

1260-1270 S. La Cienega Blvd.

Available For Lease
±9,100 SF

La Cienega
Square



JOANN

La Cienega Blvd
±92,528 VPD

SUBWAY

CHASE

SIGNAGE

AutoZone

Pico Blvd
±57,954 VPD

CBRE



Property Info

+ Features include a bus line, pylon sign, signage and signalized intersection.

+ Retail space available within 50,000 square foot regional center.

+ West Los Angeles location along Pico Blvd and La Cienega Blvd.

1260-1270 S. La Cienega Blvd.

±9,100 SF

Asking: \$3.25/sf/mo, NNN

Ceiling Height: 12' - 18'

Parking ratio: 2.5/1,000

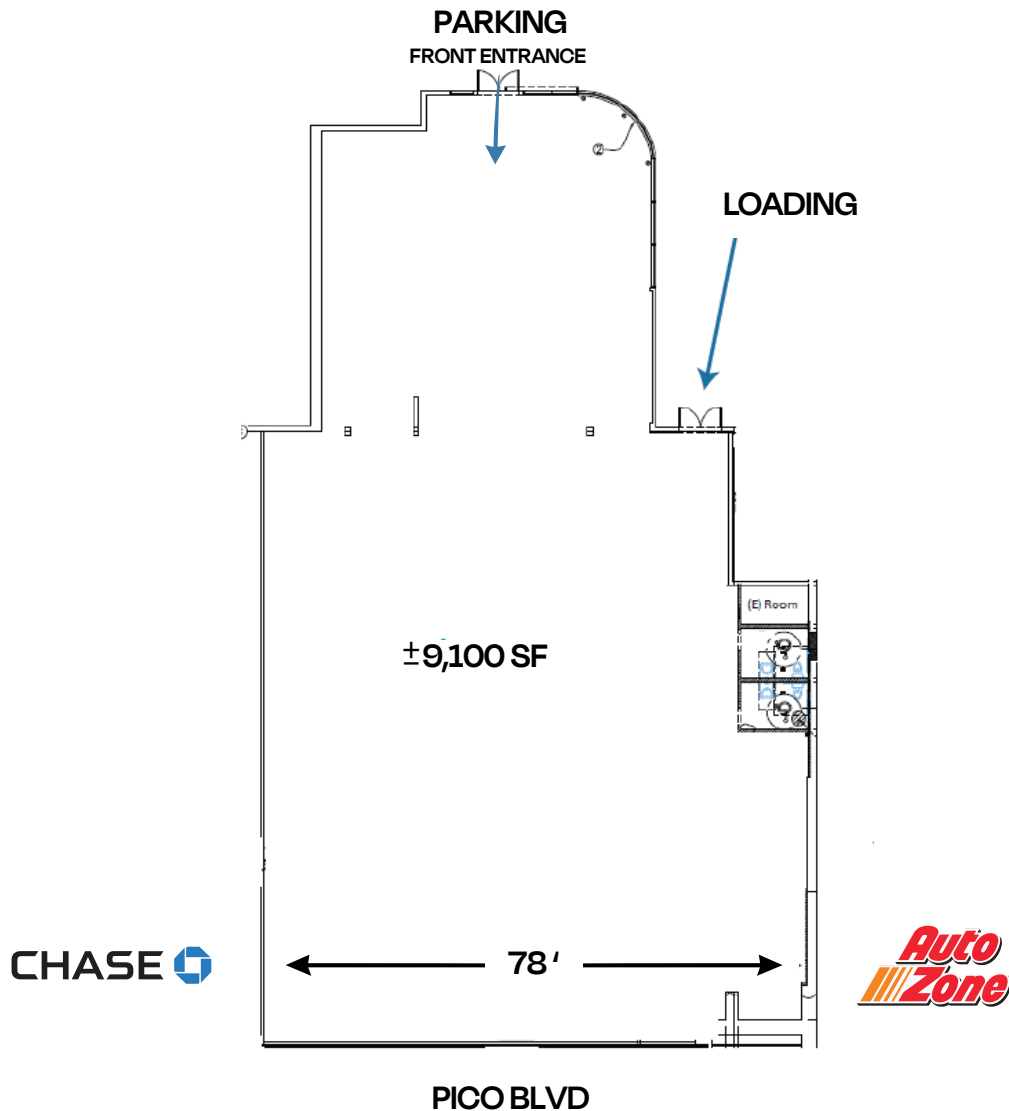
Position: In-Line

Former David's Bridal store. High end finishes, marble floor, high ceiling. Excellent visibility from both La Cienega and Pico with great signage opportunity. Co-tenants include: Chase, Subway, JOANN Fabric, AutoZone, and more.

LOADING DOOR ENTRANCE



Site Plan



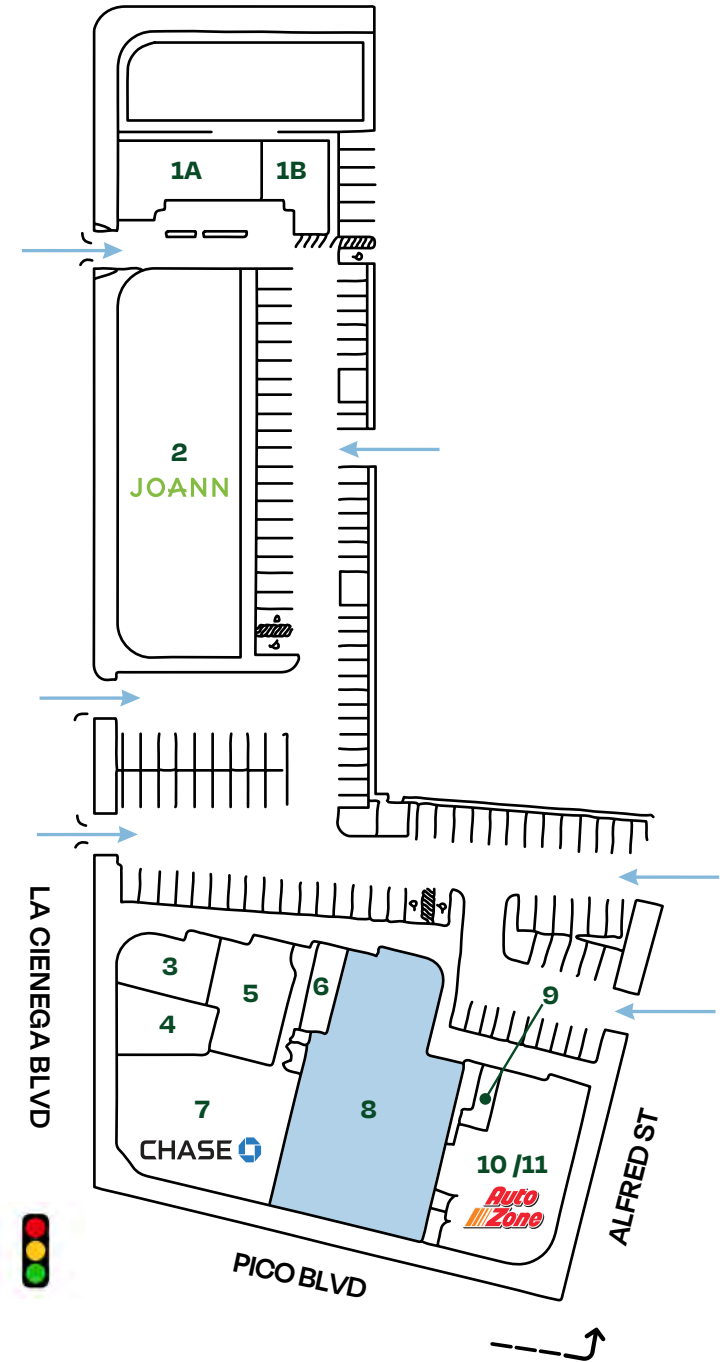
- + Space can be demised.
- + Large, open, & clean retail space, specialty tenants ideal.
- + In-line space within shopping center.
- + Prominent frontage (±78 feet) on Pico Blvd.
- + High visibility signage opportunities.
- + Two ADA compliant bathrooms.
- + Opportunities for flagship retail, service & fitness, and medical uses.



Site Photos

La Cienega Square

Space	Tenant	Size
1A	Prestige Cleaners	2,500 SF
1B	Pet Express	900 SF
2	Joann Fabric	20,305 SF
3	Subway	1,450 SF
4	Mathnasium	1,440 SF
5	Hear-X	2,180 SF
6	Perfect Nail	720 SF
7	Chase Bank	6,170 SF
8	AVAILABLE	9,100 SF
9	Good Lock USA	300 SF
10	Auto Zone	5,417 SF



Demographics

Daytime Population

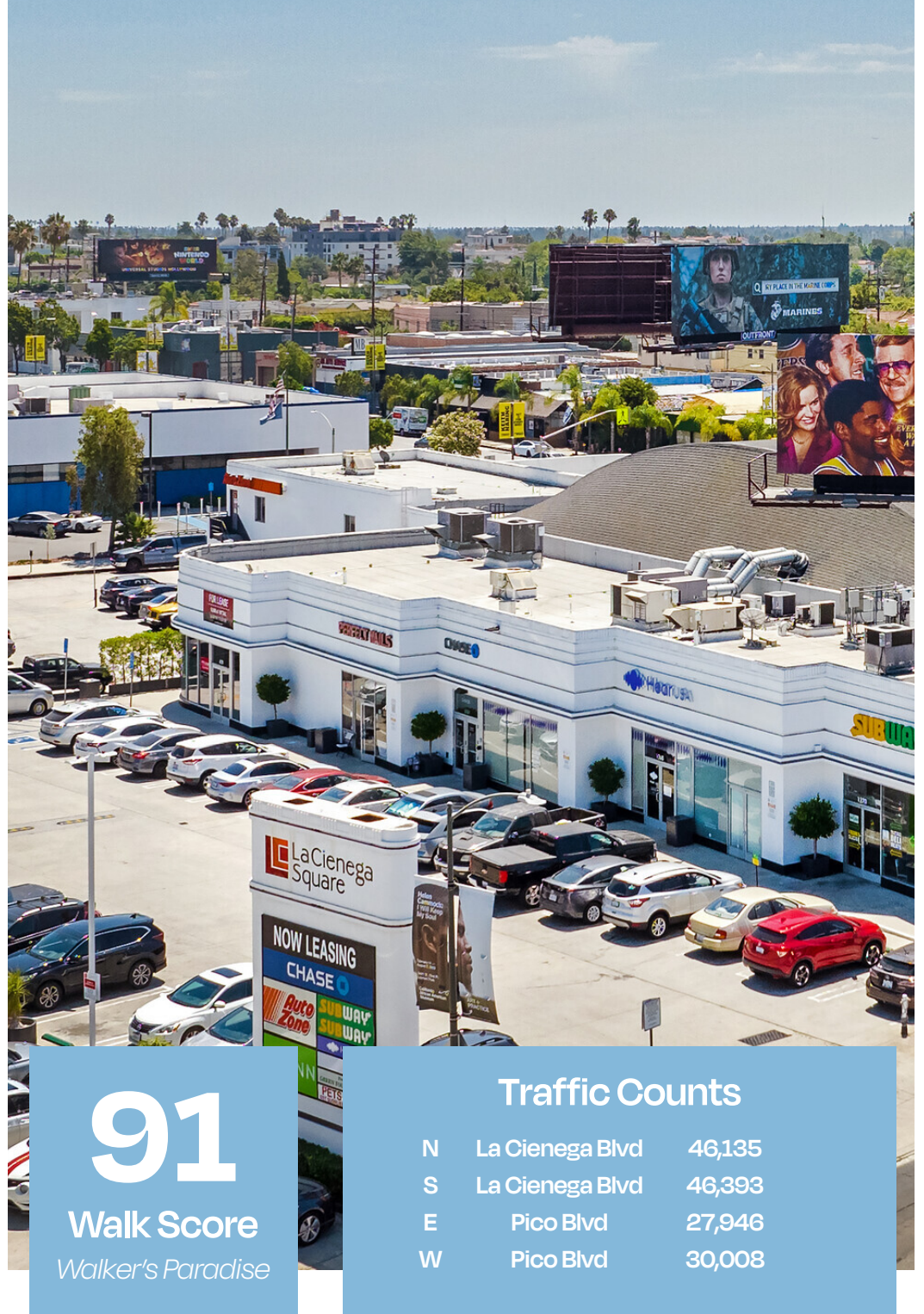
1 Mile	37,182
2 Mile	139,292
3 Mile	275,195

Population

1 Mile	42,667
2 Mile	160,295
3 Mile	326,150

Med . Household Income

1 Mile	\$103,834
2 Mile	\$104,128
3 Mile	\$103,834



91
Walk Score
Walker's Paradise

Traffic Counts

N	La Cienega Blvd	46,135
S	La Cienega Blvd	46,393
E	Pico Blvd	27,946
W	Pico Blvd	30,008



1260-1270 S. La Cienega Blvd.

Ty Dagdagan | Associate

Lic. 02134714 | 310.550.2677 | ty.dagdagan@cbre.com

Timothy Genske | Senior Vice President

Lic. 01034790 | 818.502.6732 | timothy.genske@cbre.com

CBRE