

1790 KELTON AVENUE

PROPERTY
FOR LEASE

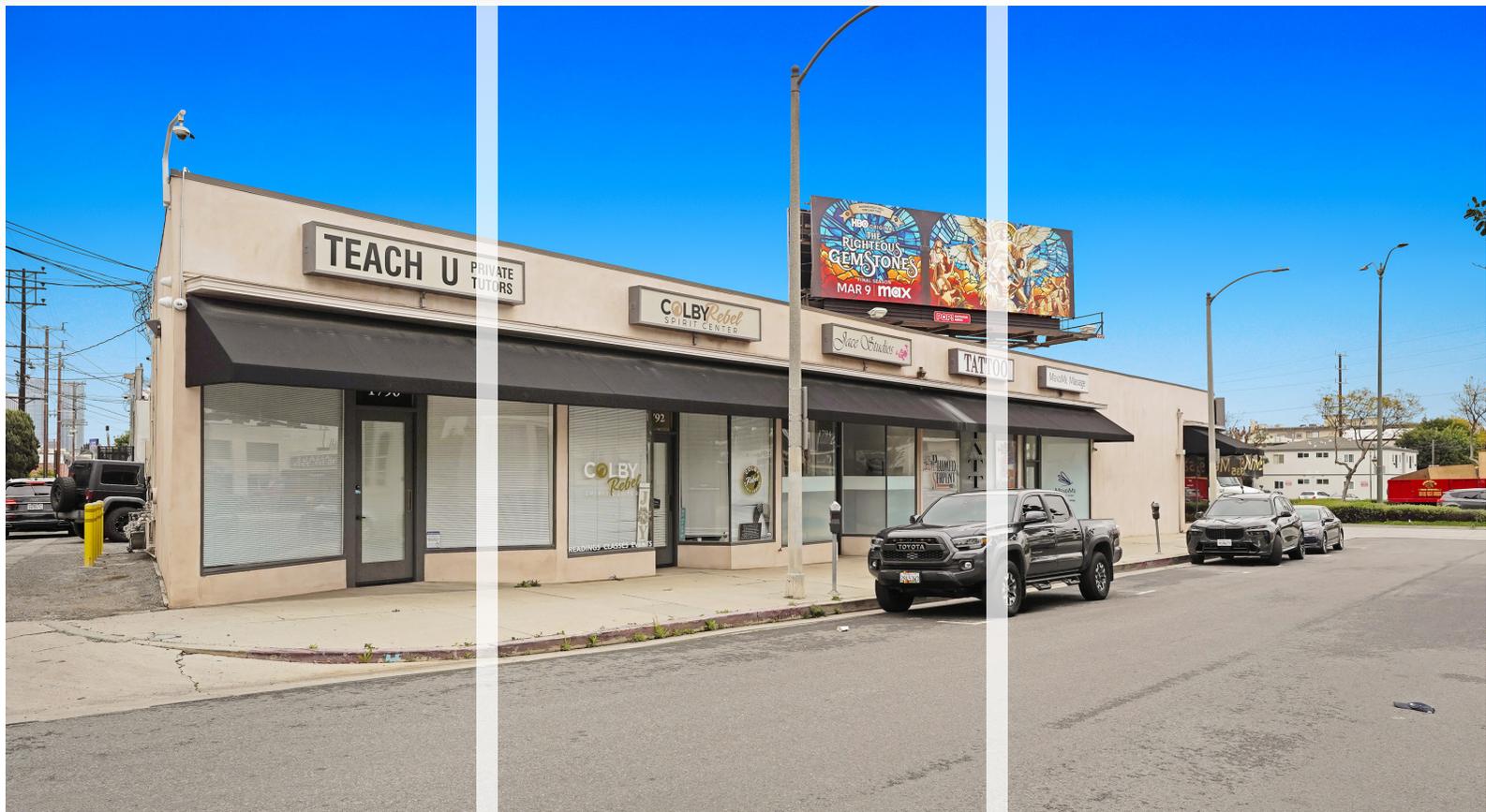
Erica L. Taylor

Vice President

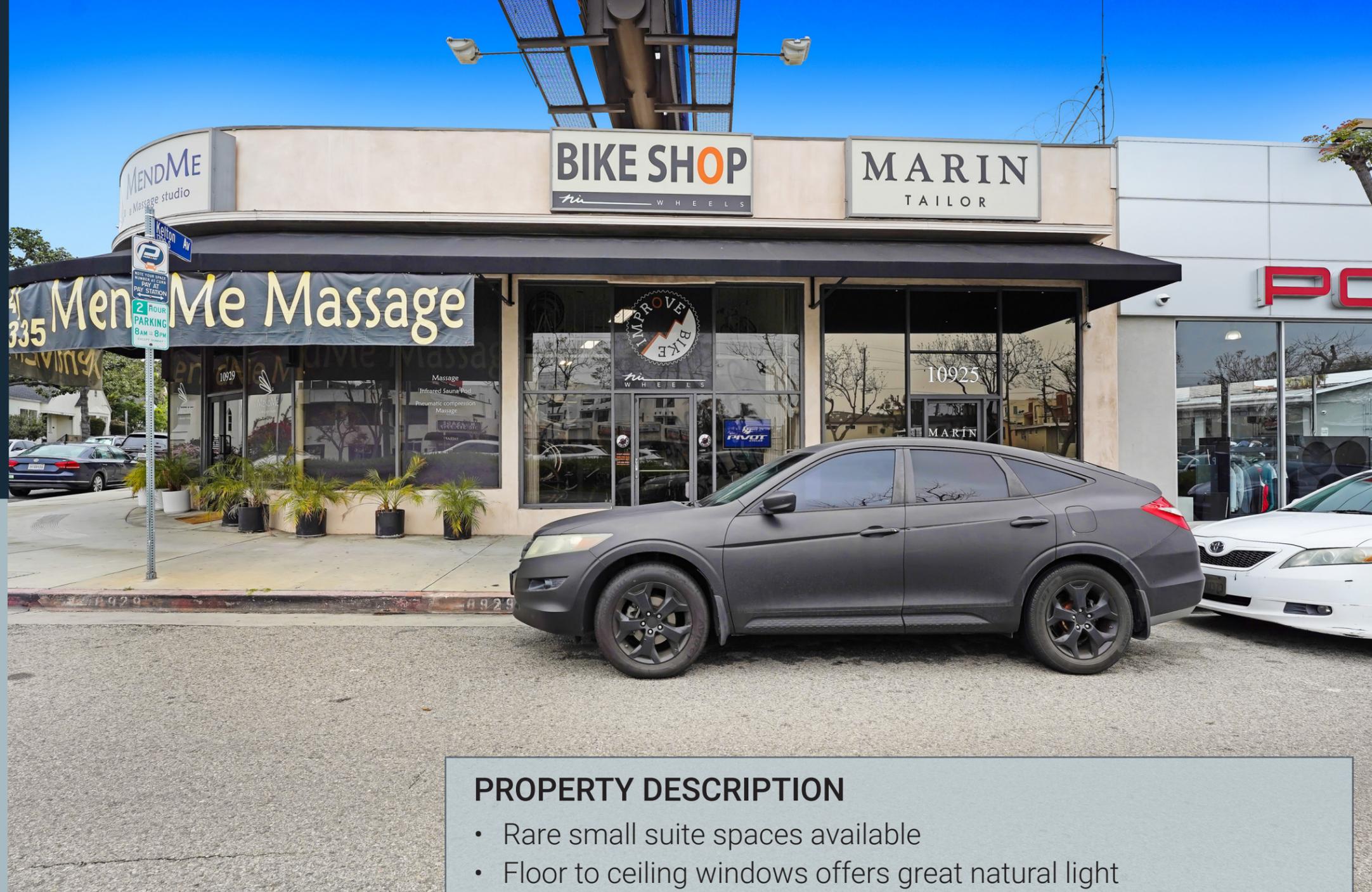
WESTMAC Commercial
Brokerage Company



PRICE REDUCTION



1790
KELTON AVE
LOS ANGELES, CA 90025



CONTACT:



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The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

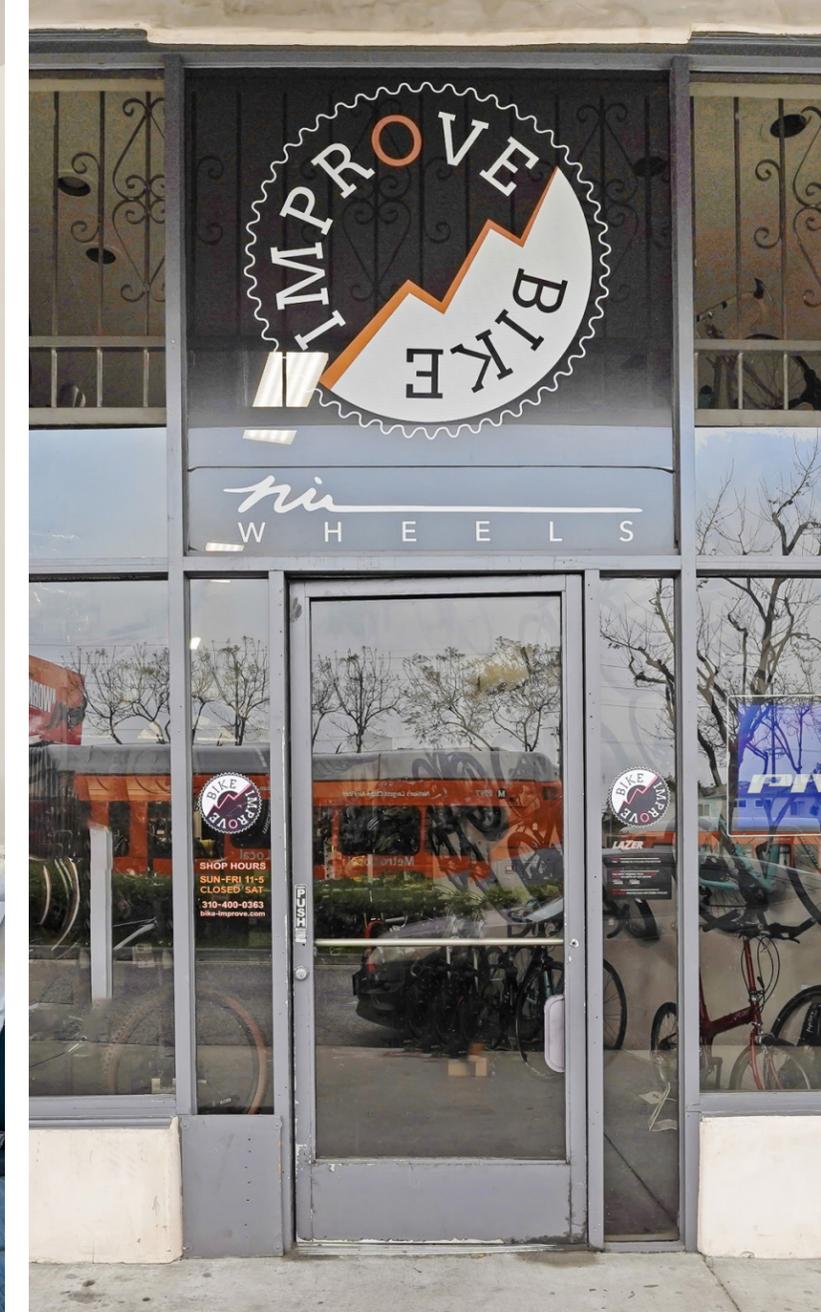
PROPERTY DESCRIPTION

- Rare small suite spaces available
- Floor to ceiling windows offers great natural light
- High ceilings
- In suite restrooms
- Privately controlled air conditioning
- Abundant street parking

LOCATION DESCRIPTION

- Great West Los Angeles location
- Minutes from Century City, UCLA, Beverly Hills
- Signage along Santa Monica Blvd, "Gateway to Century City"

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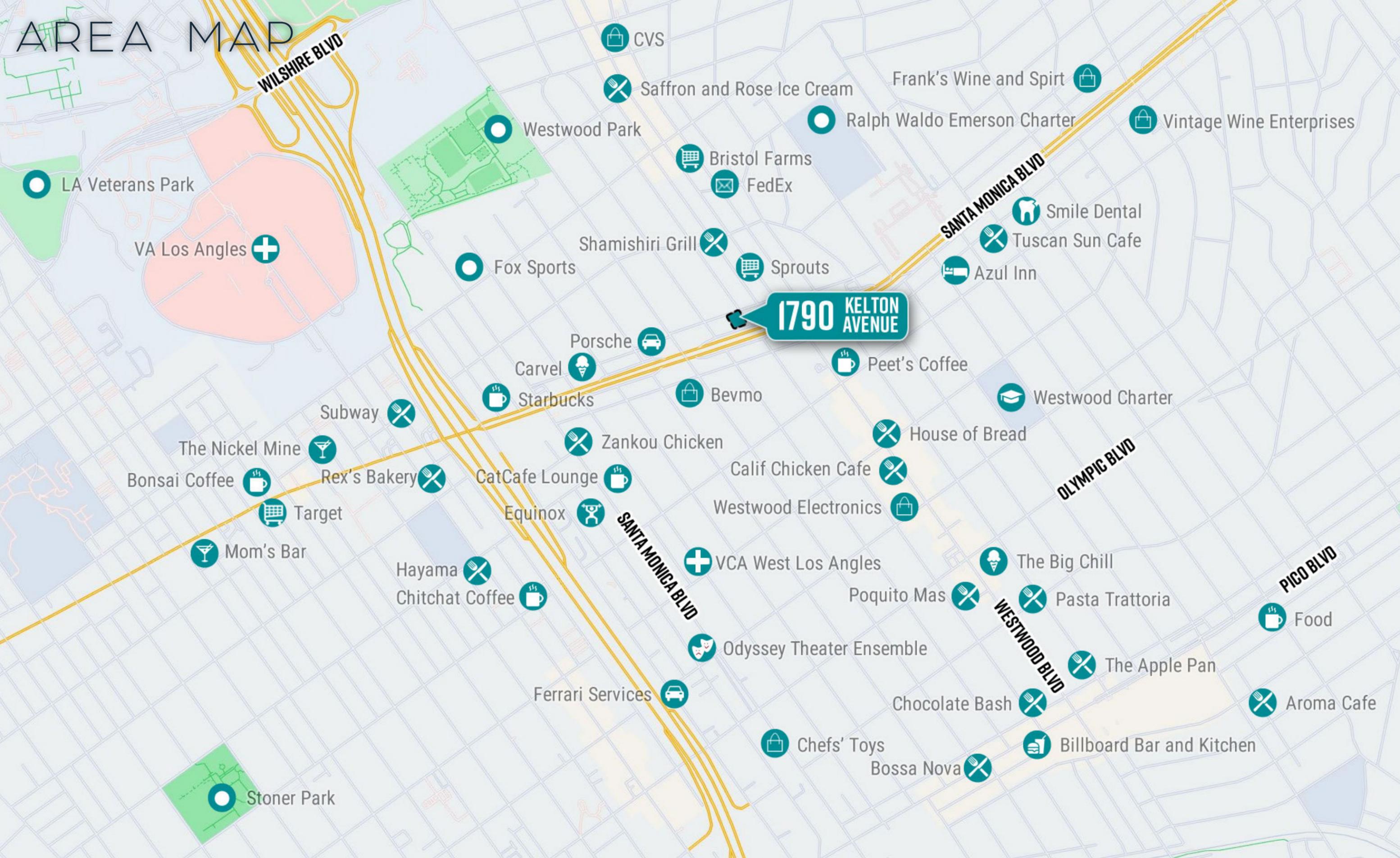


SUITE	AVAILABLE SPACE
1792	±550 RSF

Size: ±550 square feet
 Rent: **\$2.95** \$3.50 / sq. ft. / month,
 net net net
 (Triple net charges ±\$1.86/SF/Mo.)
 Term: Negotiable

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AREA MAP





Bristol Farms

CHASE 

 Zankou Chicken

EVERY TABLE



SUBJECT



WESTWOOD BLVD

BevMo!

SANTA MONICA BLVD



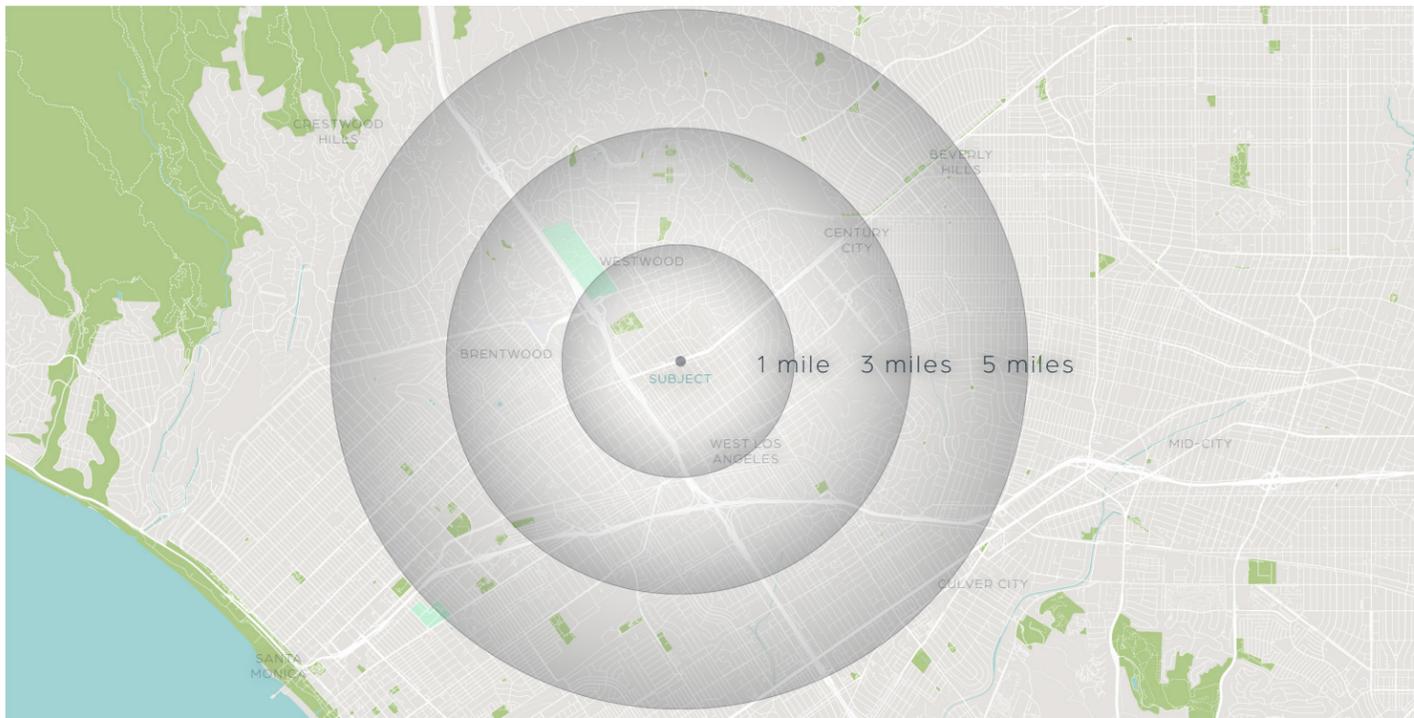
COST PLUS
WORLD MARKET

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2024 Population	48,096	299,579	644,654
2029 Projection	47,482	294,777	632,254

HOUSEHOLD	1 Mile	3 Miles	5 Miles
2024 Households	23,030	129,705	292,743
2029 Projection	22,707	127,392	286,632
Median Home Value	\$ 1,056,133	\$ 1,104,138	\$ 1,102,191
Average Household Income	\$ 128,038	\$ 133,599	\$ 135,875
Median Household Income	\$ 99,795	\$ 101,591	\$ 103,593

BUSINESS	1 Mile	3 Miles	5 Miles
Total Businesses	6,679	38,431	73,858
Total Employees	44,989	294,914	566,404
Total Consumer Spending	\$ 805 M	\$ 4.6 B	\$10.6 B



1790

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CA 90025

TEACH U PRIVATE
TUTORS

COLBY *Rebel*
SPIRIT CENTER

1790

1792

COLBY *Rebel*
SPIRIT CENTER
READINGS CLASSES EVENTS

COLBY *Rebel*
SPIRIT CENTER

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