

Single-Tenant Freestanding Building Available on Signalized Corner

5156 W. Washington Blvd., Los Angeles, CA 90016



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- Single-tenant freestanding building available for lease
- Strategically located on the corner of Washington Blvd. & S. Redondo Blvd.
- Excellent building with pylon signage
- Situated on $\pm 8,744$ square foot lot
- High ceilings with an open floor plan
- Street frontage: 70 feet on Washington Blvd. & 166 feet on Redondo Blvd.

AREA AMENITIES

- Centrally positioned in a heavily populated residential block
- Convenient access to the 101 Freeway
- Located in the historic West Washington corridor

DEMOS	1 MILE	3 MILE	5 MILE
Population	52,200	374,778	1,196,820
Avg. HH Income	\$83,416	\$98,685	\$90,589
Daytime Pop	42,145	304,685	975,247
Traffic Count	$\pm 45,485$ cars per day		



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