

SIGNALIZED CORNER

LARCHMONT VILLAGE

501 N Larchmont Blvd & 5301 Rosewood



PROPERTY DESCRIPTION

Vibrant Larchmont neighborhood, steps from Larchmont Village's boutiques and eateries. This prime commercial space, located on Larchmont Blvd & Rosewood Ave in posh Hancock Park, offers an ideal setting for a variety of companies.

Perfect for boutique entertainment firms, small production companies, talent agencies, lawyers, professionals, or creative users looking to be in this sought-after and exclusive neighborhood.

PROPERTY HIGHLIGHTS

- Signalized Corner - 501 N Larchmont Blvd & 5301 Rosewood Ave.
- Showroom, Private Offices, Conference Rooms, Bullpen Area
- Efficient, Ready-to-Use Layout
- Kitchenettes with Refrigerators and Sinks
- Private Bathrooms and Separate Storage/Utility Room
- 4-7 Parking Spaces Free of Charge
- One (1) Block from beautiful Larchmont Village with popular restaurants, coffee shops, and stores
- Three (3) Blocks from world-famous Paramount Studios and near Raleigh Studios

OFFERING SUMMARY

Lease Rate:	CALL BROKER FOR RATE
Address:	501 N Larchmont Blvd & 5301 Rosewood Ave Los Angeles, CA 90004
Number of Units:	2
Available SF:	1,100 & 1,500 SF
Building Size:	3,700 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,613	3,870	17,267
Total Population	3,095	7,769	38,790
Average HH Income	\$166,297	\$154,470	\$117,448

Dave Maldonado

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CalDRE #01949738

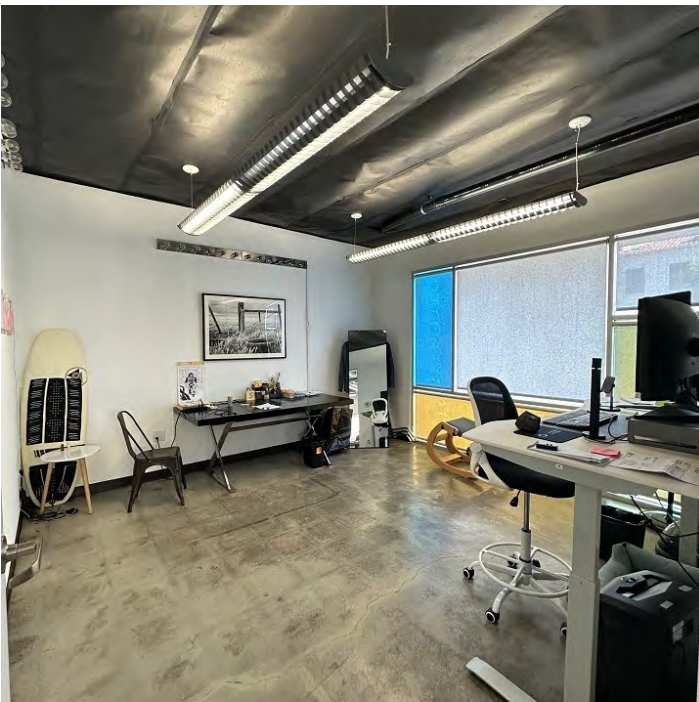
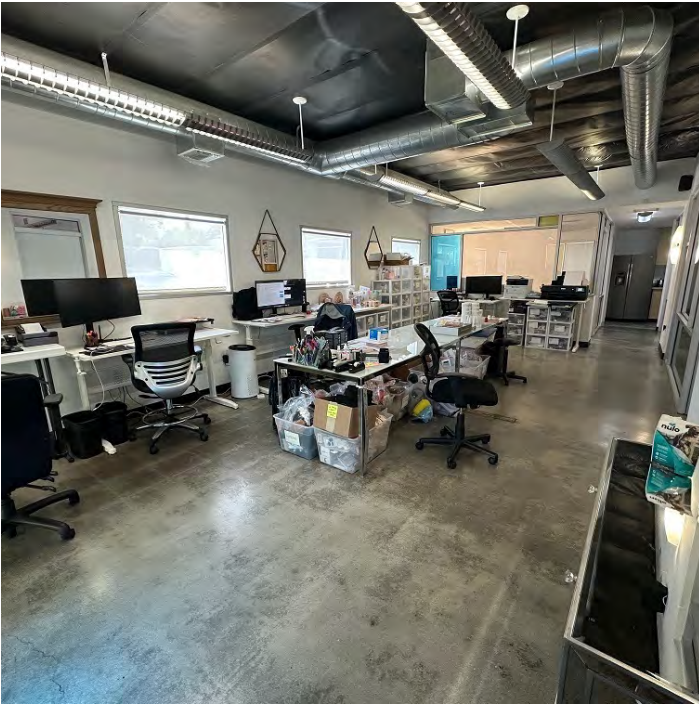


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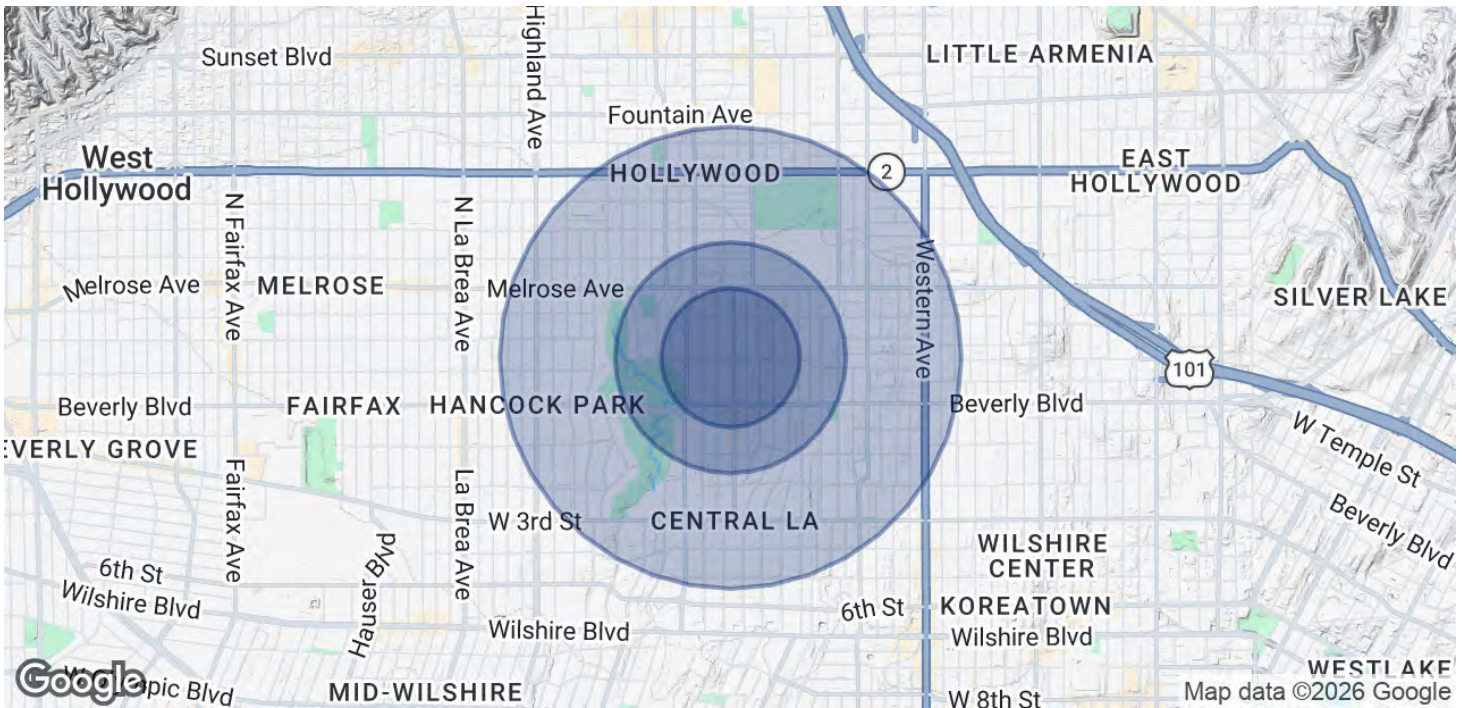


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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	3,095	7,769	38,790
Average Age	44	43	41
Average Age (Male)	44	43	40
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	1,613	3,870	17,267
# of Persons per HH	1.9	2	2.2
Average HH Income	\$166,297	\$154,470	\$117,448
Average House Value	\$1,678,888	\$1,617,989	\$1,431,910

Demographics data derived from AlphaMap

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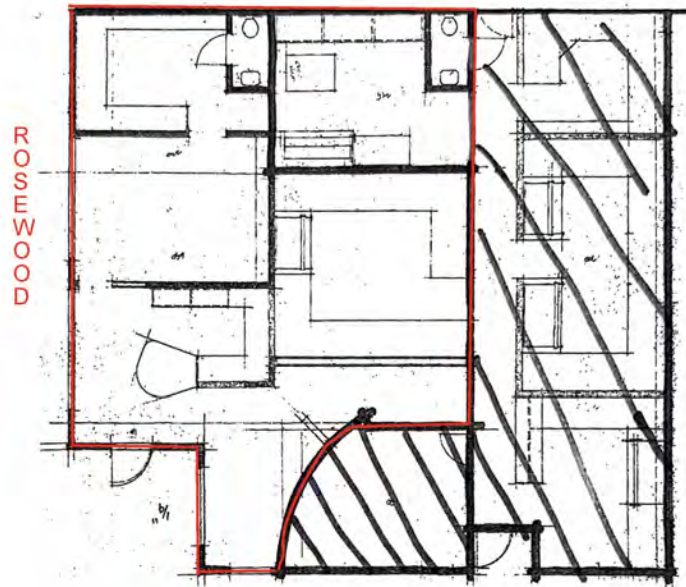
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LARCHMONT BLVD

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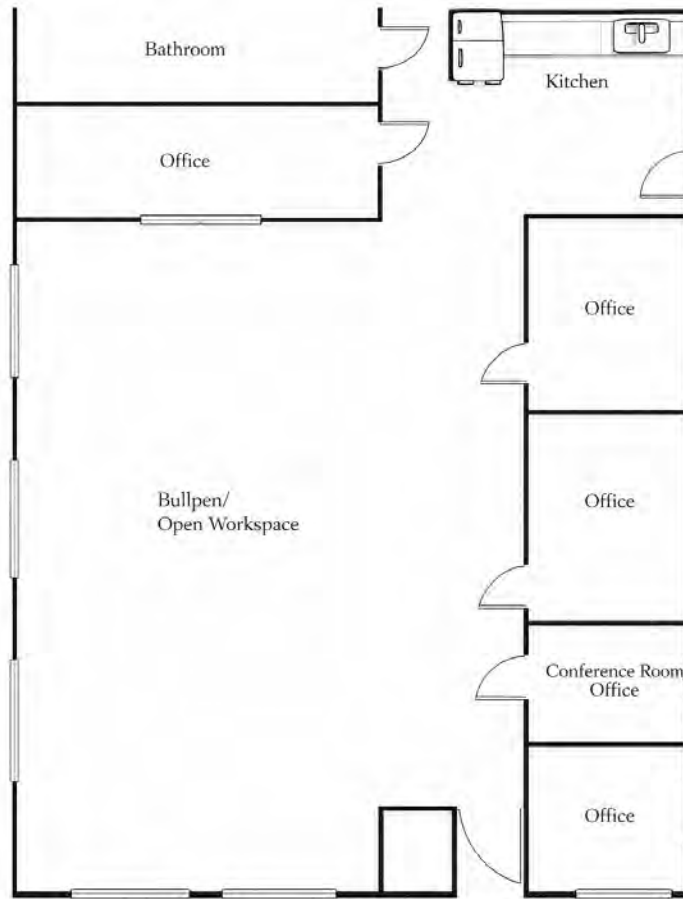


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