



FOR LEASE

1435 S La Cienega Blvd,
Los Angeles, CA 90035

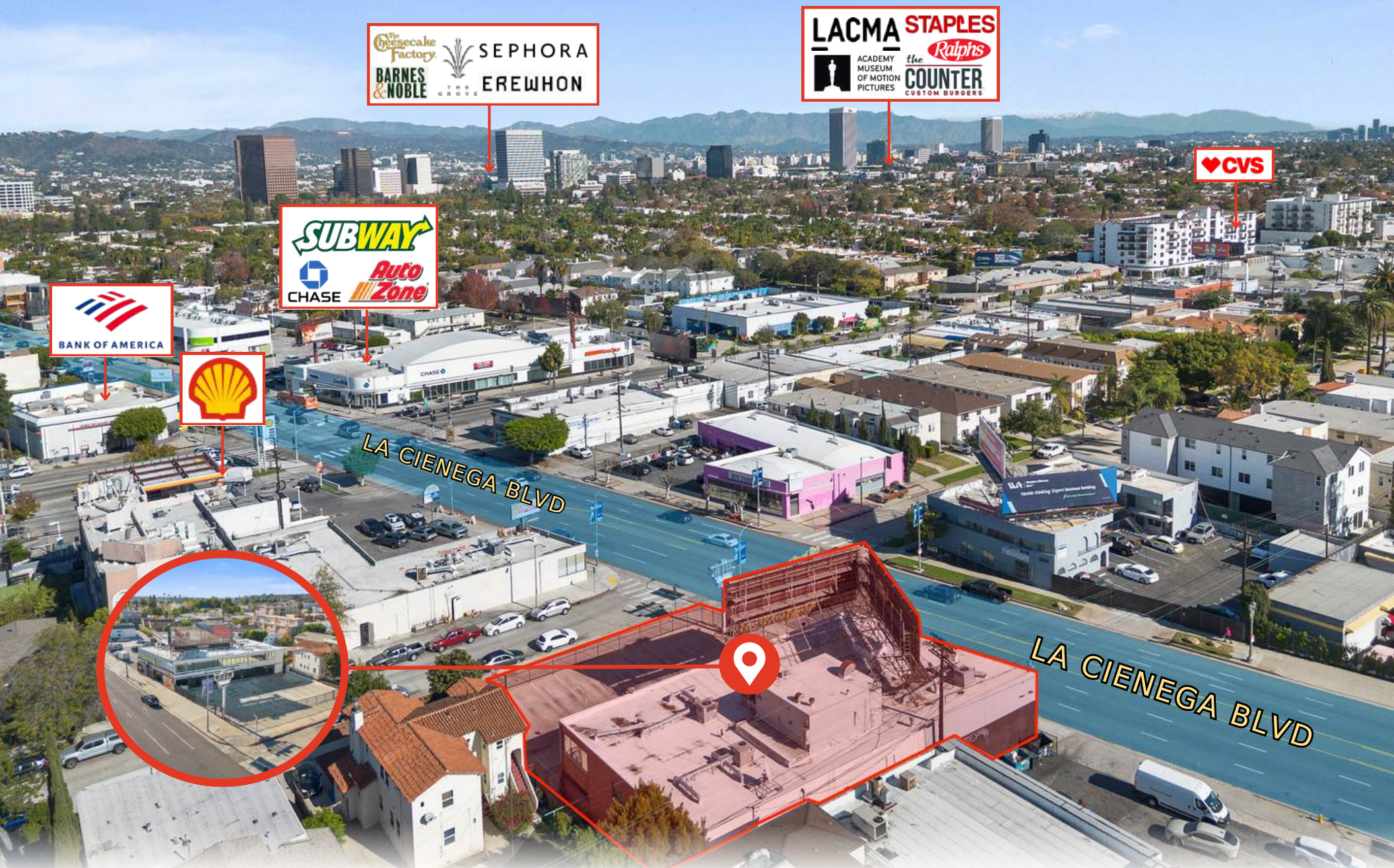


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POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP

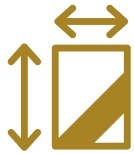


PROPERTY OVERVIEW



TYPE

Retail



SIZE

3,313 SF



RATE

\$4.00 PSF
+ 0.50 NNN



YEAR BUILT

1956



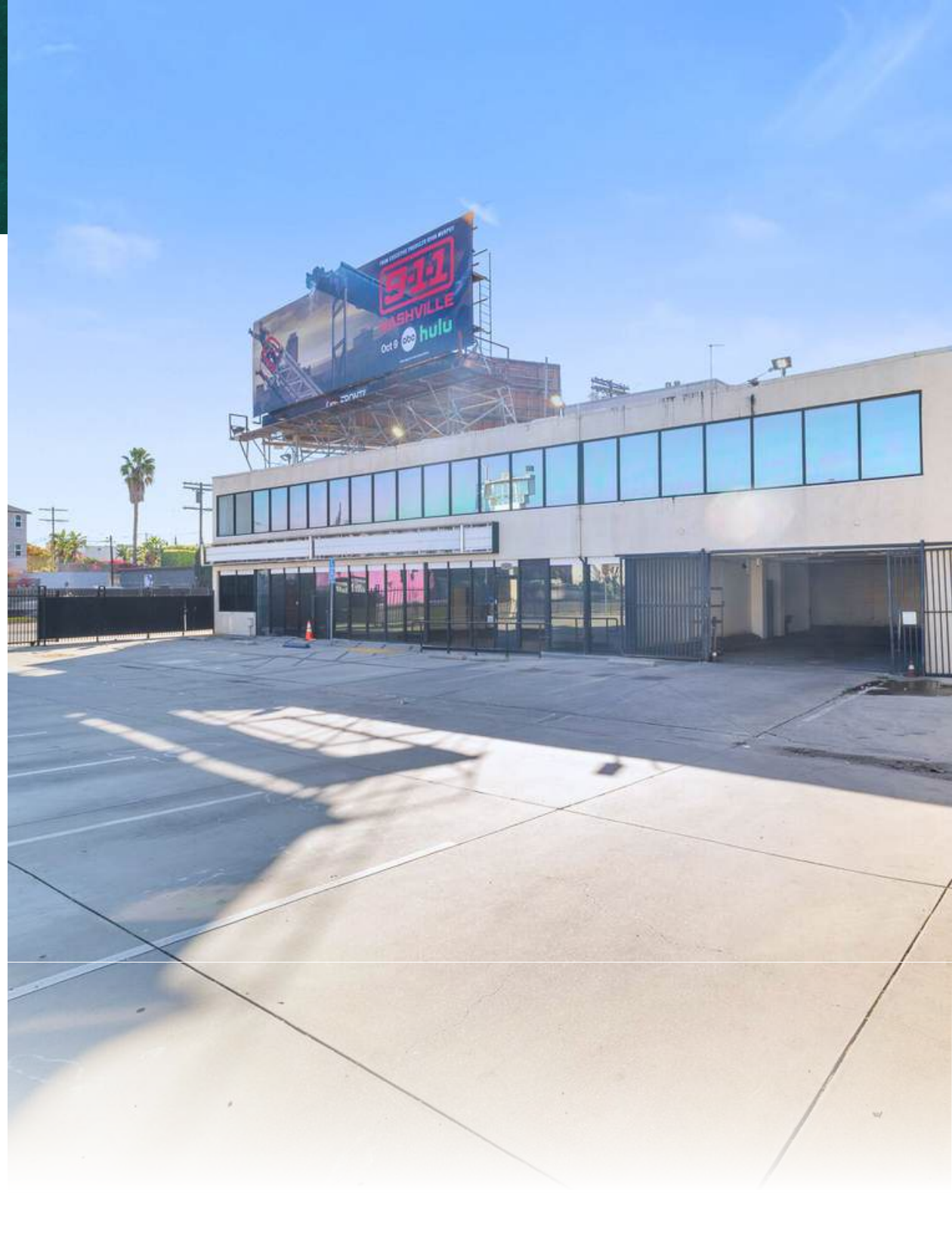
PARKING

8 parking spaces



TERM

Negotiable



PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP

PROPERTY PHOTOS



PROPERTY SHOWCASE



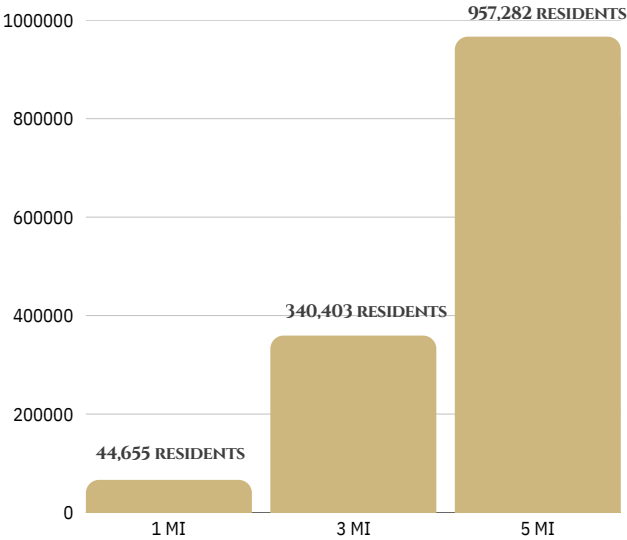
- **Minutes from Beverly Hills, Mid-City, and the 10 Freeway** for easy access
- **Secured, gated property** with 8 dedicated on-site parking spaces.
- **PARTIAL SPACE OF PROPERTY** WAS operated as a car wash, plug-and-play setup
- **Great Signage, High Visibility**

COMMUNITY PROFILE

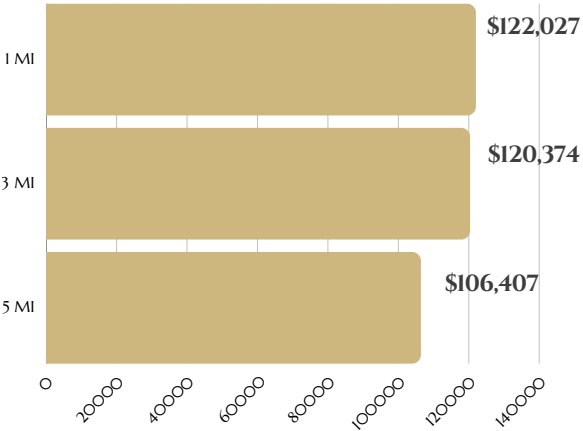
DEMOGRAPHICS

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

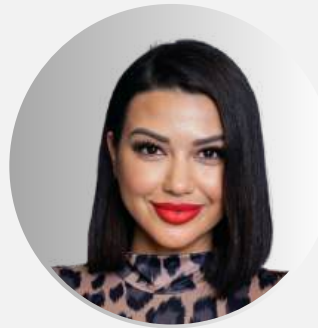




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