

CREATIVE | OFFICE

LARCHMONT VILLAGE

5301 Rosewood | Larchmont Blvd



PROPERTY DESCRIPTION

Vibrant Larchmont neighborhood, steps from Larchmont Village's boutiques and eateries. This prime commercial space, located on Larchmont Blvd & Rosewood Ave in posh Hancock Park, offers an ideal setting for a variety of companies.

Perfect for boutique entertainment firms, small production companies, talent agencies, lawyers, professionals, or creative users looking to be in this sought-after and exclusive neighborhood.

PROPERTY HIGHLIGHTS

- Approx. 1,515 rsf - Corner of Larchmont Blvd & Rosewood Ave.
- 3 Private Offices, a Conference Room, and a Bullpen Area
- Efficient, Ready-to-Use Layout
- Kitchenette with Refrigerator and Sink
- Private Bathroom and Separate Storage/Utility Room
- Four (4) Parking Spaces Free of Charge
- One (1) Block from beautiful Larchmont Village with popular restaurants, coffee shops, and stores
- Three (3) Blocks from world-famous Paramount Studios and near Raleigh Studios

OFFERING SUMMARY

Lease Rate: **\$7,797/mo Modified Gross**

Address: **5301 Rosewood Ave
Los Angeles, CA 90004**

Number of Units: **1**

Available SF: **1,515 SF**

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,479	3,870	17,267
Total Population	2,849	7,769	38,790
Average HH Income	\$172,569	\$154,470	\$117,448

Dave Maldonado

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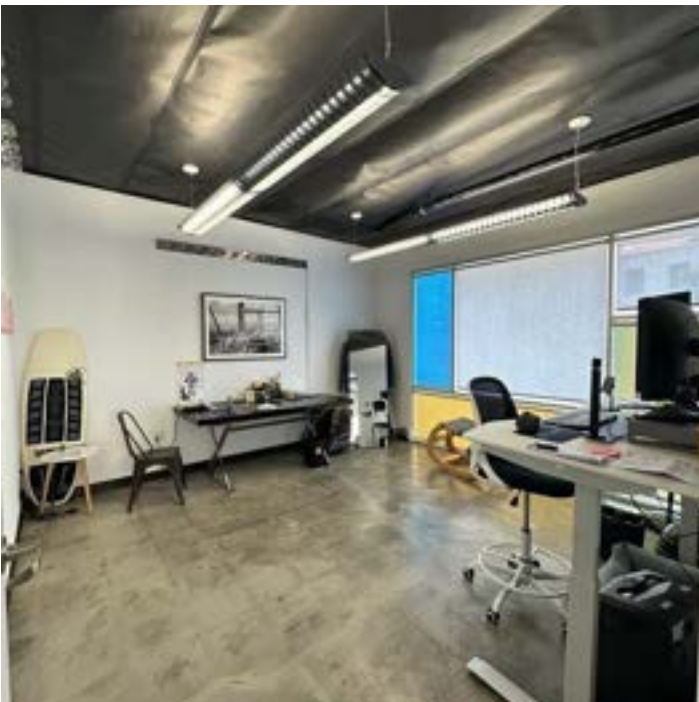


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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	2,849	7,769	38,790
Average Age	44	43	41
Average Age (Male)	44	43	40
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	1,479	3,870	17,267
# of Persons per HH	1.9	2	2.2
Average HH Income	\$172,569	\$154,470	\$117,448
Average House Value	\$1,692,553	\$1,617,989	\$1,431,910

Demographics data derived from AlphaMap

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