

FOR LEASE

LA PAZ PLAZA

6736 LANKERSHIM BOULEVARD | NORTH HOLLYWOOD, CA 91606



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LEASING

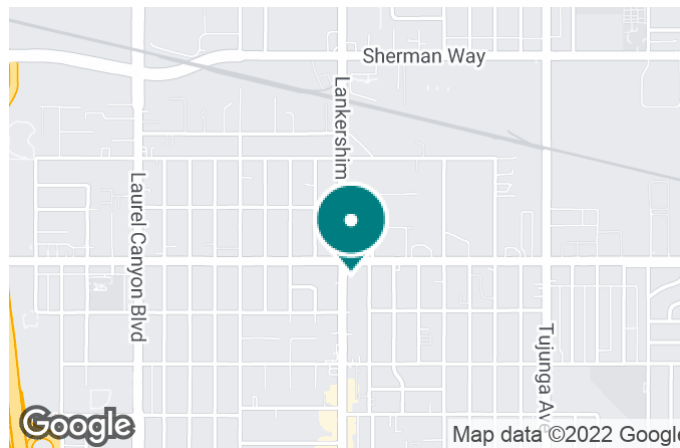
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- Busy Center
- +/- 2,200sf End Cap
- + / - 1,000sf Inline
- Good Area Demographics
- Ample Parking
- Great Tenant Mix
- Easy access to nearby freeways

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	12,597	47,923	98,625
Total Population	41,966	147,743	282,283
Average HH Income	\$48,965	\$56,451	\$63,397

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- Former Fitness Studio
- Ample Parking
- Rooftop Signage available on End Cap

OFFERING SUMMARY

Available SF:	1,000 - 2,200 SF
Lot Size:	26,998 SF
Building Size:	13,450 SF

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ADDITIONAL PHOTOS

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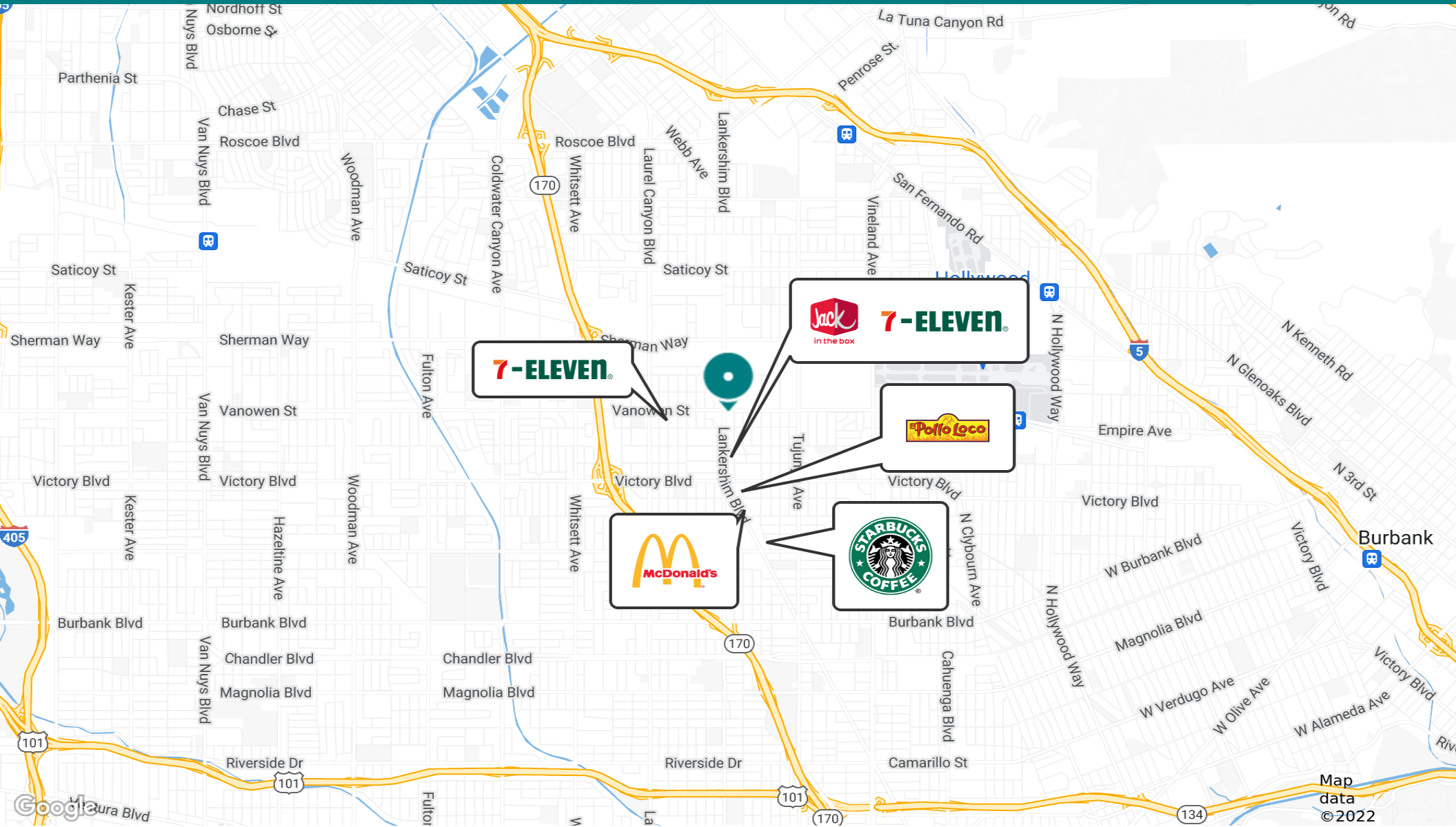


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LOCATION MAP

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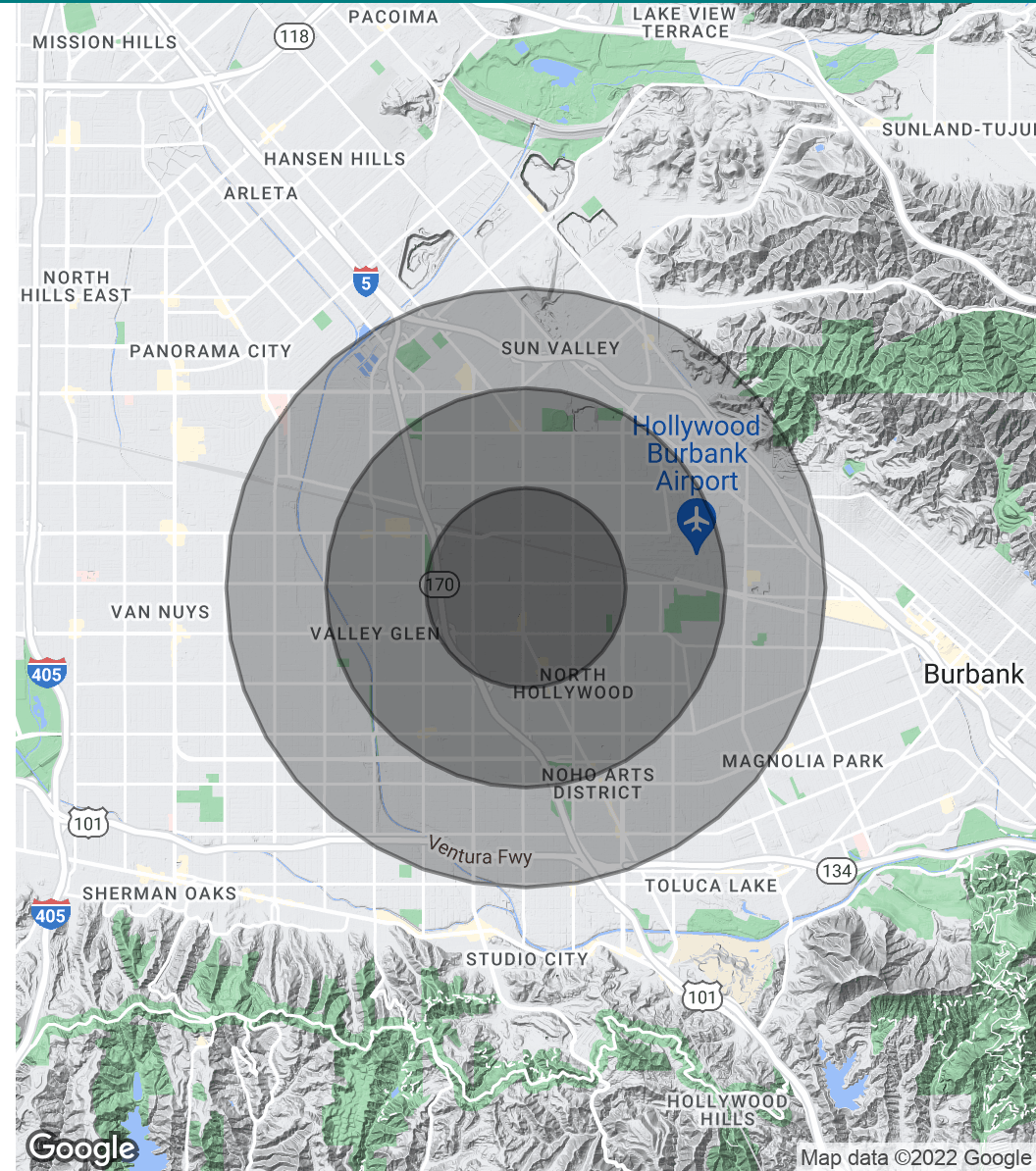
Map data
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	41,966	147,743	282,283
Average age	31.0	32.7	33.9
Average age (Male)	31.3	32.5	33.3
Average age (Female)	30.7	33.0	34.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	12,597	47,923	98,625
# of persons per HH	3.3	3.1	2.9
Average HH income	\$48,965	\$56,451	\$63,397
Average house value	\$452,264	\$469,147	\$564,155
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	72.1%	60.8%	52.1%
RACE	1 MILE	2 MILES	3 MILES
% White	44.5%	54.5%	58.4%
% Black	4.3%	3.8%	4.0%
% Asian	6.5%	6.7%	7.7%
% Hawaiian	0.1%	0.2%	0.2%
% American Indian	0.4%	0.5%	0.4%
% Other	42.7%	32.0%	26.7%

* Demographic data derived from 2020 ACS - US Census



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