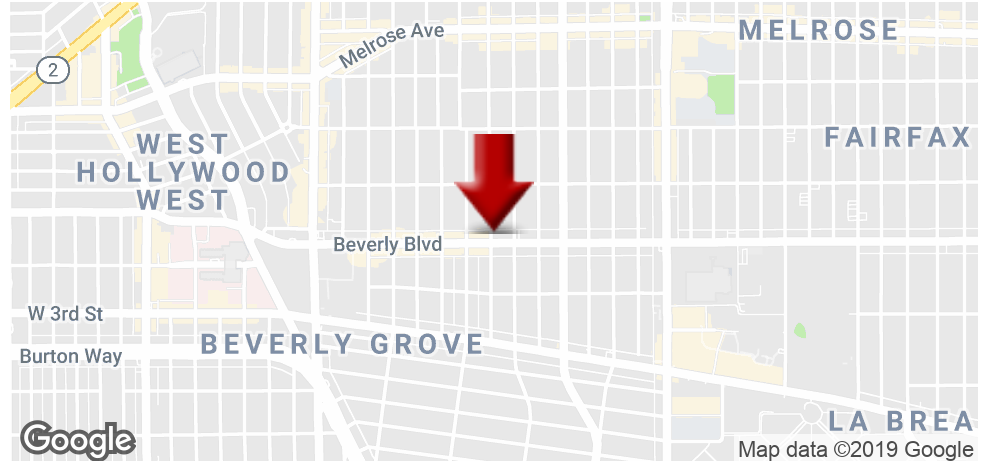


# 304 N HARPER AVE

304 N Harper Avenue, Los Angeles, CA 90048



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	3,014 SF
<b>LEASE RATE:</b>	\$3.00 SF/month (NNN)
<b>LOT SIZE:</b>	6,000 SF
<b>YEAR BUILT:</b>	1944
<b>BUILDING SIZE:</b>	7,910
<b>RENOVATED:</b>	2006
<b>ZONING:</b>	C2
<b>MARKET:</b>	Mid-Wilshire
<b>SUBMARKET:</b>	West Hollywood

## PROPERTY OVERVIEW

\$3/sf NNN.

## PROPERTY HIGHLIGHTS

- Northeast corner of Beverly Boulevard and North Harper Avenue, 3 blocks West of Crescent Heights Boulevard, 7 blocks East of La Cienega Boulevard. Less than 1 mile from Wilshire Boulevard, Santa Monica Boulevard, The Grove, Cedars-Sinai and 1.5 miles from Beverly Hills.
- Creative Office space available for lease. 4 private offices, large conference room, reception area, open cubicle area, 2 storage rooms, kitchen, bathroom, HVAC, skylights, street entry, and private alley exit. Next to Jar Restaurant.
- 2nd floor office space, skylights, HVAC, kitchen. Open floor plan. Parking available for lease. Vacant, owner will provide new flooring and paint.

**KW COMMERCIAL**  
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**MICHELE BROWN**  
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Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

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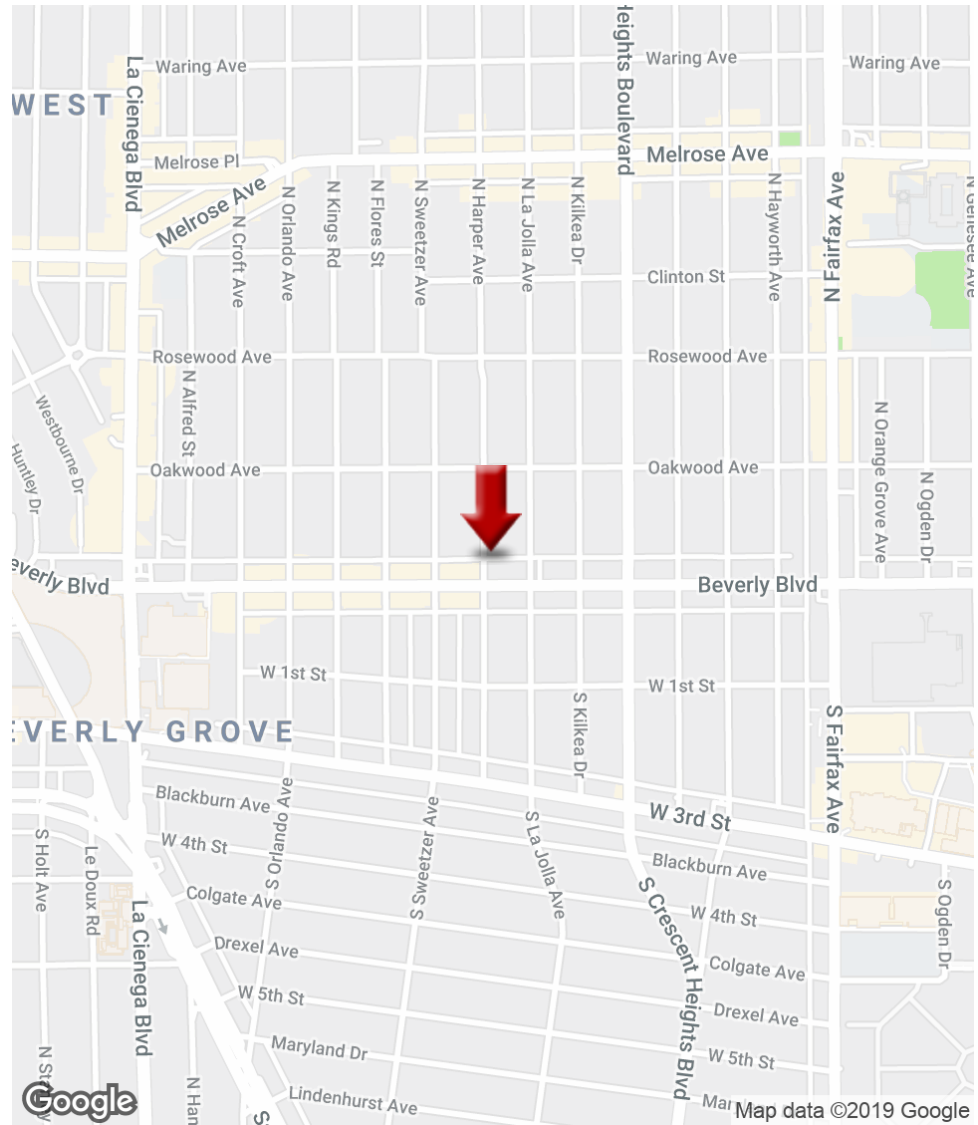
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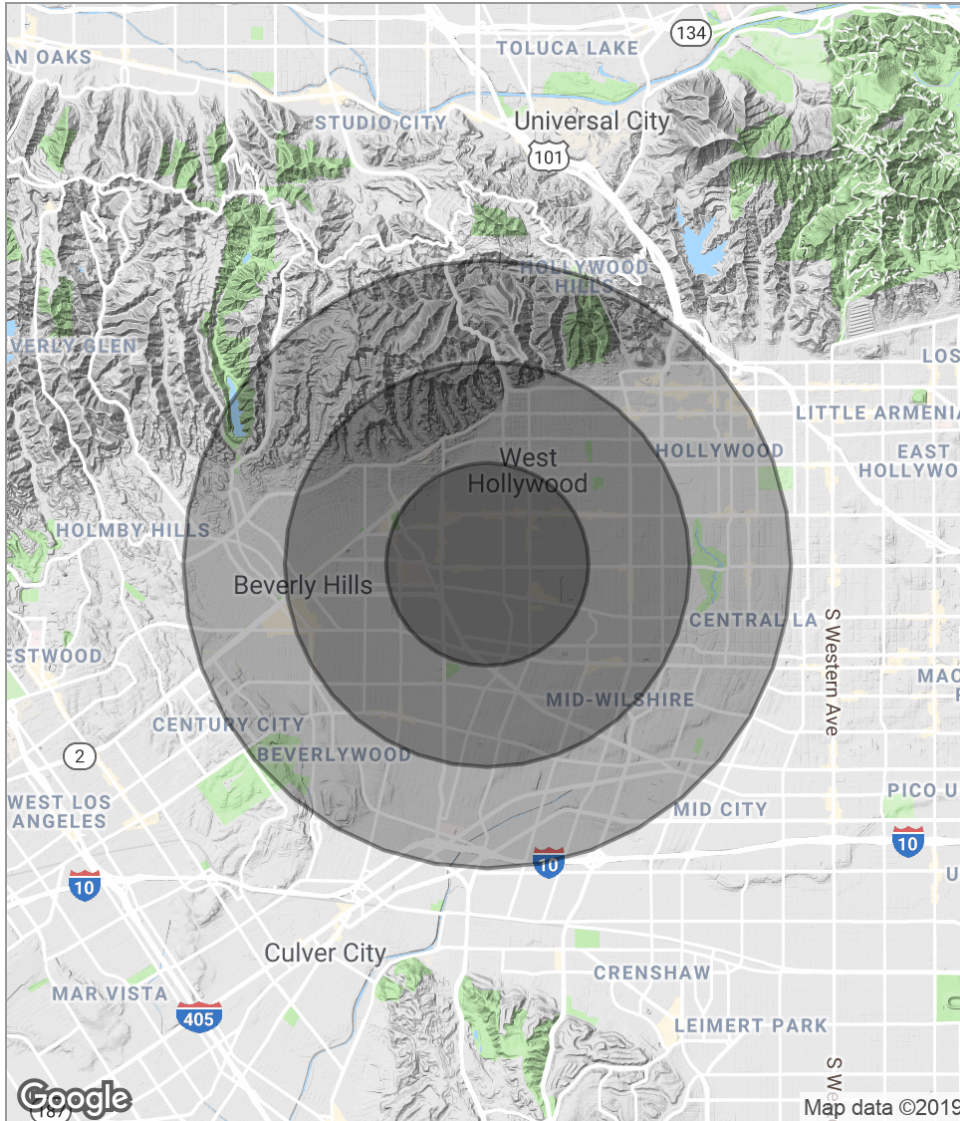
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	37,689	163,902	308,266
Median Age	38.3	38.1	37.3
Median Age (Male)	38.2	37.4	36.8
Median Age (Female)	37.7	39.2	38.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	21,158	90,510	153,908
# Of Persons Per HH	1.8	1.8	2.0
Average HH Income	\$100,868	\$92,279	\$96,028
Average House Value	\$921,011	\$877,225	\$919,021

*\* Demographic data derived from 2010 US Census*

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