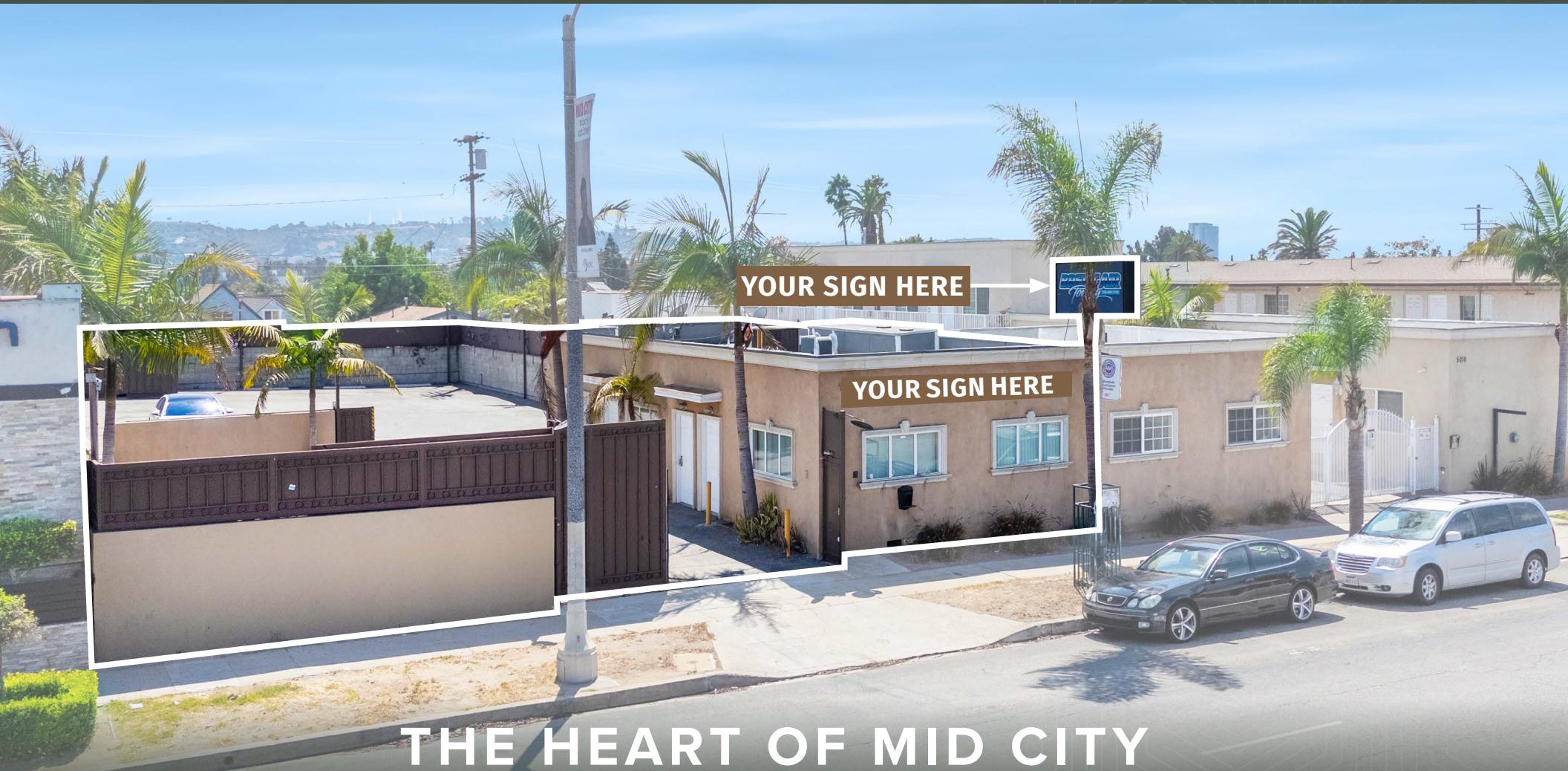


5010 W WASHINGTON BLVD  
LOS ANGELES, CA 90016

FOR LEASE



THE HEART OF MID CITY  
Free-Standing Retail / Office Space

CONTACT US:

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**CBRE**

# The Area



# HIGHLIGHTS



## 5010 W WASHINGTON BLVD

Building Size: ±1,170 SF

Land Size: ±9,727 SF

Rate: Upon Request



Large Land Component  
with Secure On-Site  
Parking



Located just west of La Brea  
Ave and only a few minutes  
drive to the 10 Freeway



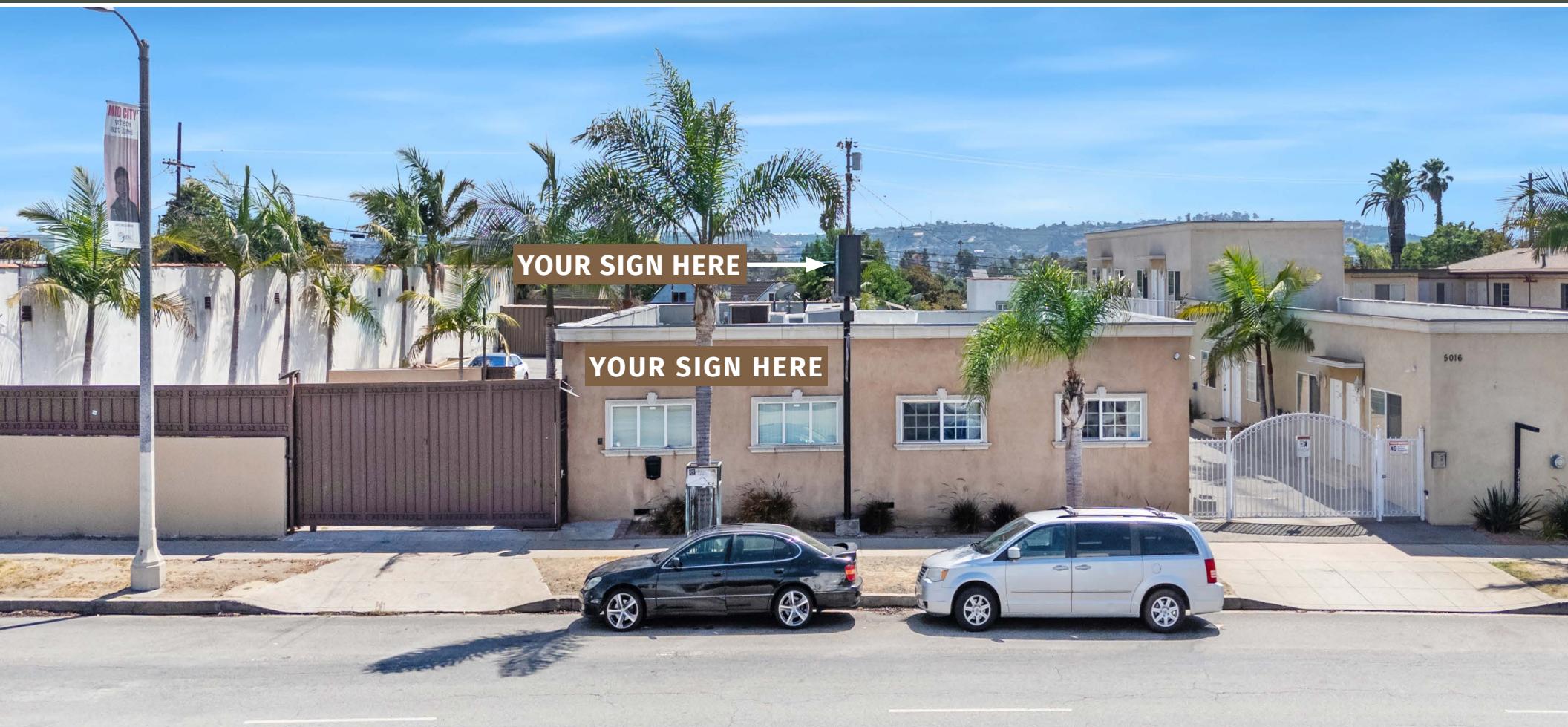
Suitable for Retail  
or Office



Existing Pole Signage



Tremendous Frontage  
along W Washington Blvd





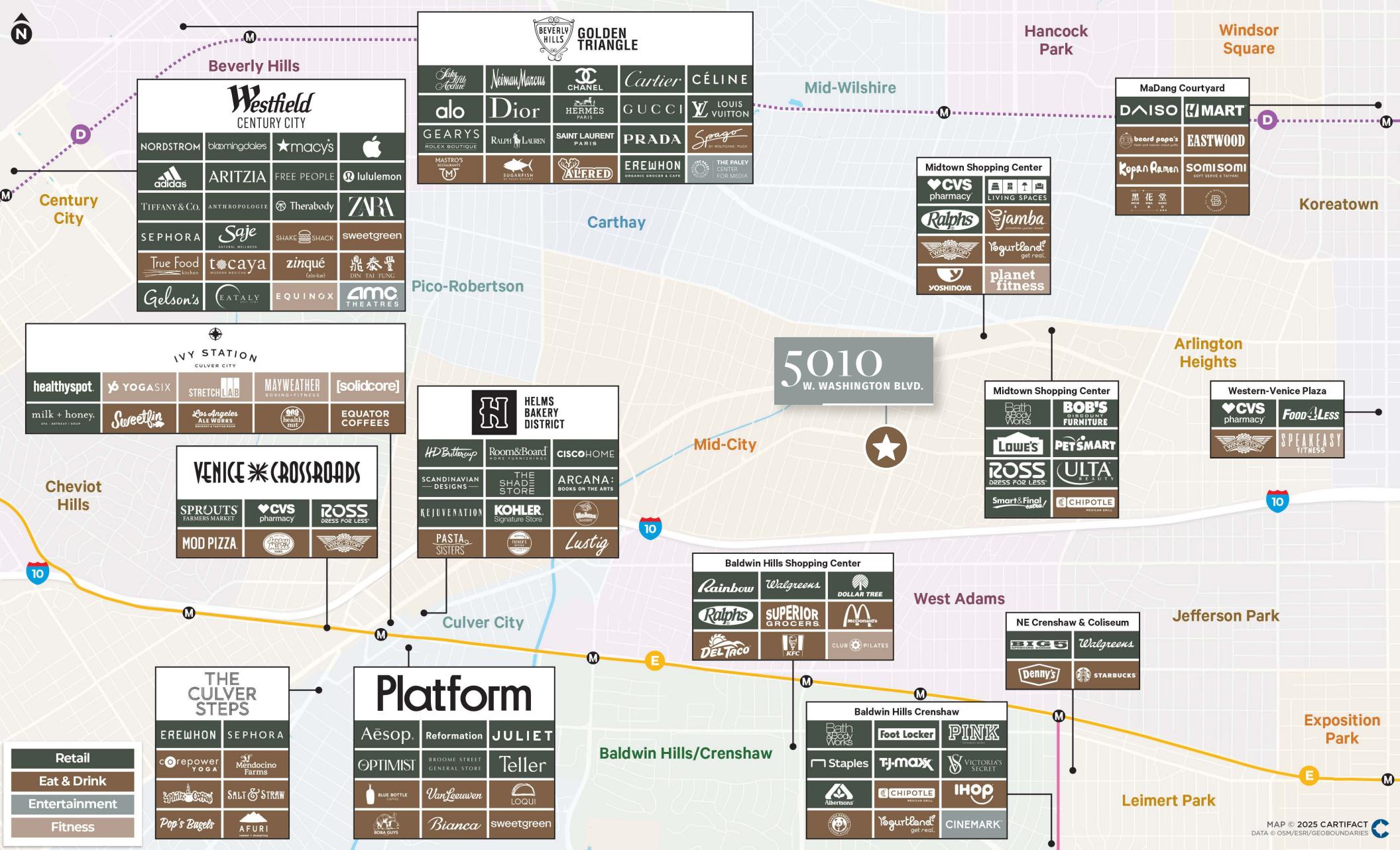
# The Area



# The Area



# AMENITIES



# LOS ANGELES

22,093  
RESIDENTS



38.0  
MEDIAN AGE



18,025  
TOTAL HOUSEHOLDS

\$114K  
AVERAGE HOUSEHOLD  
INCOME

\$1.14M  
MEDIAN VALUE OF OWNER  
OCCUPIED HOUSING UNITS

# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	47,152	377,949	1,178,609
2029 Population - Five Year Projection	46,816	381,307	1,190,235
2020 Population - Census	48,488	381,996	1,191,229
2010 Population - Census	50,685	380,804	1,178,496
2020-2024 Annual Population Growth Rate	-0.53%	-0.20%	-0.20%
2024-2029 Annual Population Growth Rate	-0.14%	0.18%	0.20%



	1 MILE	3 MILES	5 MILES
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	18,025	159,283	506,426
2029 Households - Five Year Projection	18,337	164,937	525,104
2020 Households - Census	17,714	155,017	490,356
2010 Households - Census	17,309	148,800	463,220
2020-2024 Compound Annual Household Growth Rate	0.33%	0.52%	0.62%
2024-2029 Annual Household Growth Rate	0.34%	0.70%	0.73%
2024 Average Household Size	2.58	2.34	2.26



	1 MILE	3 MILES	5 MILES
<b>HOUSING INCOME</b>			
2024 Average Household Income	\$114,152	\$131,006	\$120,492
2029 Average Household Income	\$128,768	\$145,415	\$133,044
2024 Median Household Income	\$78,806	\$83,921	\$76,037
2029 Median Household Income	\$92,998	\$95,831	\$84,885
2024 Per Capita Income	\$43,572	\$55,406	\$51,865
2029 Per Capita Income	\$50,340	\$63,119	\$58,784



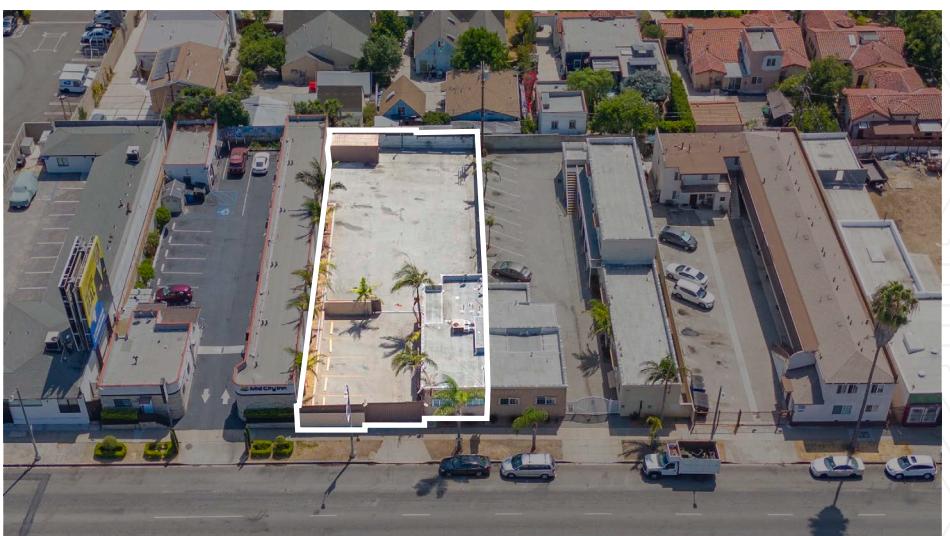
	1 MILE	3 MILES	5 MILES
<b>EDUCATION</b>			
2024 Population 25 and Over	34,794	282,197	877,114
HS and Associates Degrees	14,943	105,697	322,315
Bachelor's Degree or Higher	13,398	137,094	405,823



	1 MILE	3 MILES	5 MILES
<b>HOUSING UNITS</b>			
2024 Housing Units	19,326	170,930	551,359
2024 Vacant Housing Units	1,301	11,647	44,933
2024 Occupied Housing Units	18,025	159,283	506,426
2024 Owner Occupied Housing Units	5,640	42,747	116,505
2024 Renter Occupied Housing Units	12,385	116,536	389,921



	1 MILE	3 MILES	5 MILES
<b>PLACE OF WORK</b>			
2024 Businesses	1,479	22,928	70,357
2024 Employees	8,513	156,967	591,139



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