



**FOR LEASE**  
1435 S La Cienega Blvd,  
Los Angeles, CA 90035



real

POWERED BY

RISE  
REAL ESTATE

# PROPERTY AERIAL MAP



# PROPERTY OVERVIEW

**TYPE**

Retail

**SIZE**

3,313 SF

**RATE**

\$4.00 PSF  
+ 0.50 NNN

**YEAR BUILT**

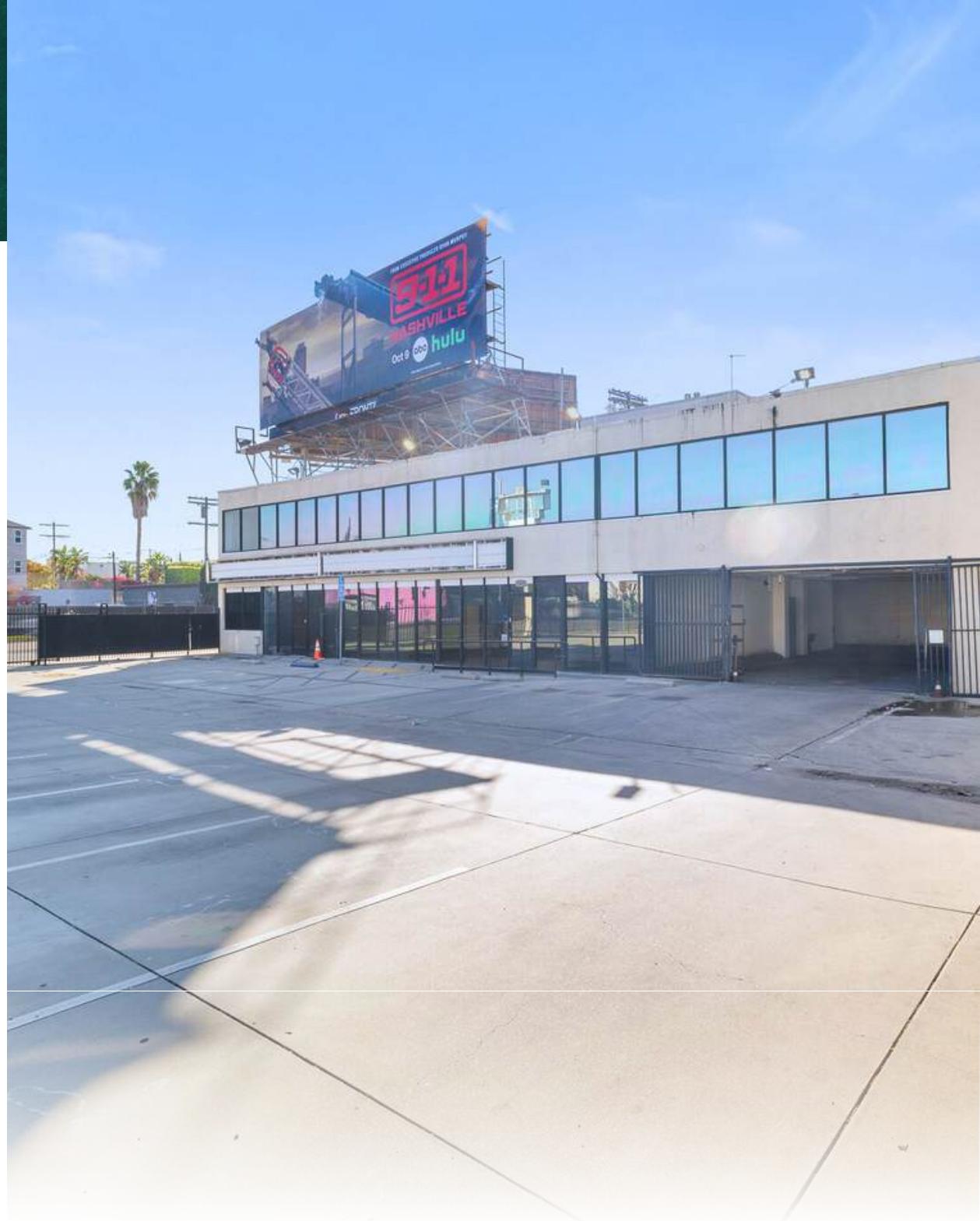
1956

**PARKING**

8 parking spaces

**TERM**

Negotiable



# PROPERTY PHOTOS

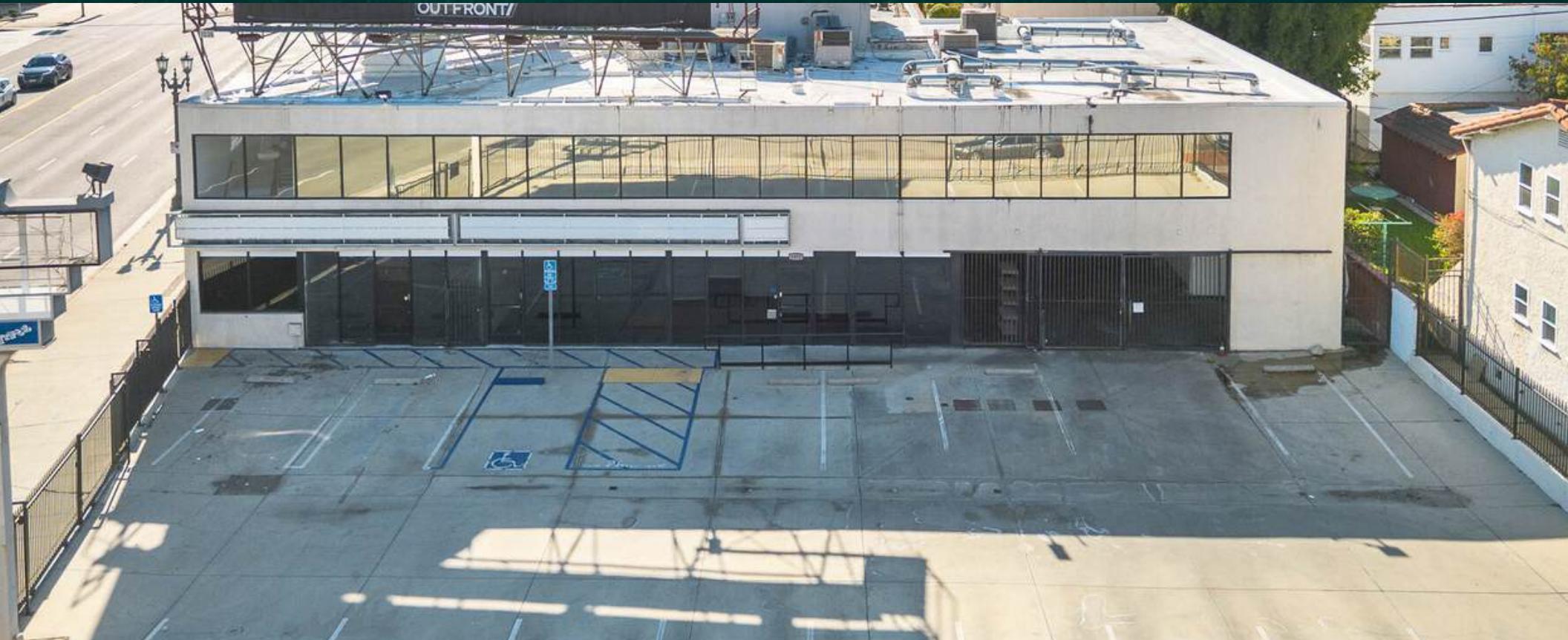


Rose & Co.  
COMMERCIAL GROUP

# PROPERTY PHOTOS



# PROPERTY SHOWCASE



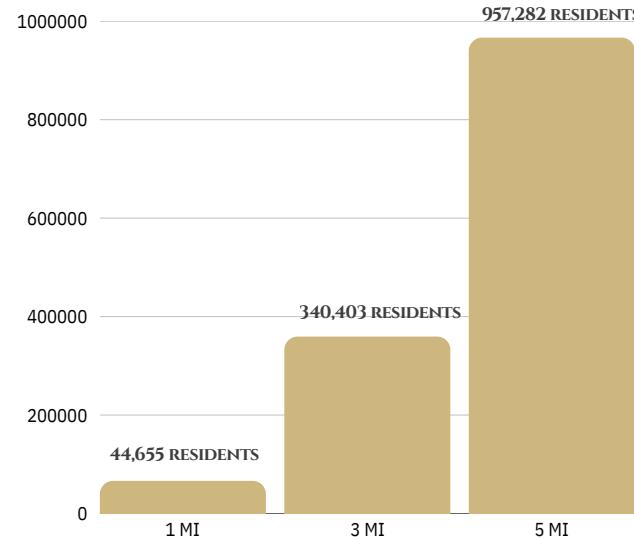
- **Minutes from Beverly Hills**, Mid-City, and the 10 Freeway for easy access
- **Secured, gated property** with 8 dedicated on-site parking spaces.
- **PARTIAL SPACE OF PROPERTY** WAS operated as a car wash, plug-and-play setup
- **Great Signage**, High Visibility

# COMMUNITY PROFILE

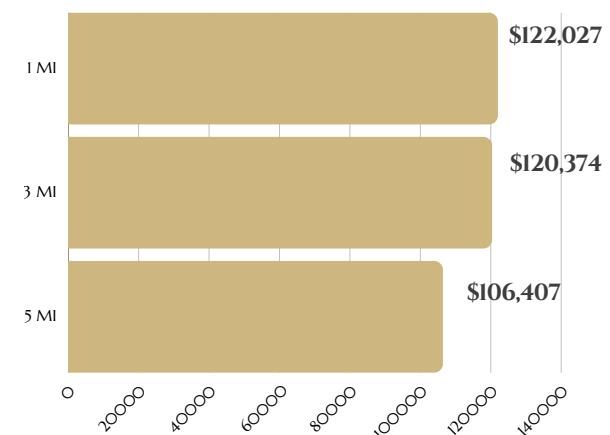
## DEMOGRAPHICS

DEMOGRAPHIC	1 MILE	3 MILES	5 MILES
2024 TOTAL POPULATION	44,655	340,403	957,282
AVERAGE AGE	31.50	32.50	32.20
2024 TOTAL HOUSEHOLDS	22,126	146,943	437,557
MEDIAN HOUSEHOLD INCOME	\$122,027	\$120,374	\$106,407
MEDIAN HOME VALUE	\$973,393.	\$1,245,130	\$1,846,454

## POPULATION



AVERAGE  
HOUSEHOLD  
INCOME





POWERED BY



real

**Specializing in Commercial Sales & Leases throughout Southern California**



### **ARIE ROSE**

Director of Leasing | DRE 02226762

424.421.4241

arie@roseandcogroup.com

roseandcogroup.com

Copyright ©2025 Rise Commercial All rights reserved. Although the information contained herein has been obtained from sources deemed reliable, Rise Commercial makes no express or implied guaranty, warranty, or representation that the information is complete or accurate. Further, any projections, opinions, assumptions, or estimates used or offered herein are for the purpose of example only and do not and cannot be deemed to represent the present or future performance of the subject property. Accordingly, Rise Commercial recommends that you conduct your own investigation of the property in order to reach your own conclusions or opinions as to value of the property. Physical condition of the property, including without limitation the potential presence of mold, asbestos, lead based paint, and hazardous materials may affect the property, its value, and may, if present, pose health risks. The property should be independently examined by experts selected by you. Any recipient of these materials from Rise Commercial should not and may not rely on these materials for any purpose beyond general introductory information concerning the property.