

FOR LEASE

END-CAP BALDWIN HILLS PAD

3601-3701 S. LA BREA AVE. | LOS ANGELES, CA 90016



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LEASING

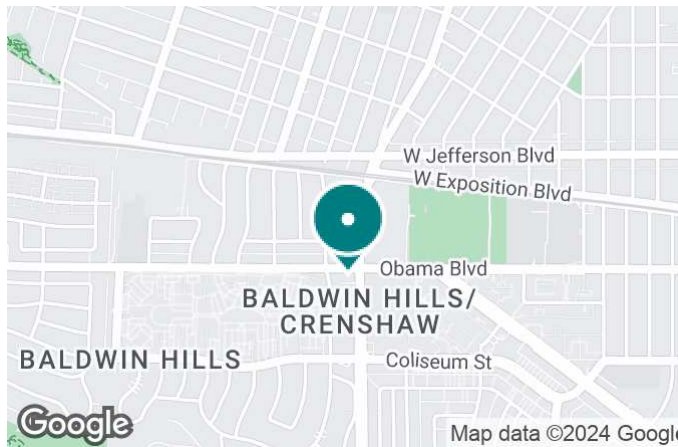
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

S. LA BREA END CAP | 3601-3701 S. LA BREA AVE., LOS ANGELES, CA 90016

BROCHURE | PAGE 2



FEATURES & AMENITIES

- MULTIPLE END-CAP UNITS AVAILABLE
- +/-3,615 SF END-CAP IN PAD BUILDING ON HARD CORNER
- +/-2,276 SF END-CAP AT PROPERTY ENTRANCE
- +/-1,350 SF IN-LINE SPACE
- +/-710 SF IN-LINE SPACE
- FANTASTIC VISIBILITY
- AMPLE PARKING
- CONVENIENT ACCESS
- PYLON SIGNAGE AVAILABLE
- MAJOR SIGNALIZED INTERSECTION -- APPROX. 62,000 CARS PER DAY
- SITUATED AMID A THRIVING TRADE AREA
- 1-BLOCK FROM METRO STOP

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	15,668	125,333	427,237
Total Population	40,952	315,256	1,062,598
Average HH Income	\$81,979	\$113,163	\$109,378

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Multiple end-cap and in-line units available in a bustling corner strip center. Property features high street visibility, ample parking in a sprawling onsite lot, convenient access through multiple entrances, and pylon signage available.

LOCATION DESCRIPTION

Located at the major signalized intersection off La Brea Ave & Rodeo/Obama in prime Los Angeles. Located one block south of the Expo/La Brea Metro stop. Situated amid a high-density and growing trade area. Numerous national tenants on the heavily trafficked intersection.

OFFERING SUMMARY

Lease Rate:	\$4.00 - 4.50 SF/month (NNN)
Available SF:	710 - 3,615 SF
Building Size:	10,000 SF

SPACES	LEASE RATE	SPACE SIZE
3701	\$4.00 SF/month	2,276 SF
3601	\$4.50 SF/month	3,615 SF
3651	\$4.25 SF/month	1,350 SF
3717	\$4.25 SF/month	710 SF

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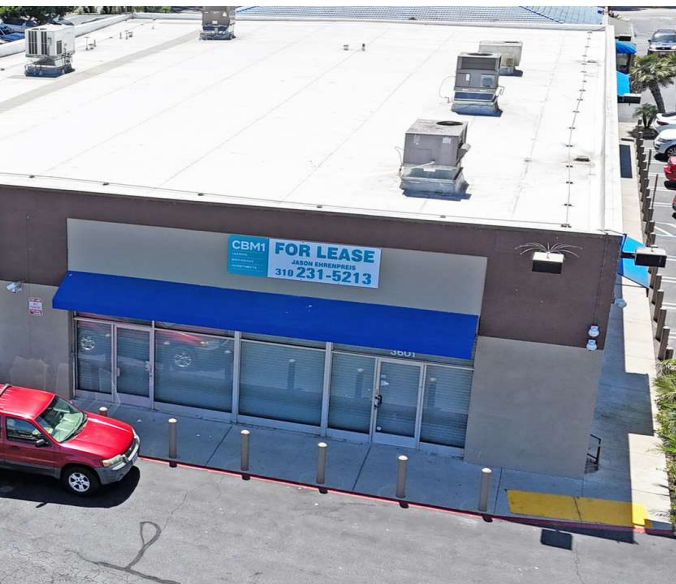
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ADDITIONAL PHOTOS

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SITE PLANS

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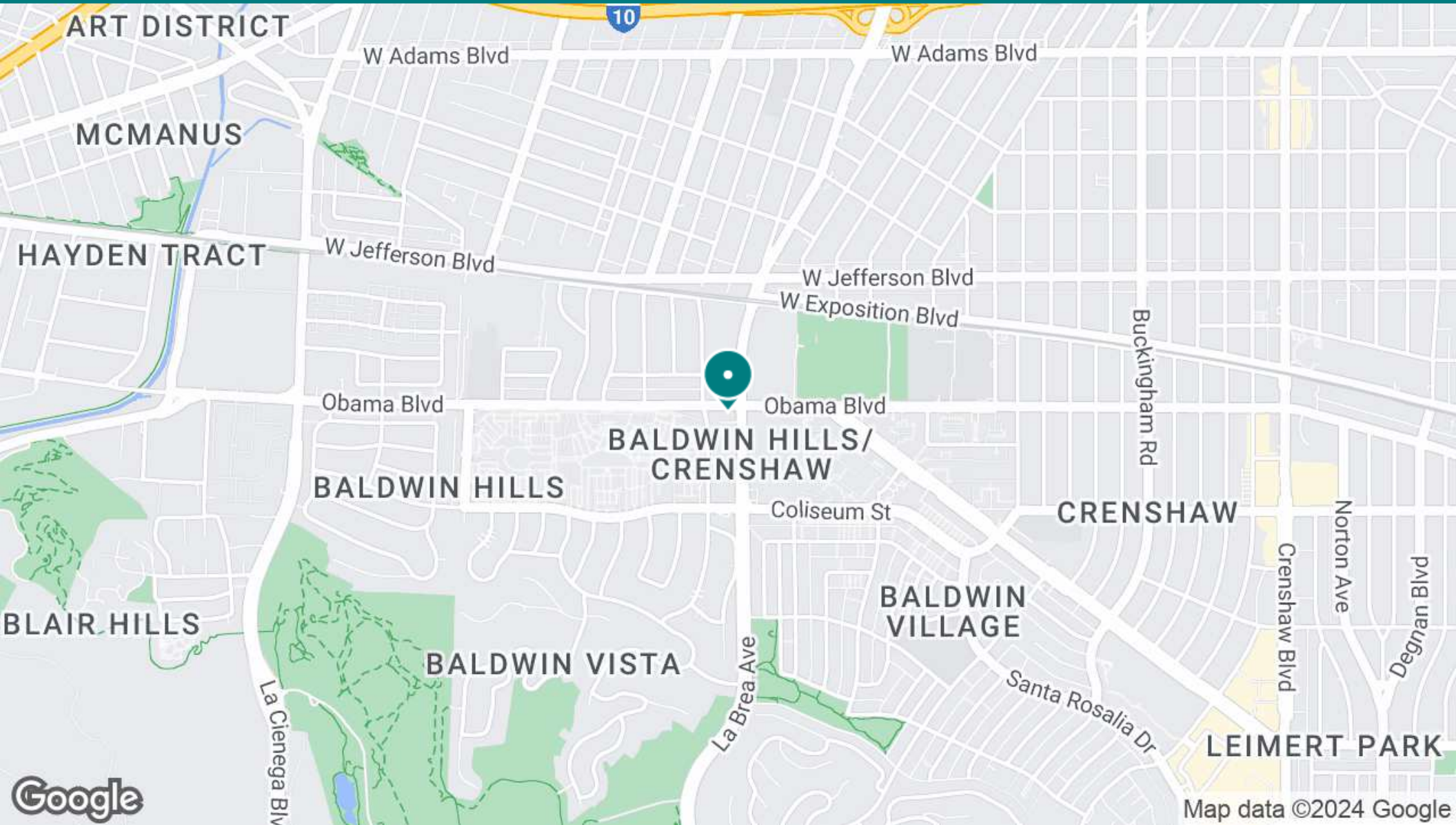
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LOCATION MAP

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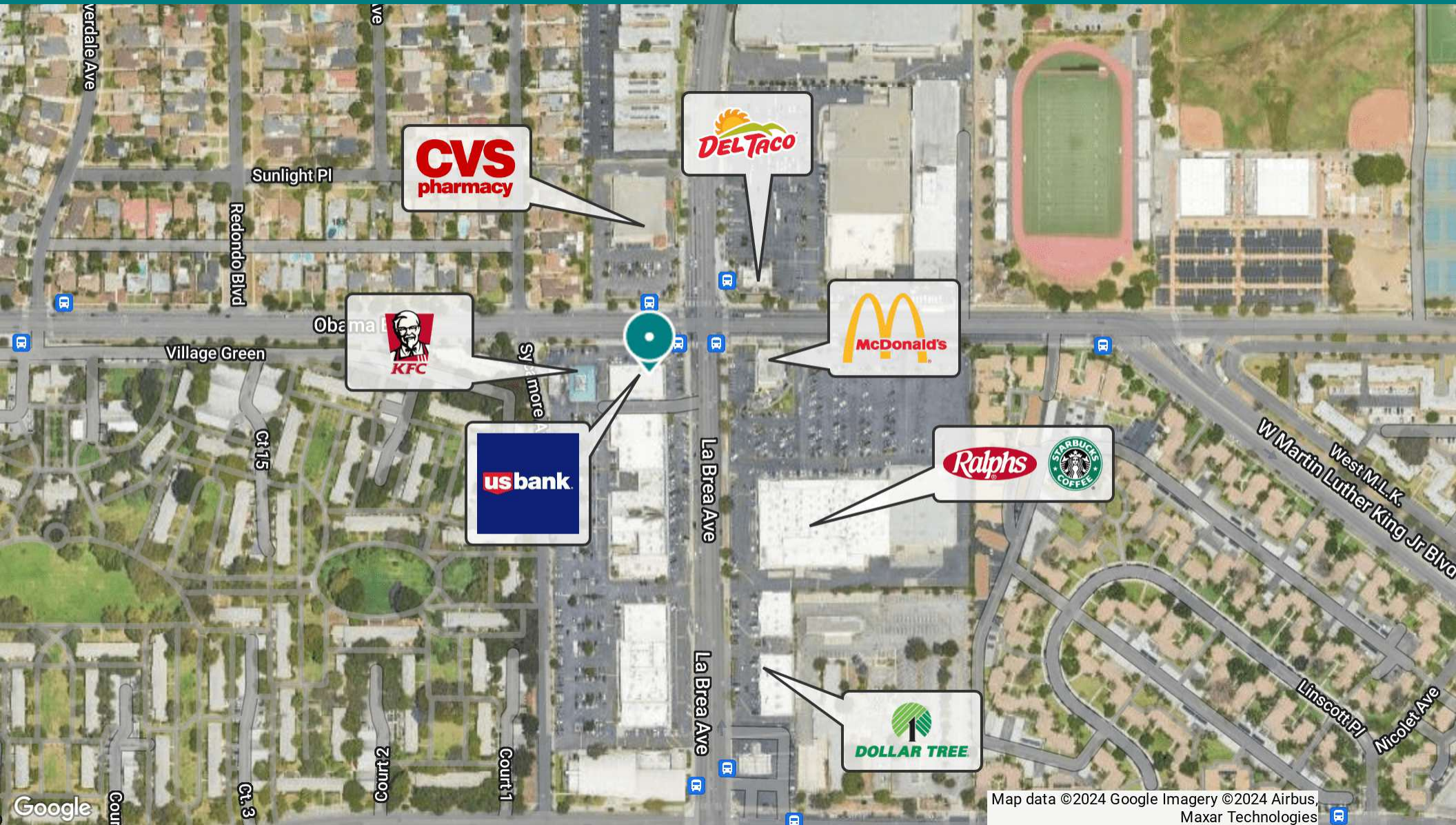
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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	40,952	315,256	1,062,598
Average Age	40	41	40
Average Age (Male)	39	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,668	125,333	427,237
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$81,979	\$113,163	\$109,378
Average House Value	\$851,738	\$1,210,919	\$1,182,018

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	46.4%	38.0%	40.1%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,419	83,555	309,642
Total Population - Black	14,922	79,516	181,478
Total Population - Asian	1,526	27,992	143,482
Total Population - Hawaiian	43	421	1,408
Total Population - American Indian	991	5,118	17,888
Total Population - Other	12,970	77,673	278,827

* Demographic data derived from 2020 ACS - US Census

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