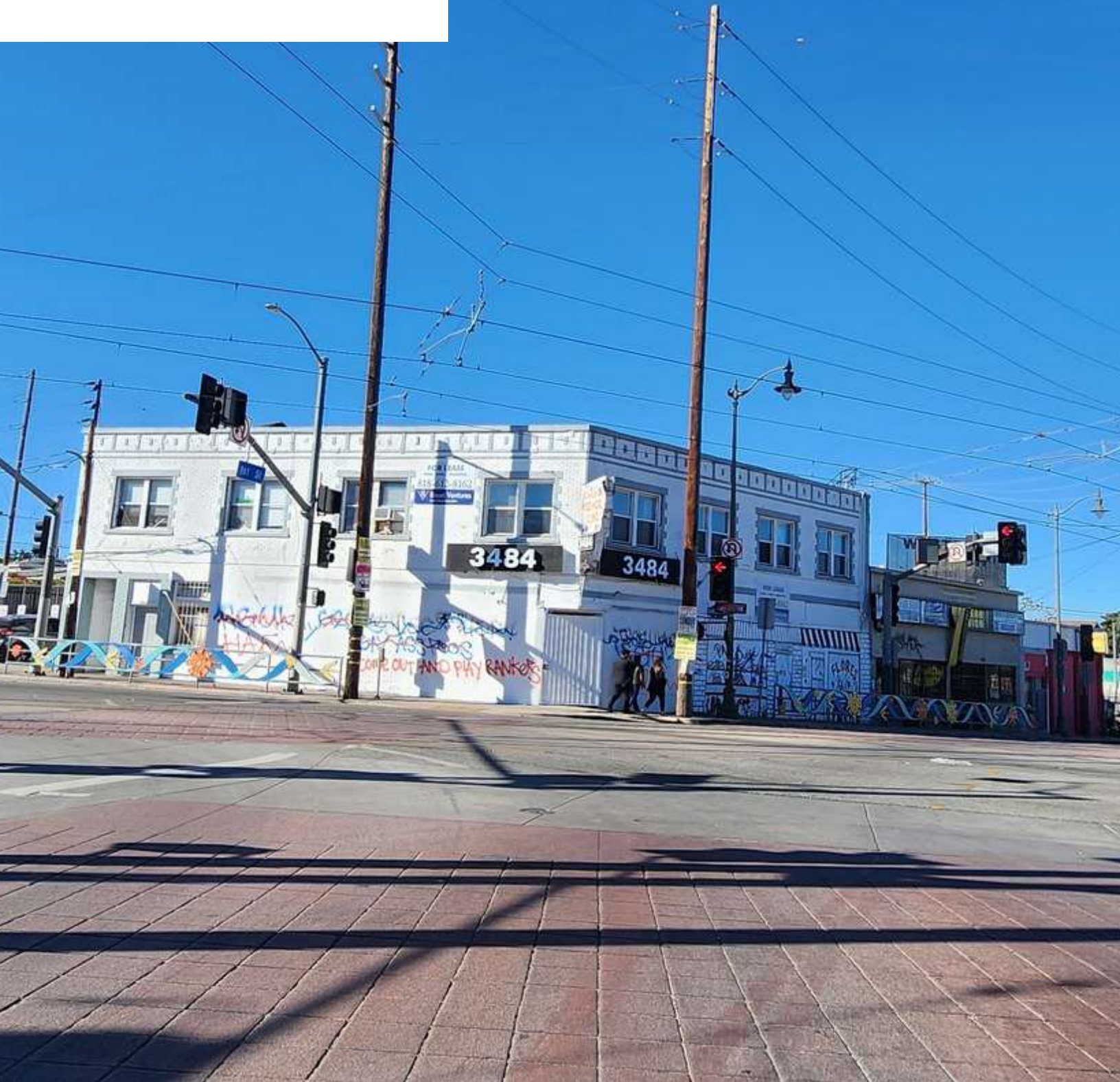


For Lease



## 3484 1st Street

Los Angeles, CA 90063

Offering Memorandum

**Patrick Ortiz**  
Senior Vice President  
310.806.6105  
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CA DRE #01756382





## 3484 1ST STREET | LOS ANGELES, CALIFORNIA

### OFFERING SUMMARY

Lease Rate:	\$2.00 SF/month (MG)
Available SF:	3,000 SF

### PROPERTY OVERVIEW

Former Medical Office for Lease

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	14,895	74,981	274,093
Total Population	55,251	260,925	848,490
Average HH Income	\$74,339	\$82,098	\$85,532

### PROPERTY HIGHLIGHTS

- Former Medical Office
- Hard Corner Opportunity
- Parking on Site
- Major on Major East LA Intersection
- Gold Line Train Stop Adjacent
- Adjacent to 60 Freeway
- High Density Neighborhood
- High Disposable Income Neighborhood



EXCLUSIVELY LISTED BY:

#### Patrick Ortiz

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