

# FOR LEASE

RETAIL/CREATIVE OFFICE AVAILABLE | VENICE + WESTERN  
1570 S WESTERN AVE | LOS ANGELES, CA 90006

SUITE 204  
800 SF



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LEASING  
BROKERAGE  
INVESTMENTS



## FEATURES & AMENITIES

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### FEATURES & AMENITIES

- ± 800 SF RETAIL OR CREATIVE OFFICE FLEX AVAILABLE
- SPACIOUS PRIVATE RESTROOM
- STORAGE AREA AND OFFICE BUILD OUT
- EXCELLENT SIGNAGE OPPORTUNITIES
- CONVENIENT ELEVATOR ACCESS TO SECOND FLOOR
- BUSY SHOPPING CENTER WITH HIGH-VOLUME VEHICLE AND PEDESTRIAN TRAFFIC
- AMPLE SURFACE AND SUBTERRANEAN PARKING AVAILABLE
- MAJOR NATIONAL RETAILERS NEARBY INCLUDE YOSHINOYA, SPEAKEASY FITNESS, AND STARBUCKS

### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	26,689	243,384	550,644
Total Population	72,294	607,719	1,313,836
Average HH Income	\$56,063	\$64,672	\$74,861

EXCLUSIVELY REPRESENTED BY

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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

± 800 SF 2nd-floor retail and/or creative office space available with convenient elevator access. Features a spacious private restroom, storage area, and office build out. There is excellent street visibility, signage opportunities, ample parking in both surface and subterranean lots with multiple entrance points, and convenient access to the nearby 10 freeway.

## LOCATION DESCRIPTION

Retail shopping center at the NEC of the major signalized intersection of Venice Boulevard and Western Avenue in Los Angeles near Koreatown. The property boasts high foot and vehicle traffic, offering great exposure and visibility for your business. Major national tenants nearby include Speakeasy Fitness, Yoshinoya, and Starbucks.

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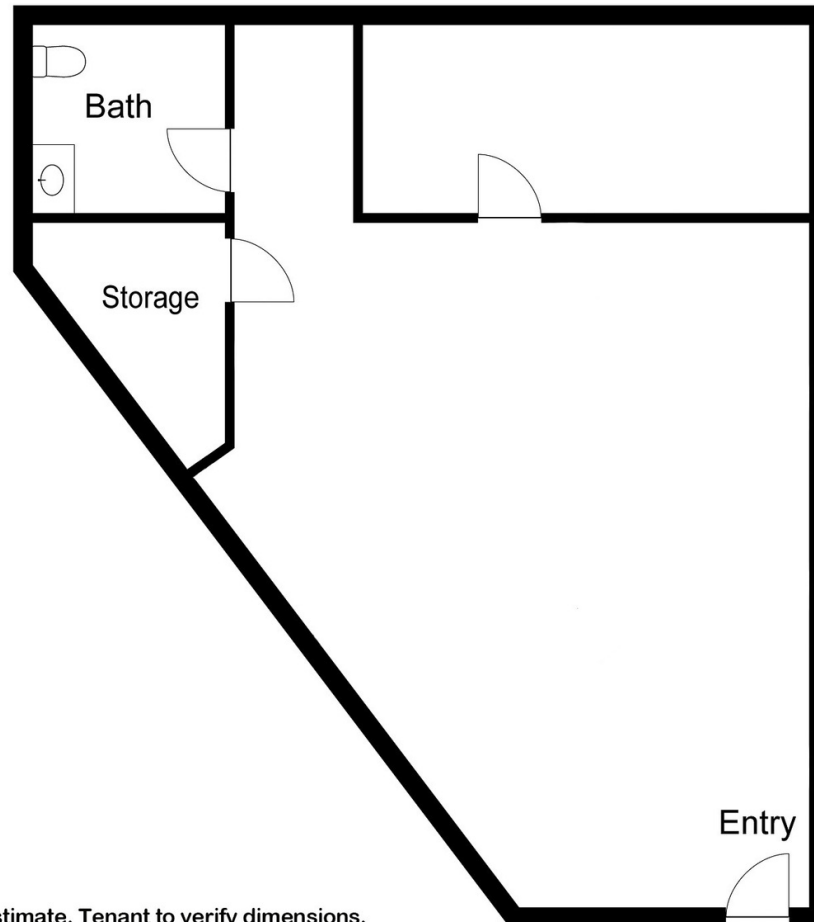
## OFFERING SUMMARY

Lease Rate:	\$2.98 SF/month (MG)
Available SF:	800 SF
Building Size:	15,586 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 204	\$2.98 SF/month	800 SF

## SUITE 204 - FLOOR PLAN

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\*Estimate. Tenant to verify dimensions.

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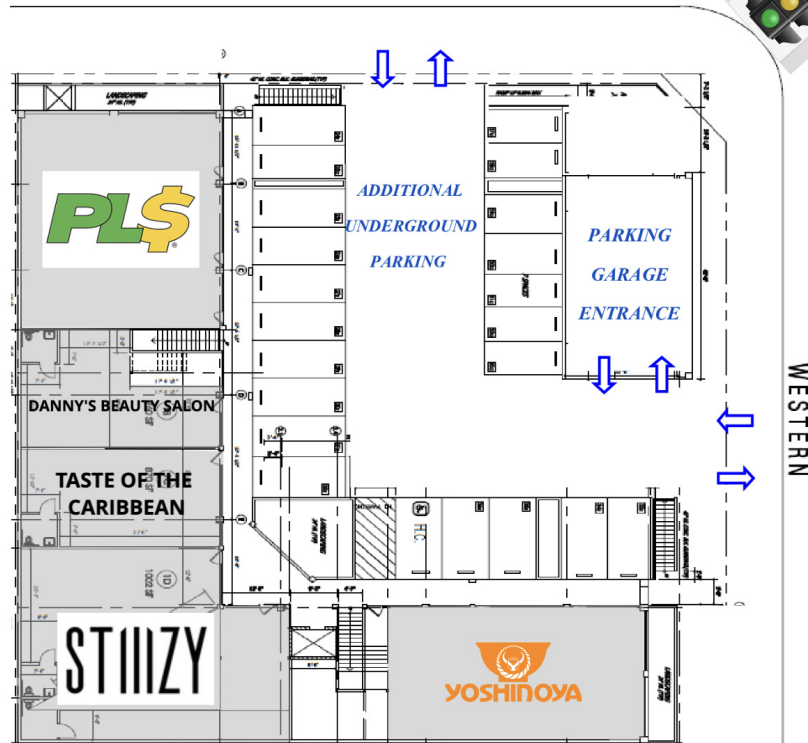
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## SITE PLAN

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SITE PLAN - 1ST FLOOR

VENICE

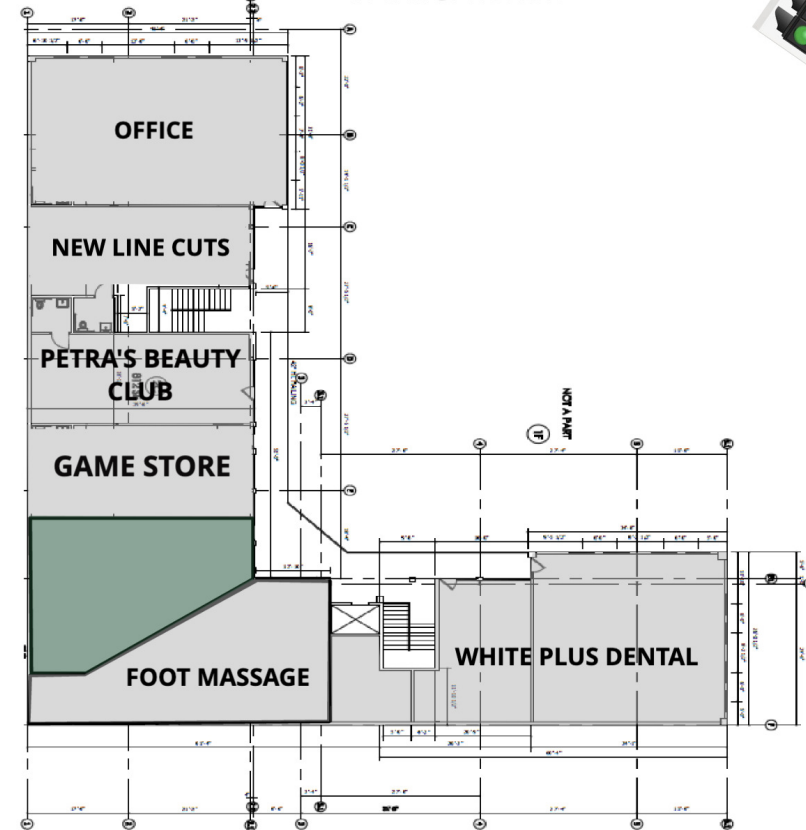


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SITE PLAN - 2ND FLOOR

VENICE BLVD



S WESTERN AVE.



# DEMOGRAPHICS MAP & REPORT

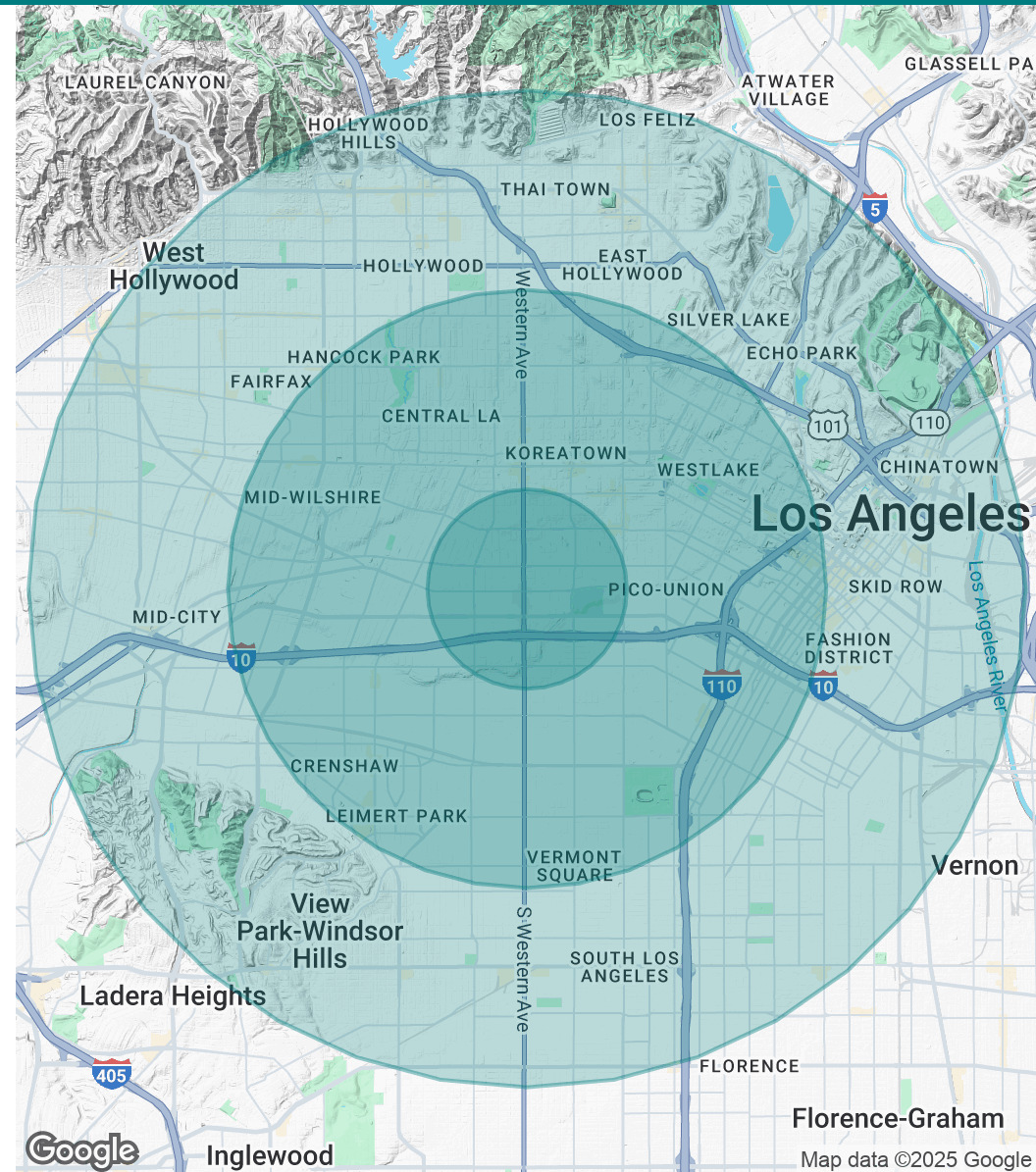
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	72,294	607,719	1,313,836
Average Age	36.9	35.0	35.7
Average Age (Male)	35.3	34.1	34.9
Average Age (Female)	38.7	36.4	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	26,689	243,384	550,644
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$56,063	\$64,672	\$74,861
Average House Value	\$606,366	\$477,372	\$557,067

2020 American Community Survey (ACS)



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## MEET THE TEAM

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