



FOR LEASE

1330 N Highland Ave,  
Los Angeles, CA 90028



real

POWERED BY



# PROPERTY AERIAL MAP



ROSS  
DRESS FOR LESS  
Wendy's  
Mobil  
BURGER KING

IN-N-OUT  
BURGER  
IHOP

HOLLYWOOD  
HIGH SCHOOL  
*Home of the Stars*

OVATION  
HOLLYWOOD

HOLLYWOOD  
HILLS

Chick-fil-A

**SUBJECT**

HIGHLAND AVE  
1330

# PROPERTY OVERVIEW



## TYPE

Retail



## SIZE

Unit A 1,300 SF

Unit B 900 SF



## RATE

\$4.00 PSF + \$1.00 NNN



## TERM

Negotiable



## YEAR BUILT

1959



## ZONING

LAC2



# PROPERTY PHOTOS

UNIT 114



Rose & Co.  
COMMERCIAL GROUP

# SITE PLAN



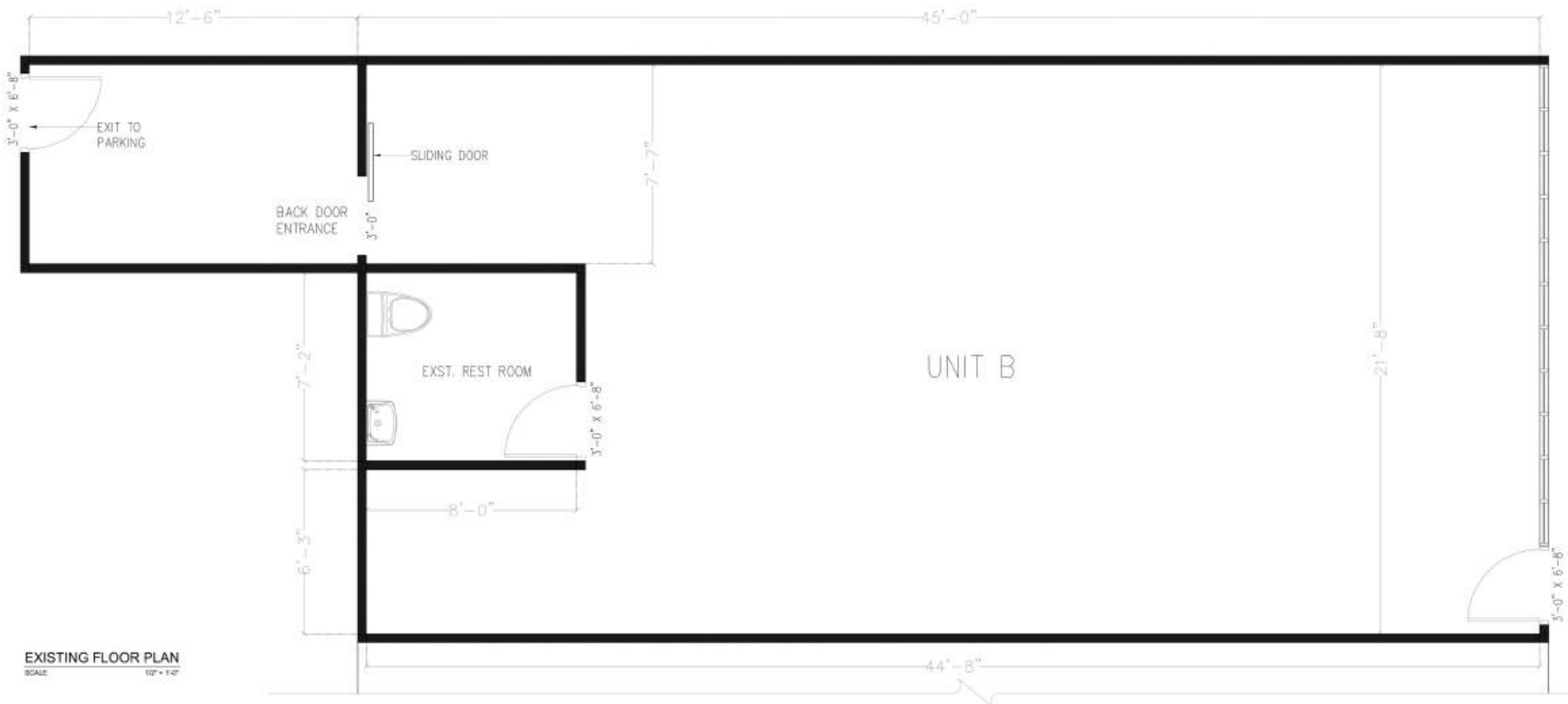
EXISTING FLOOR PLAN  
SCALE 1/8" = 1'-0"



PAUL ASSOCIATES  
4953 Glen Ede Ave.  
Los Angeles, CA 90041  
(323) 202-6899  
Email: paul@paulassoc.com

DESIGN:  
PAUL MONGOLUK

Revisions:	Descriptions	Date
Δ 1		



EXISTING FLOOR PLAN  
SCALE 1/32" = 1'-0"

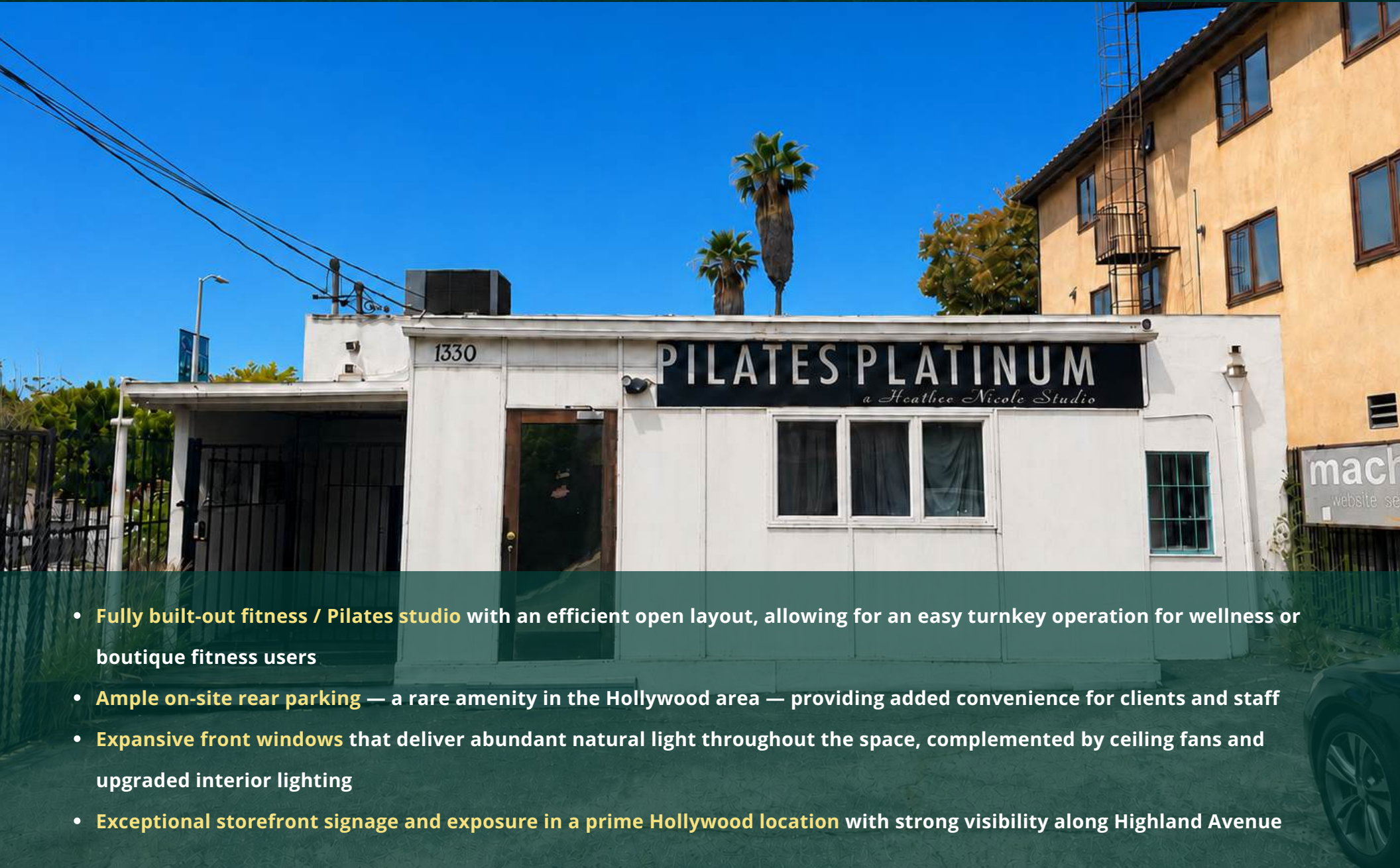
Owner:

Project & Address:  
**1330 HIGHLAND AVE.**

SITE PLAN  
FLOOR PLAN  
(UNIT 2)

DATE: 02-01-2020  
DRAWN BY: CHANIPA  
SCALE: AS SHOWN

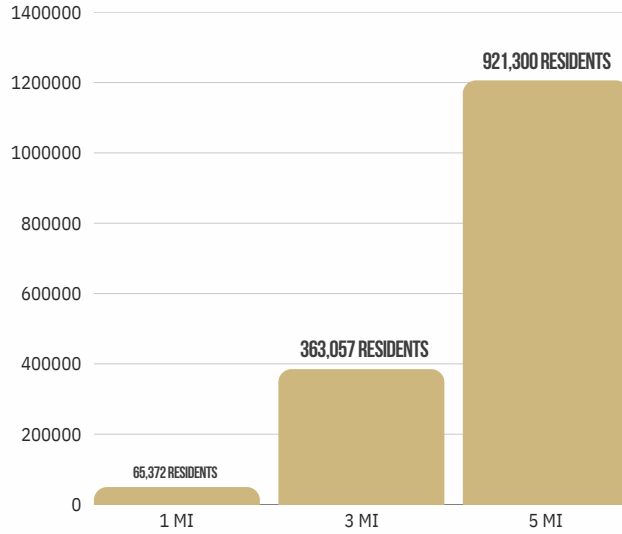
Sheet No.  
**1.0**



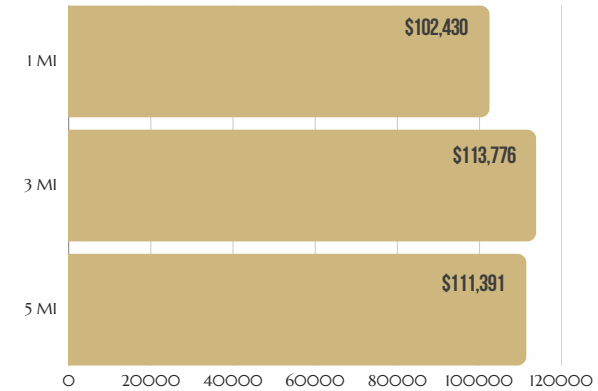
- **Fully built-out fitness / Pilates studio** with an efficient open layout, allowing for an easy turnkey operation for wellness or boutique fitness users
- **Ample on-site rear parking** — a rare amenity in the Hollywood area — providing added convenience for clients and staff
- **Expansive front windows** that deliver abundant natural light throughout the space, complemented by ceiling fans and upgraded interior lighting
- **Exceptional storefront signage and exposure in a prime Hollywood location** with strong visibility along Highland Avenue

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
N Highland Ave	Fountain Ave	44,647 vehicles/day	.02miles
N Highland Ave	Fountain Ave	43,951 vehicles/day	.02miles
N Highland Ave	de Longpre Ave	52,945 vehicles/day	.09miles
N Highland Ave	de Longpre Ave	52,047 vehicles/day	.09miles
de Longpre Ave	N Las Palmas Ave	5,585 vehicles/day	.10miles
de Longpre Ave	N Las Palmas Ave	5,550 vehicles/day	.10miles
N McCadden Pl	Fountain Ave	1,966 vehicles/day	.11miles
N McCadden Pl	Fountain Ave	1,992 vehicles/day	.11miles
Fountain Ave	N Citrus Ave	21,310 vehicles/day	.12miles
Fountain Ave	N Citrus Ave	21,115 vehicles/day	.12miles



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