



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 MXO Mexican Steakhouse
- > 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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

±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.

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

Please contact: Tom McAllister

Phone: (949) 400-6066

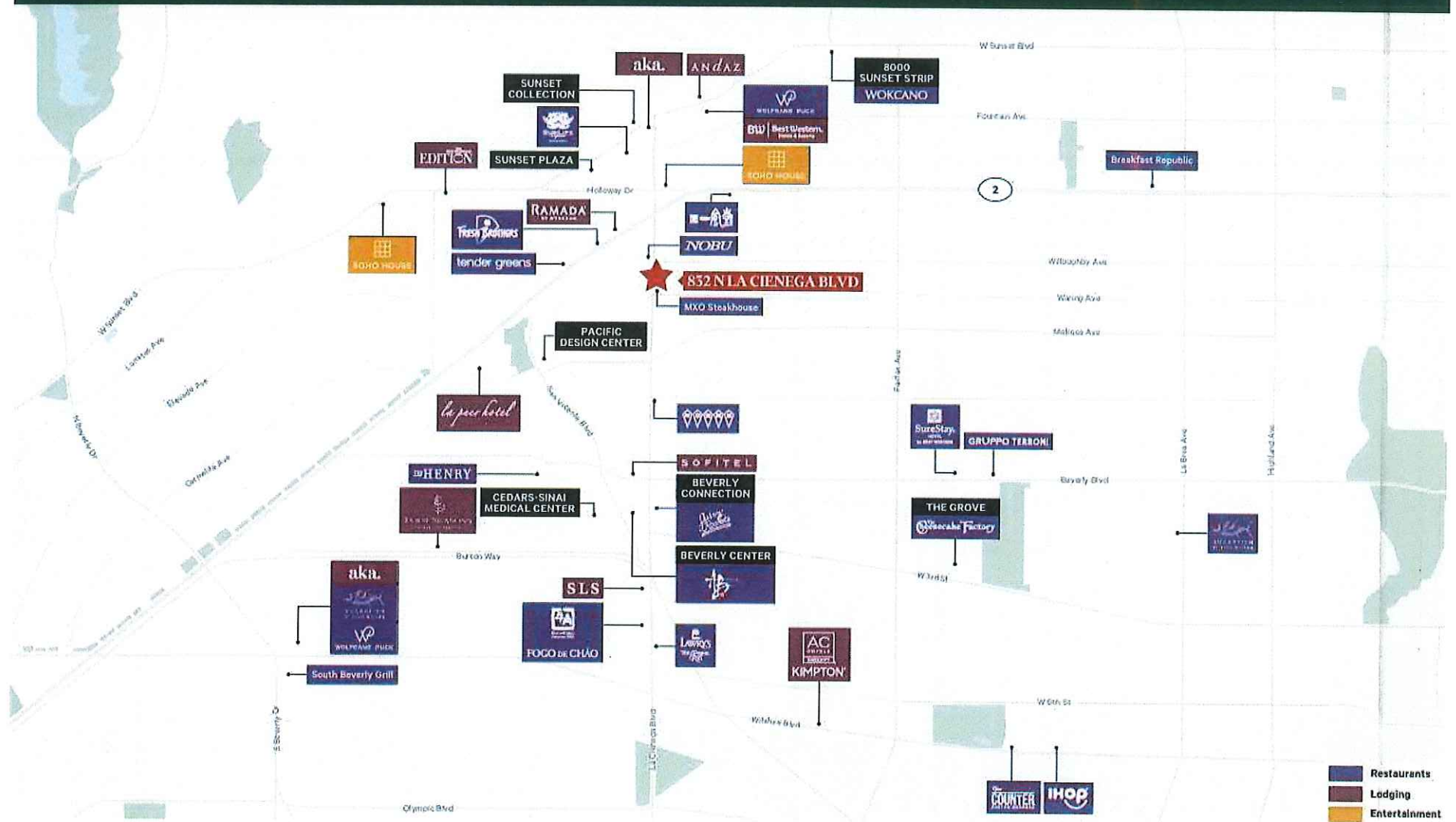
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**40' OF LA CIENEGA BLVD.
FRONTAGE WITH
ILLUMINATED DOUBLE SIDED
POLE SIGN**

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