

# Available for Lease

## Western Virginia Plaza

1119 N. Western Avenue  
Los Angeles, CA 90029



### Property Highlights

- Prime Hollywood Location at Western Avenue and Virginia Ave.
- Excellent Visibility
- High Traffic Counts
- Close to the 101 Freeway
- Densely Populated Neighborhood
- Immediate Occupancy Available



#### Available Space(s)

Suite#	Size (SF)	Rent (NNN)	(\$/SF)
E	970	\$2,764.50	\$2.85

NNN Charges \$1.00/SF

Demographics	1 mile	3 mile	5 mile
2018 Pop. (est.)	90,470	490,396	1,053,799
2023 Pop. (proj.)	93,447	506,821	1,088,820
Avg. HH Income	\$55,868	\$83,719	\$86,827

For more information:

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