



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*



**TEASER  
RATE**

\*INQUIRE FOR DETAILS

## RETAIL & OFFICE SPACES AVAILABLE | BENTON PLAZA

2650 W Temple St., Los Angeles, CA 90026



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RETAIL & OFFICE SPACES  
LOS ANGELES, CA

# PROPERTY FEATURES

2650 W Temple St., Los Angeles, CA 90026



## APPROX. 237 - 1,539 SF





RETAIL AND OFFICE SPACES AVAILABLE

- ✓ ±1,539 SF end-cap retail shell space available
- ✓ ±237 SF office space available
- ✓ Dedicated parking
- ✓ TEASER RATE: Discounted rate for the first 6 months

## AREA AMENITIES

- ✓ Easily accessible from the 101 freeway
- ✓ Amazing demographics
- ✓ Strong visibility
- ✓ Adjacent to a dense residential community



— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	79,403	573,346	1,141,743
 Avg. HH Income	\$75,083	\$79,744	\$84,456
 Daytime Pop	66,414	486,883	957,741
 Traffic Count	± 30,355 CPD ON TEMPLE ST & BENTON WY		





ECHO PARK



AVAILABLE



OFF-RAMP

BENTON WY

BENTON WY

TEMPLE ST

BEVERLY BLVD



SILVERLAKE



AERIAL MAP





**COMMERCIAL**  
REAL ESTATE

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ASSOCIATE

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