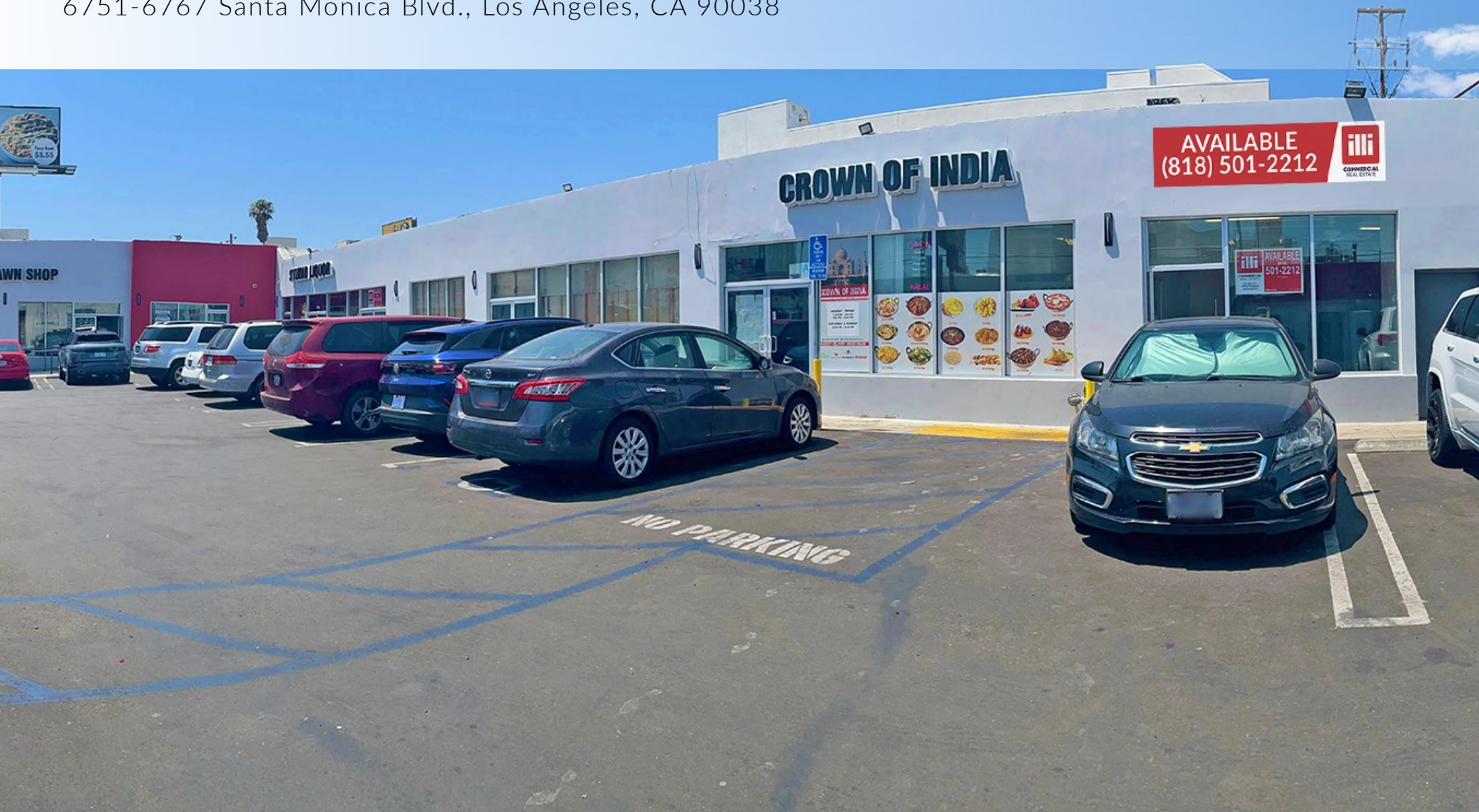


# HIGH TRAFFIC RETAIL SPACE AVAILABLE FOR LEASE

6751-6767 Santa Monica Blvd., Los Angeles, CA 90038



**GREG OFFSAY (818) 697-9387**

greg@illicre.com • DRE#01837719

**RACHEL ADAMS (818) 697-9375**

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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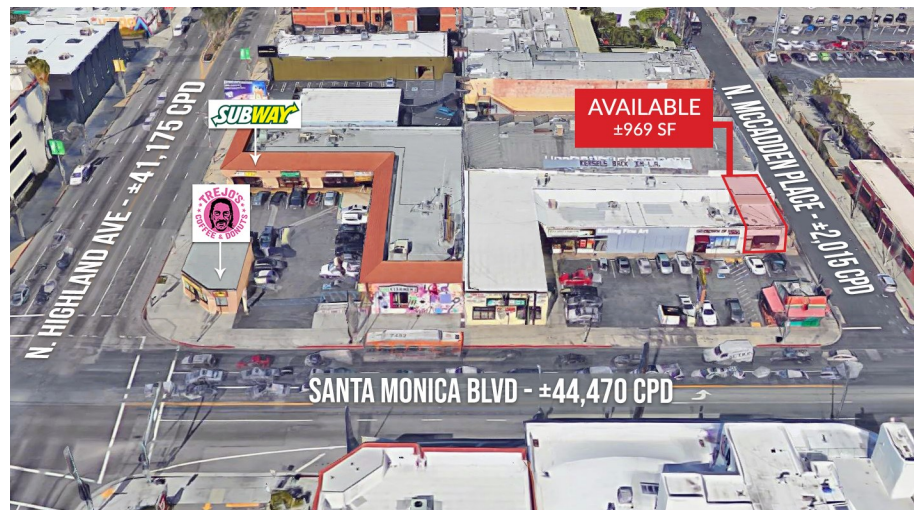
## PROPERTY FEATURES

- ± 969 SF retail end cap
- Recently renovated
- Highly visible center
- Convenient ingress/egress
- 15 common parking spaces available on first come first serve basis for customers

## AREA AMENITIES

- Located at the corner of Santa Monica Boulevard and McCadden Place
- The area immediately surrounding the property is booming with activity and new developments including Avalon Bay's new mixed-use apartment development which brings 695 apartments and 20,000 sf of retail, Omni's mixed-use project with 231 apartments and 15,000 sf of retail, and the Anita may Rosenstein LGBT campus
- Local area highlights include Trejo's Donuts, Regen Projects Gallery, JF Chen, Ralph Pucci, Public Storage, Salt's Cure, and many more studio and production offices

DEMOS	1 MILE	3 MILE	5 MILE
Population	59,000	418,106	998,193
Avg. HH Income	\$76,565	\$91,828	\$88,593
Daytime Pop	38,157	223,341	495,126
Traffic Count	± 44,447 cars per day		



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Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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