

CREATIVE | RETAIL

LARCHMONT VILLAGE FOR LEASE



PROPERTY DESCRIPTION

This hard to find dynamic and efficient 1,100 square foot space is on thriving Larchmont Blvd in posh Hancock Park. This single story building, within minutes of Hollywood, is ideal for a variety of retail, creative, professional, and entertainment users to take advantage of its prime frontage location and close proximity to everything this neighborhood has to offer.

PROPERTY HIGHLIGHTS

- Suite 505
- 1,100 rsf
- One (1) Private Office
- Large Bullpen Area, Built in Workstations, and Storage
- Brand New Kitchenette with Refrigerator and Sink
- Remodeled Bathroom
- Two (2) Parking Spaces Free of Charge
- One (1) Block from beautiful Larchmont Village with popular restaurants, coffee shops, and stores
- Three (3) Blocks from world famous Paramount Studios and near Raleigh Studios

OFFERING SUMMARY

Lease Rate:	Call for Rate & Terms
Address:	505 N. Larchmont Blvd. Los Angeles, CA 90004
Available SF:	1,100 SF
Lot Size:	7,000 SF
Building Size:	3,700 SF
Zoning:	C2
APN:	5523016020

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	988	3,869	16,771
Total Population	1,910	7,769	37,634
Average HH Income	\$174,147	\$154,479	\$117,908

Dave Maldonado

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CalDRE #01949738



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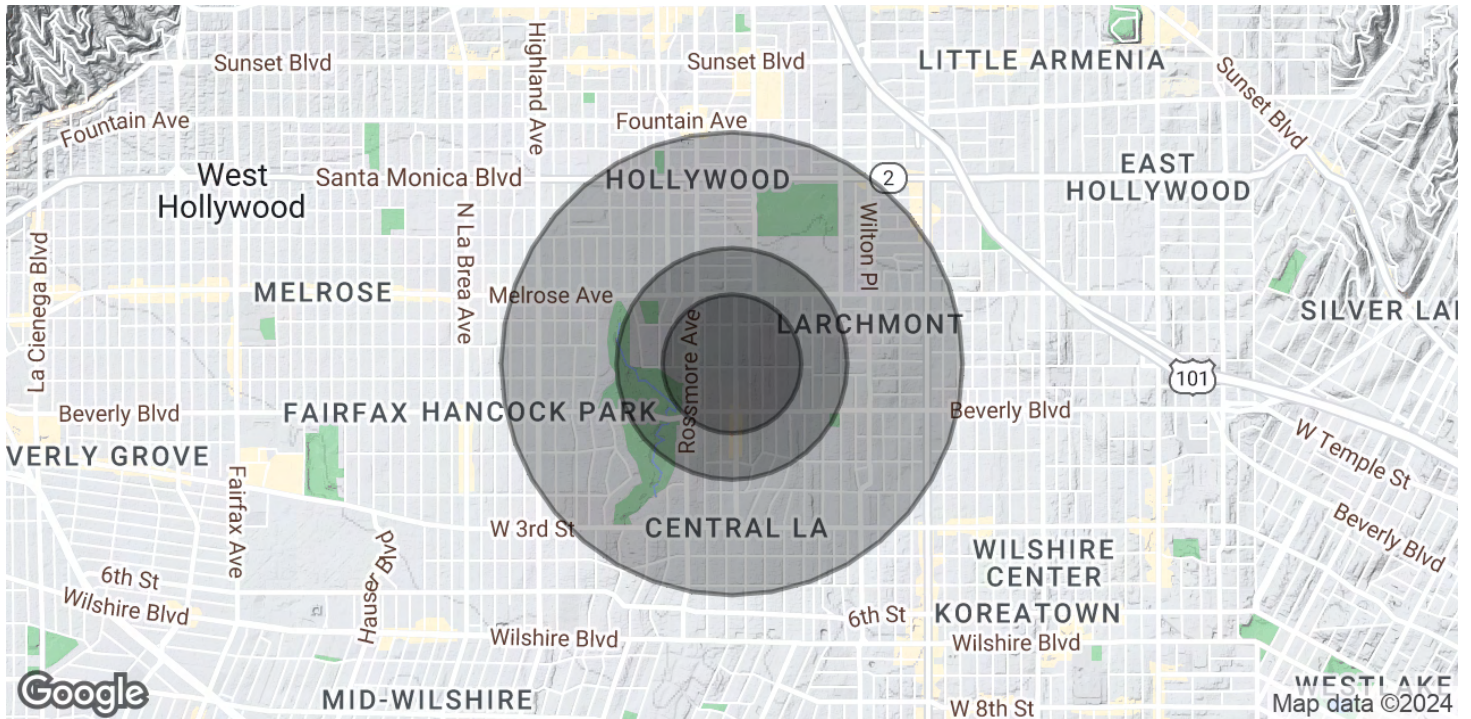
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,910	7,769	37,634
Average Age	45	43	41
Average Age (Male)	44	42	40
Average Age (Female)	45	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	988	3,869	16,771
# of Persons per HH	1.9	2	2.2
Average HH Income	\$174,147	\$154,479	\$117,908
Average House Value	\$1,710,511	\$1,618,041	\$1,423,728

Demographics data derived from AlphaMap

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