



±364 SF BUILDING ON ±4,800 SF LOT FOR LEASE

**832 NORTH LA CIENEGA BLVD.
WEST LOS ANGELES, CA 90069**

PROPERTY DESCRIPTION

LAND: ± 4,800SF Lot (40 x 120) to the ally, fully paved, partially fenced and fully lit.

BUILDING: ±364 SF Expandable Bldg. with 2 air-conditioned offices and 1 bathroom

AMENITIES: 40' of La Cienega Blvd. frontage, and an illuminated double sided pole sign.

ZONING: C2-2D-CPIO

PARCEL: #5529-006-056

LOW NNN EXPENSES: Taxes ±\$0.056/SF/mo. Insurance ±\$0.011/SF/mo. Subject to change.

PROPERTY HIGHLIGHTS

- > Located in a densely populated, high-income area on a highly trafficked major artery (La Cienega Blvd.)
- > Between Melrose Ave. and Santa Monica Blvd.
- > Adjacent to the new Jinya Restaurant
- > Near office buildings, high end retail and numerous restaurants on “Restaurant Row”
- > Ideal location for Parking Lot, Car Rental Agency, Antiques, Statuary, Nursery, Retail Cannabis Sales, Interior Design
- > Subject to city approval

2024 DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION:	40,176	129,832	251,524
EST. AVG. HOUSEHOLD INCOME:	\$160,462	\$154,367	\$136,023

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**40' OF LA CIENEGA BLVD.
FRONTAGE WITH
ILLUMINATED DOUBLE
SIDED POLE SIGN**



