



HILLCREST
REALTY ADVISORS

PRIME SINGLE-TENANT RETAIL BUILDING

854 S Robertson Blvd, Los Angeles, CA 90035

Available for Lease



- Primary retail street bordering Beverly Hills between Wilshire Blvd & Olympic Blvd
- Traffic count exceeding 33,000 average per day
- Significant street visibility; Large glass storefront
- Dense population & employment base; High household income
- Dedicated parking in rear (4-6 spaces)
- Roll-up garage door in rear; Restroom; HVAC

CONTACT:

RICK CHANCELLOR

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SPACE SIZE:	DIMENSIONS:	ZONING:	RENT:	NNN:
1,750 square feet	25 ft wide x 70 ft deep	C2-1-Q	\$3.95 PSF/mo NNN	~\$0.38 PSF/mo

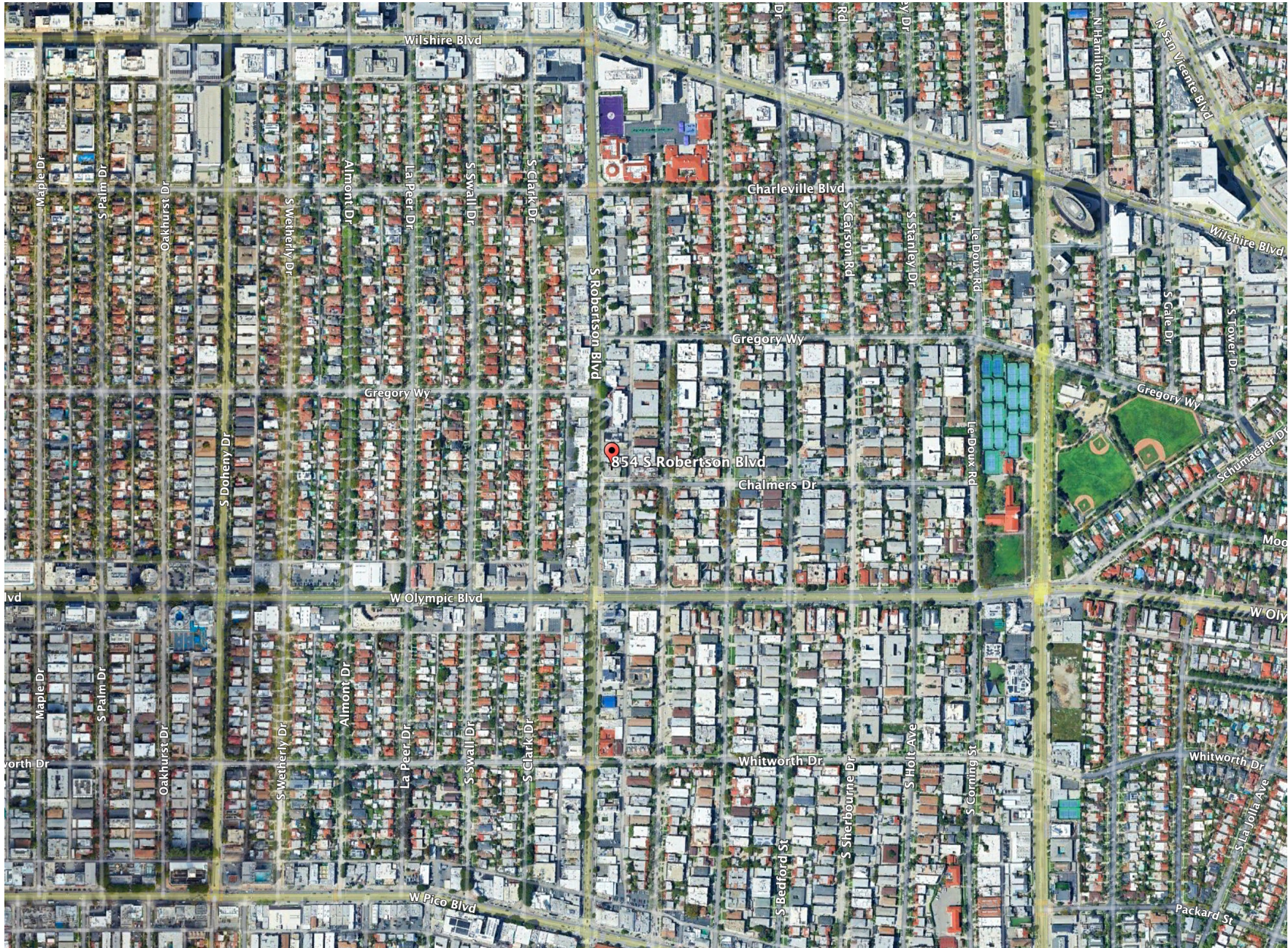
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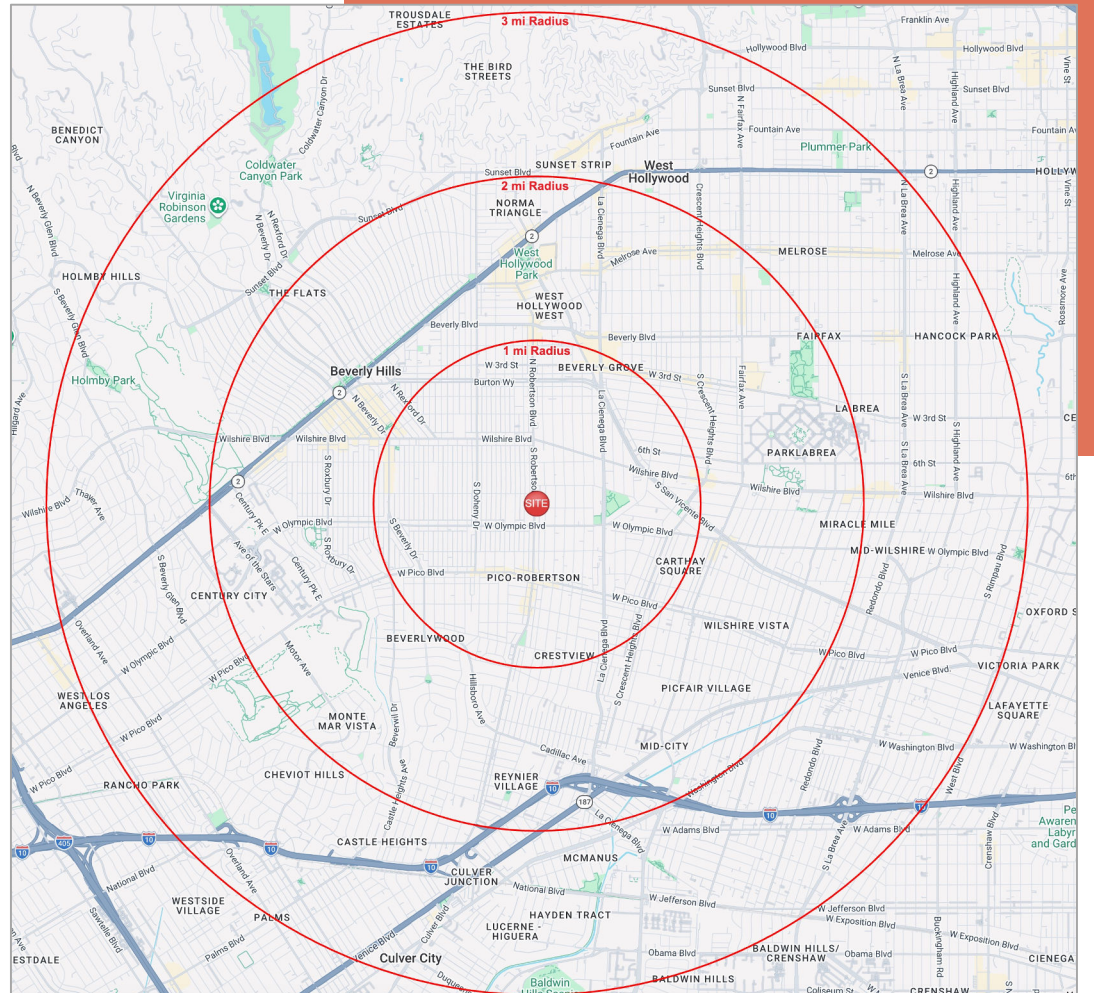


DEMOGRAPHICS



854 S Robertson Blvd, Los Angeles, CA 90035

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	48,692	153,201	330,354
Households	22,720	73,002	155,685
Population/Household	2.1	2.1	2.1
Average HH Income	\$175,353	\$188,737	\$187,735
Median HH Income	\$112,017	\$120,057	\$119,785
Median Age	40.3	41.0	40.2
Bachelors/Graduate (25+)	67%	65%	61%
Ethnicity:			
• White/Caucasian	68%	61%	56%
• Black/African-American	5%	8%	9%
• Asian/Pacific Islander	11%	13%	13%
• Hispanic (part of above)	18%	22%	26%
Total Employees	60,102	185,448	278,559
Total Businesses	10,539	27,343	41,380



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