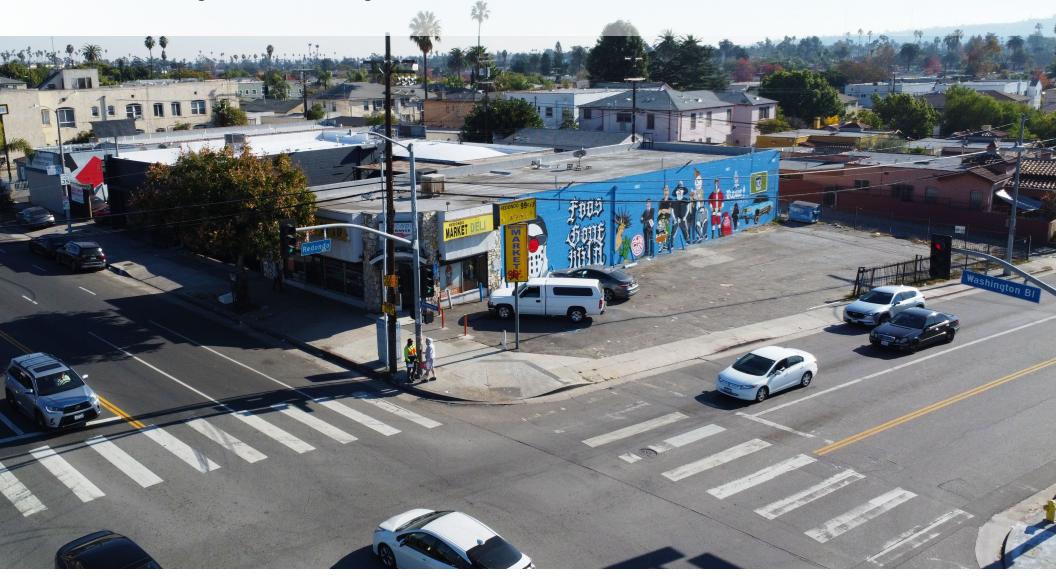
5156 W. Washington Blvd., Los Angeles, CA 90016





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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 ±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	± 45,485 cars per day		







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