BEACHWOOD CANYON TRADE AREA
- SITUATED AT BRONSON + FRANKLIN -- MAJOR HOLLYWOOD SIGNALIZED INTERSECTION

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	22,994	145,281	411,957
Total Population	48,129	325,687	981,705
Average HH Income	\$62,104	\$68,428	\$69,806

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

FORMER DRY CLEANER | 1917-1931 N BRONSON AVE, LOS ANGELES, CA 90068-5601

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PROPERTY DESCRIPTION

+/- 1,247 SF retail shop space available (DO NOT DISTURB TENANT). Property features high street visibility, onsite parking, and a diverse co-tenant mix.

LOCATION DESCRIPTION

Situated at the major signalized intersection of Bronson + Franklin, across the street from a well-patronized Gelson's grocery store. Excellent opportunity to tap the affluent demographics in the surrounding Hollywood Hills + Beachwood Canyon areas.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,247 SF
Building Size:	13,075 SF

SPACES	LEASE RATE	SPACE SIZE
1st Floor, Suite 1921	Negotiable	1,247 SF

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ADDITIONAL PHOTOS

FORMER DRY CLEANER | 1917-1931 N BRONSON AVE, LOS ANGELES, CA 90068-5601

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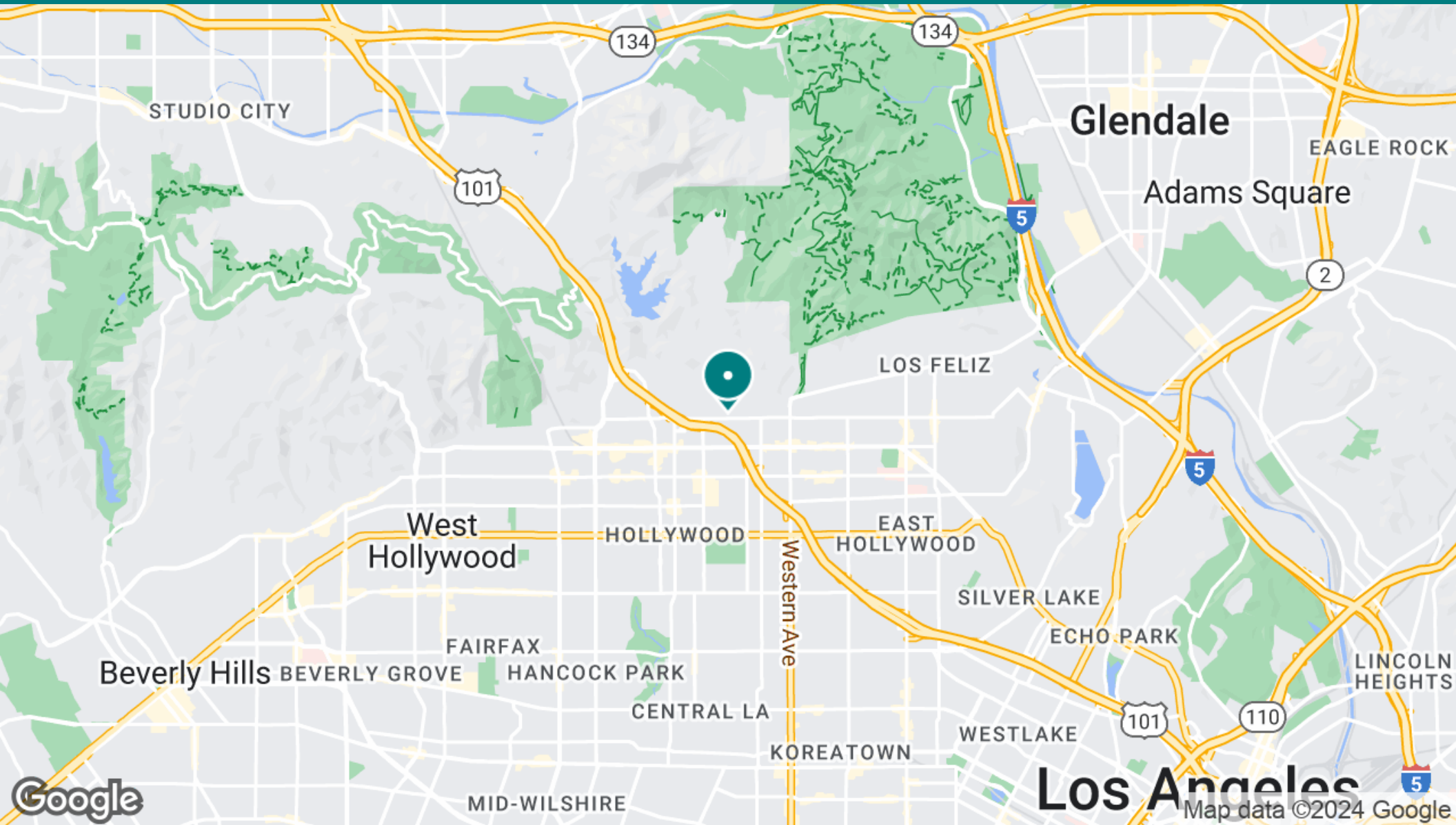
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LOCATION MAP

FORMER DRY CLEANER | 1917-1931 N BRONSON AVE, LOS ANGELES, CA 90068-5601

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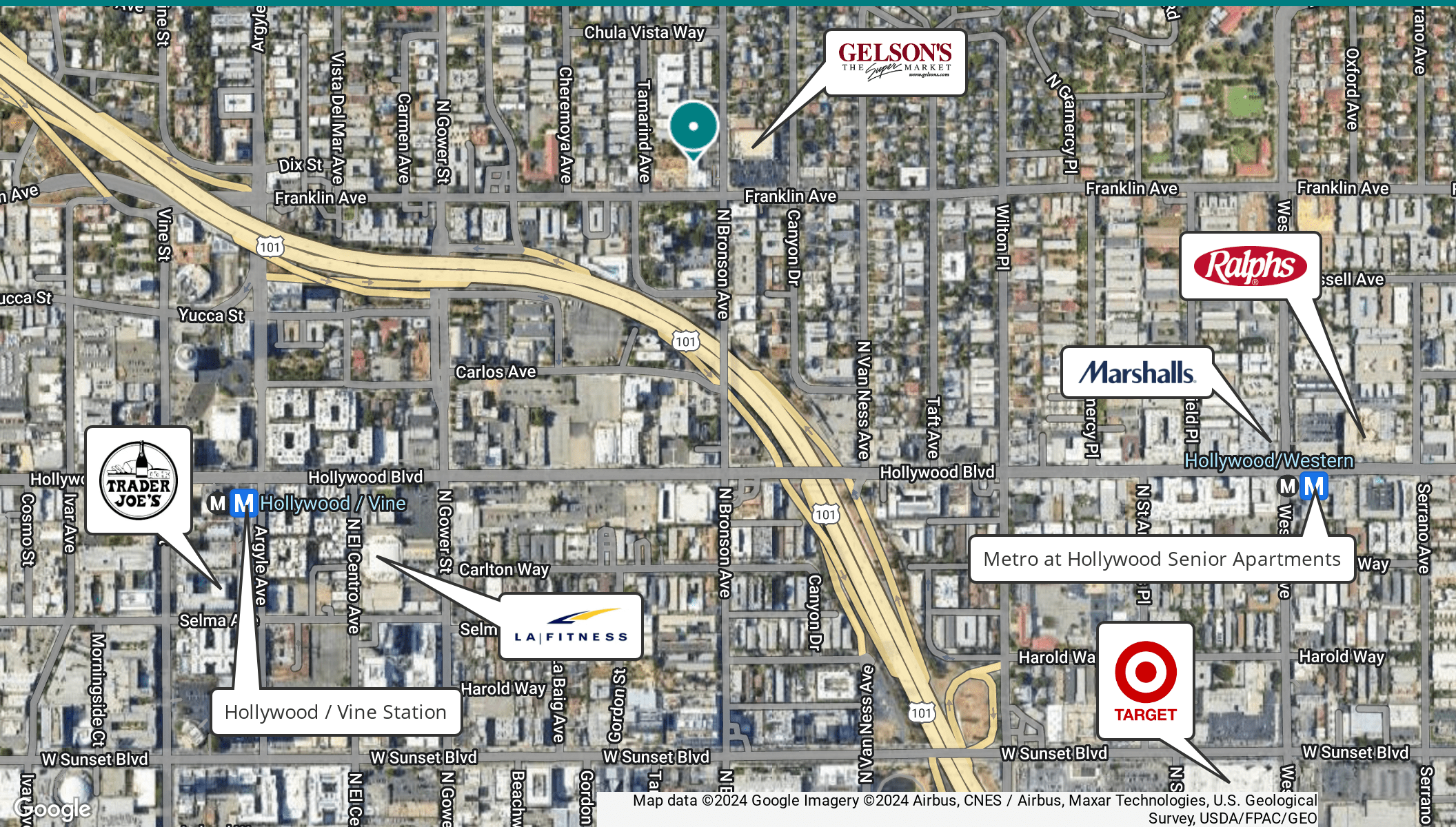
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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

FORMER DRY CLEANER | 1917-1931 N BRONSON AVE, LOS ANGELES, CA 90068-5601

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	48,129	325,687	981,705
Average age	36.1	36.0	35.5
Average age (Male)	35.6	35.4	34.9
Average age (Female)	36.8	36.9	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	22,994	145,281	411,957
# of persons per HH	2.1	2.2	2.4
Average HH income	\$62,104	\$68,428	\$69,806
Average house value	\$839,593	\$835,166	\$765,810

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	34.6%	36.2%	40.2%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	28,954	173,093	505,893
Total Population - Black	2,774	14,467	62,544
Total Population - Asian	4,108	54,084	165,948
Total Population - Hawaiian	50	477	1,625
Total Population - American Indian	270	1,210	4,916
Total Population - Other	10,597	73,006	214,808

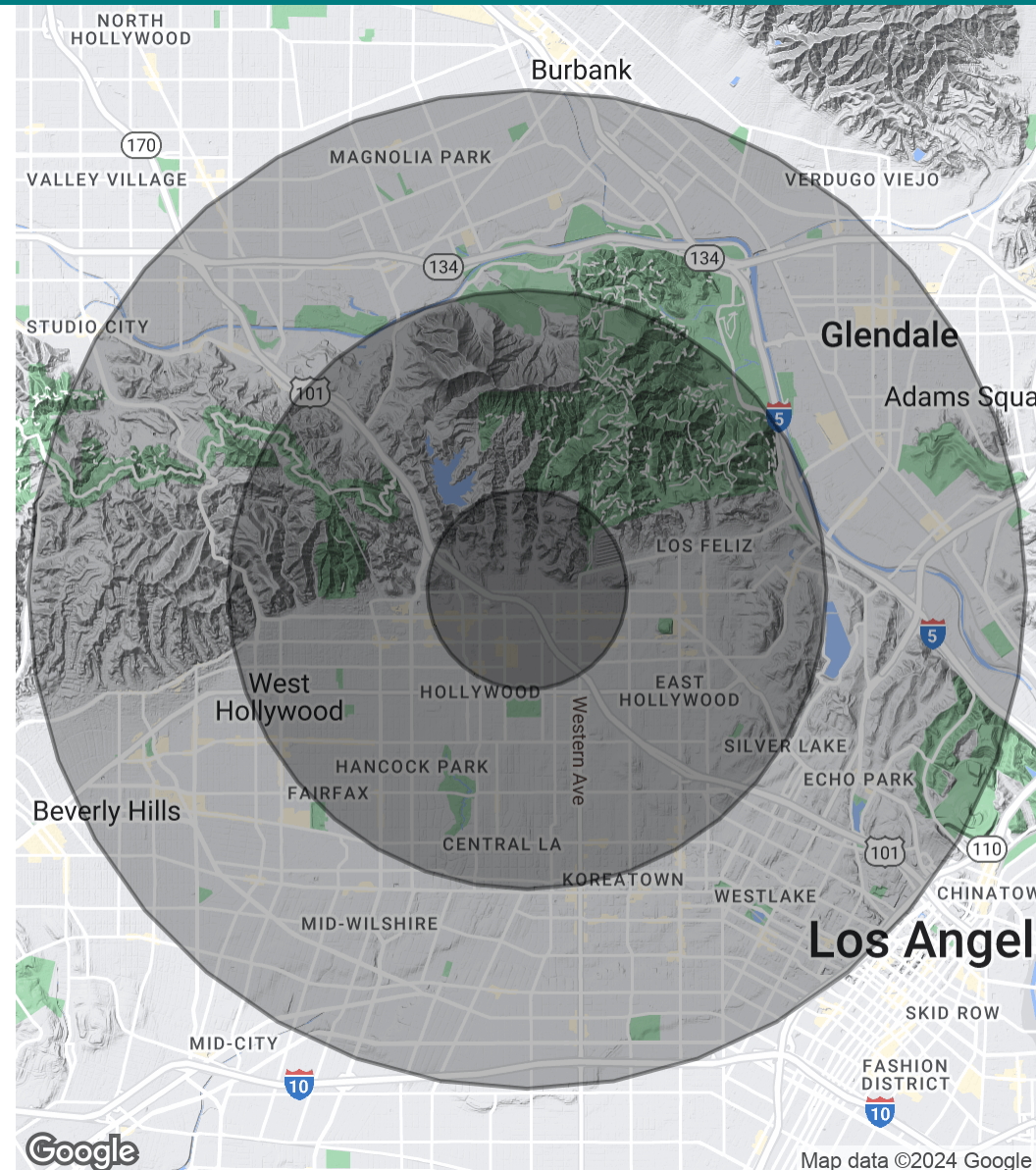
* Demographic data derived from 2020 ACS - US Census

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