

FOR LEASE



RETAIL



**1904 S LA BREA AVE,
LOS ANGELES, CA 90016**



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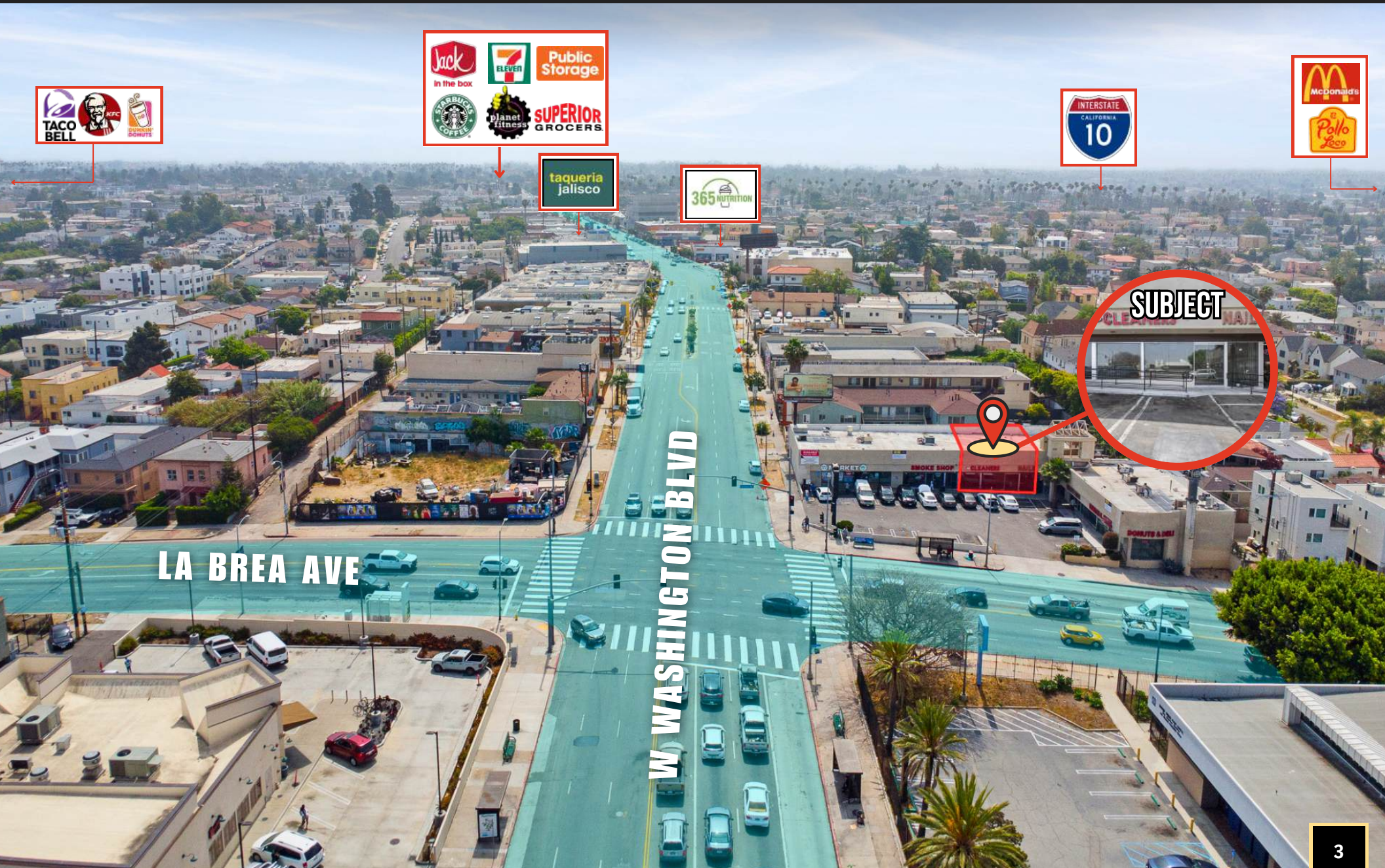
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Table of Contents

Map	03
Property Overview	04
Property Showcase	05
Community Profile	08

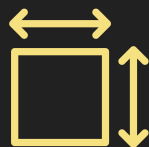
ON THE MAP





PROPERTY OVERVIEW

1904 S LA BREA AVE,
LOS ANGELES, CA 90016



SIZE
1,360 SF



RATE
\$3.00 NNN



TERM
Negotiable



YEAR BUILT
1987



ZONING
LAC2

PROPERTY SHOWCASE

1904 S La Brea Ave, Los Angeles, CA 90016



- Prime West Adams location on the corner of S La Brea Ave and Washington Blvd.
- Anchored in a high traffic corridor with excellent visibility to pedestrians and vehicles.
- Dynamic tenant mix
- Just minutes away from the 10 Freeway onramp
- Prominent building and pylon signage

PROPERTY PHOTOS

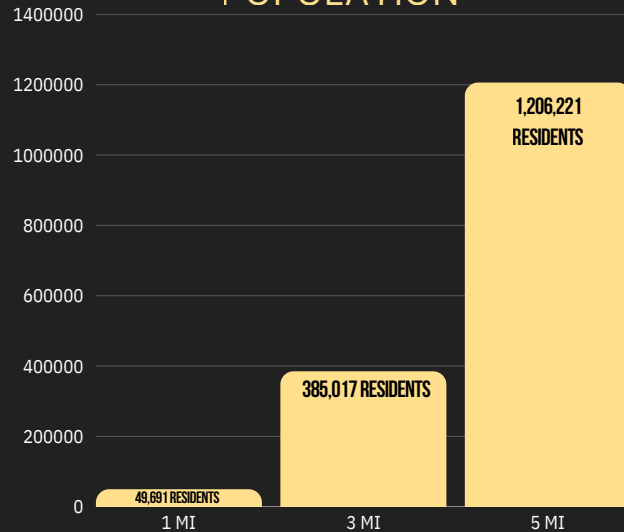
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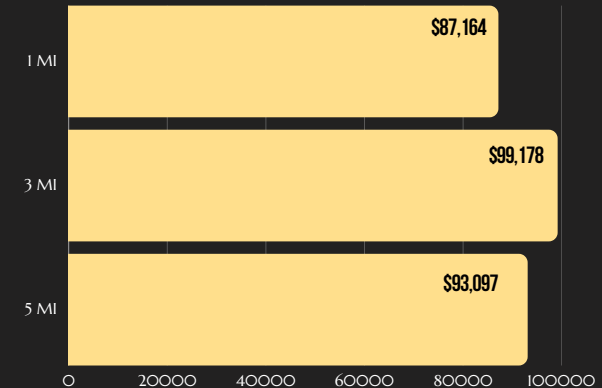
COMMUNITY PROFILE

1904 S La Brea Ave, Los Angeles, CA 90016

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
W Washington Blvd	S Highland Ave	23,343 vehicles/day	.03miles
W Washington Blvd	la Brea Ave	21,371 vehicles/day	.05miles
W Washington Blvd	la Brea Ave	21,456 vehicles/day	.05miles
S Highland Dr	W 20th St	280 vehicles/day	.07miles
S Highland Dr	W 20th St	282 vehicles/day	.07miles
la Brea Ave	Pickford St	52,024 vehicles/day	.10 miles
S Highland Dr	Highland Dr	274 vehicles/day	.11 miles
S Highland Dr	Highland Dr	272 vehicles/day	.11 miles
S Orange Dr	W 20th St	1,459 vehicles/day	.16 miles
S Orange Dr	W 20th St	1,445 vehicles/day	.16 miles



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