



FOR LEASE

5520 Santa Monica Blvd,
Los Angeles, CA 90038

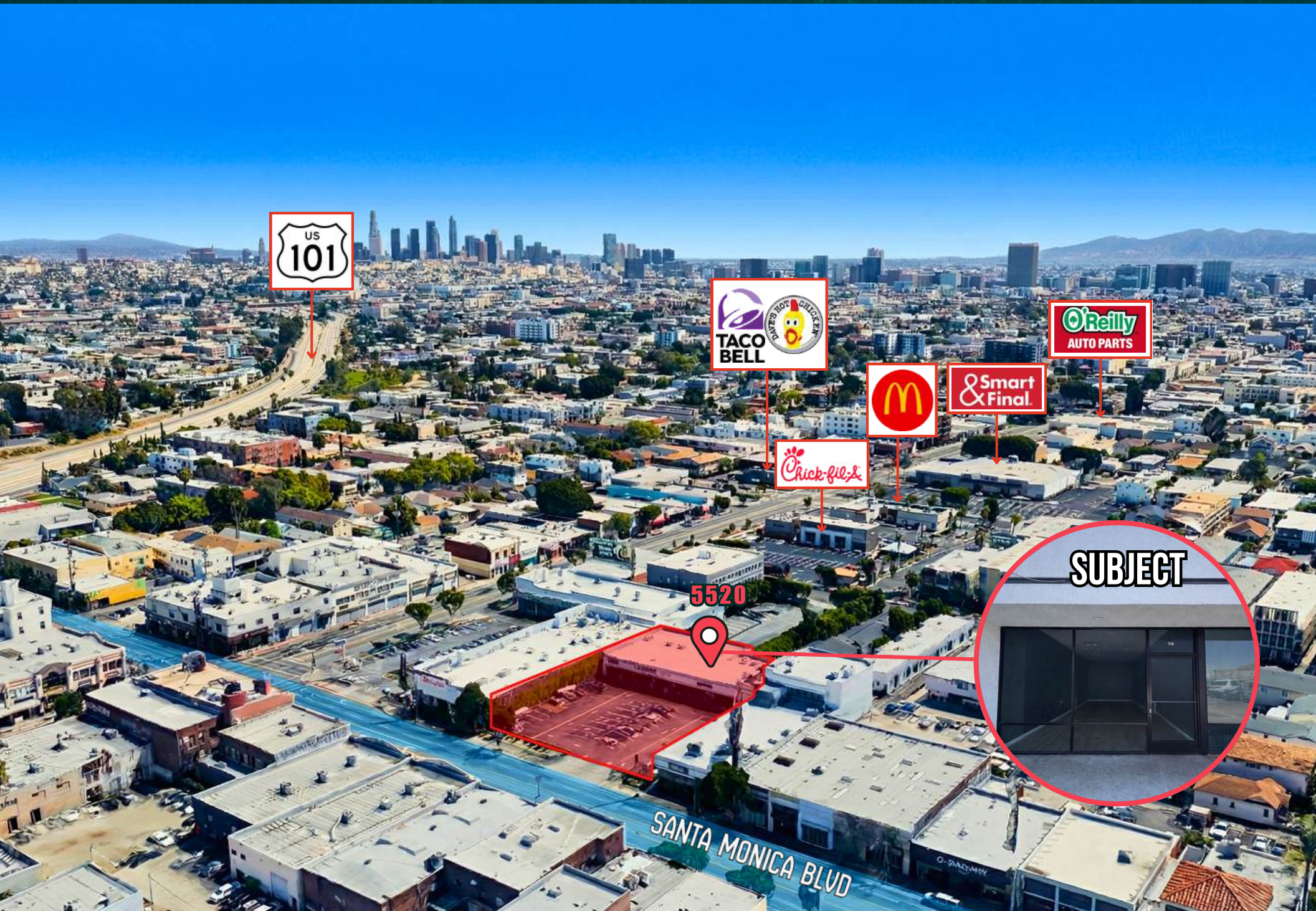


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PROPERTY AERIAL MAP



5520



SUBJECT



SANTA MONICA BLVD

PROPERTY OVERVIEW



TYPE
Retail



SIZE
1,008 SF



RATE
\$3,450/month
including NNN.



TERM
3-5 years



YEAR BUILT
1986



ZONING
LAC2

Rose & Co.
COMMERCIAL GROUP

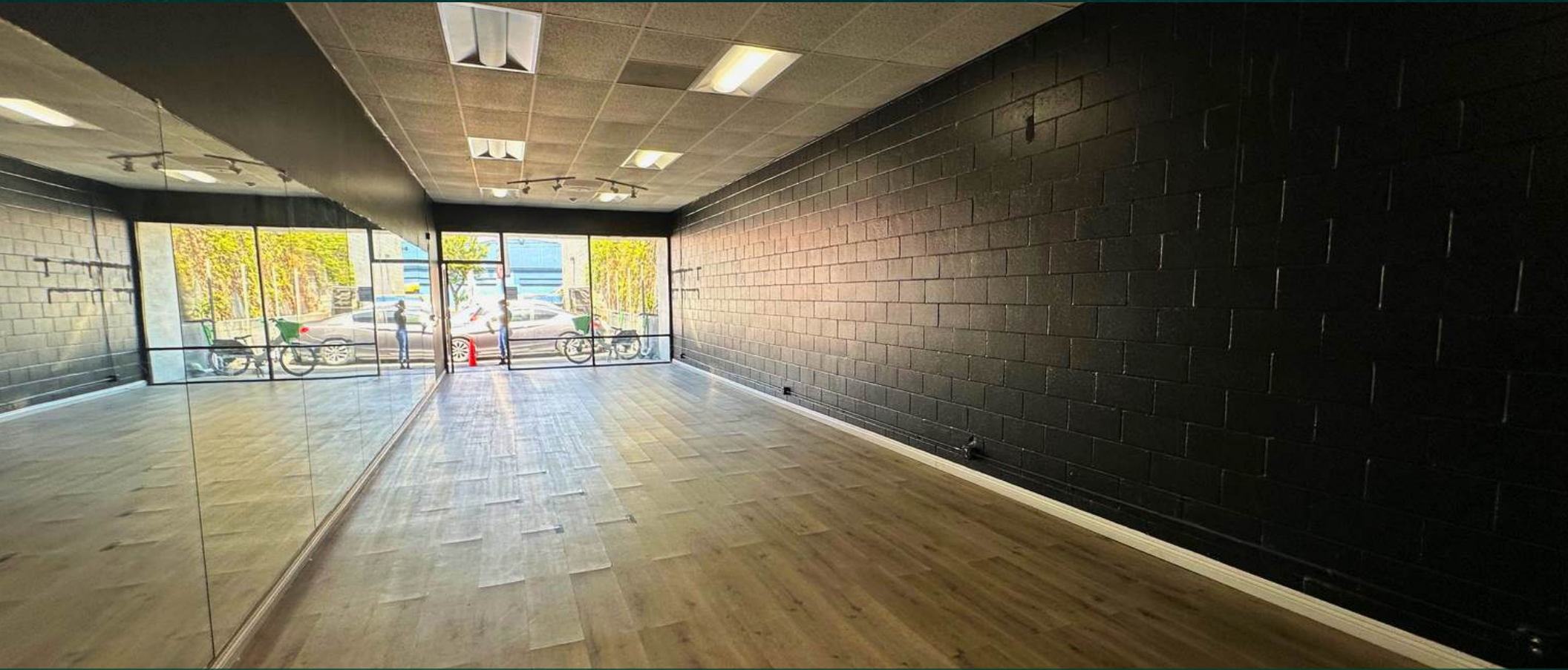


PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP

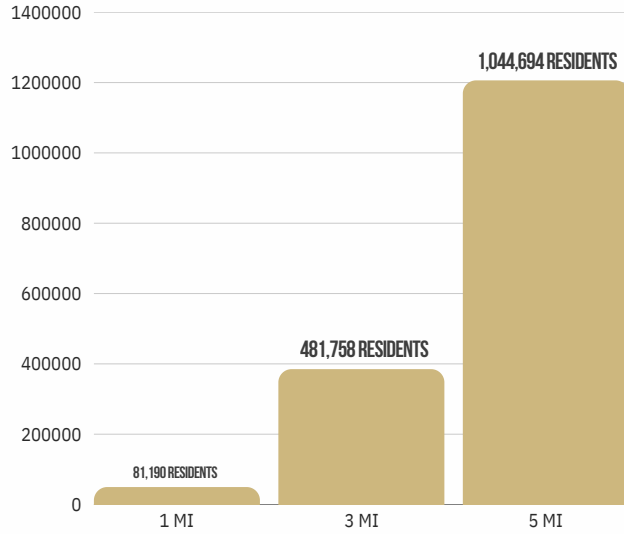




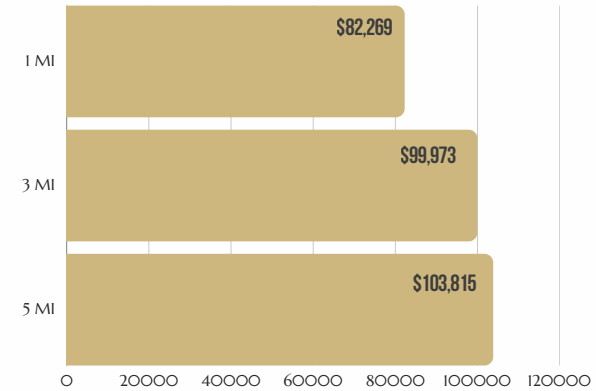
- **Prime East Hollywood Location & Visibility:** Situated along high-traffic Santa Monica Boulevard with excellent street presence and exposure.
- **Strong Traffic & Signage Opportunity:** Benefit from heavy pedestrian and vehicle traffic, complemented by prominent pylon signage
- **Convenient & Secured Parking:** Ample on-site, secured parking for both customers and employees.
- **Dense Demographics & Versatile Use:** Surrounded by a large residential population and established businesses—ideal for retail, service, or office users.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Santa Monica Blvd	N Western Ave	42,399 vehicles/day	.03miles
Santa Monica Blvd	N Western Ave	43,276 vehicles/day	.03miles
2	N Western Ave	42,855 vehicles/day	.03miles
N Western Ave	Santa Monica Blvd	43,451 vehicles/day	.07miles
N Western Ave	Santa Monica Blvd	43,853 vehicles/day	.07miles
Santa Monica Blvd	N Western Ave	44,434 vehicles/day	.07miles
Santa Monica Boulevard	N Western Ave	43,109 vehicles/day	.07miles
Santa Monica Boulevard	N Western Ave	43,322 vehicles/day	.07miles
North Western Avenue	Virginia Ave	40,120 vehicles/day	.07miles
Western Avenue	Virginia Ave	56,742 vehicles/day	.08miles



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