



FOR LEASE

1904 S La Brea Ave,
LOS ANGELES, CA 90016

CLEANERS

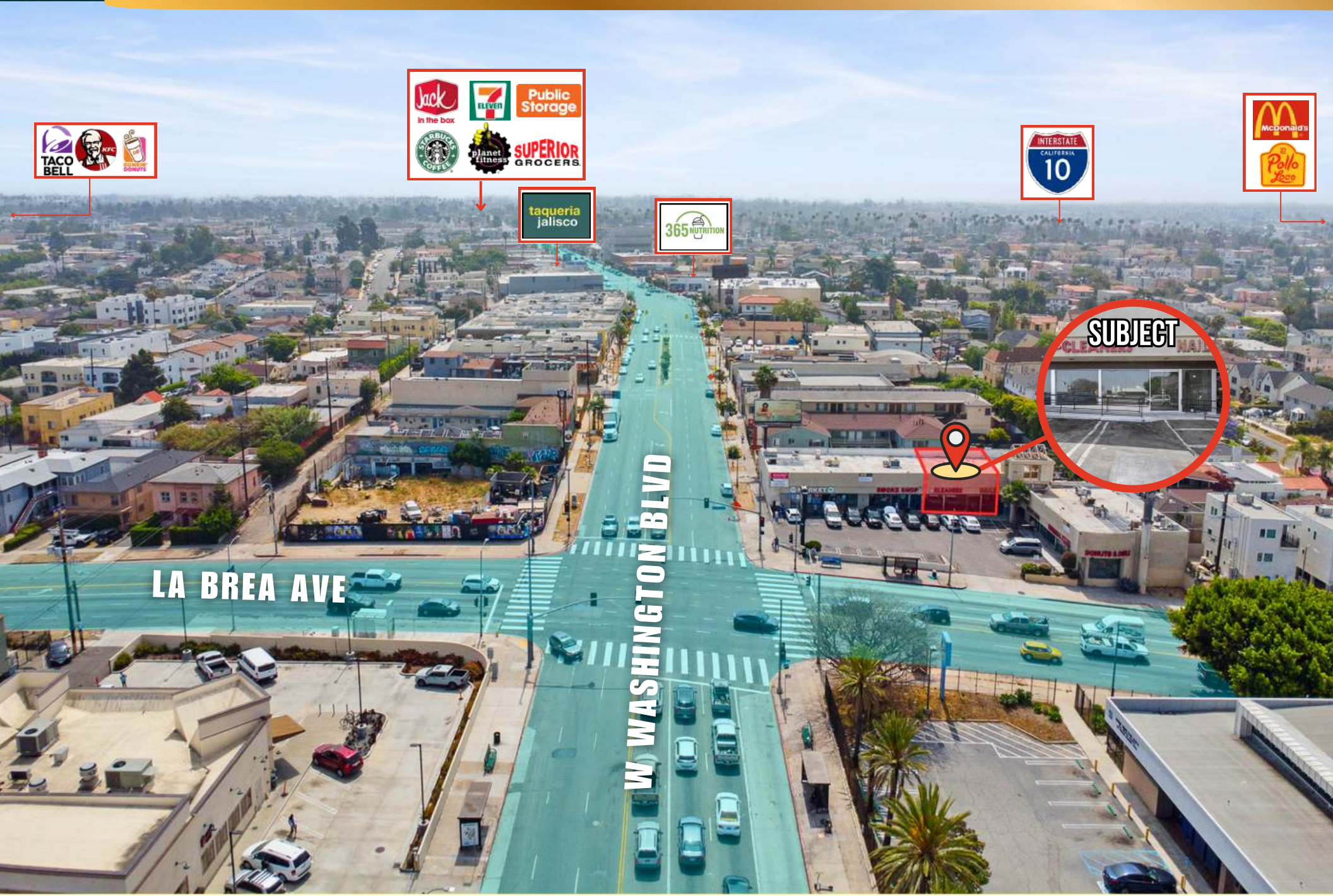
NAILS

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PROPERTY AERIAL MAP



PROPERTY OVERVIEW

**TYPE**

Retail

**SIZE**

1,360 SF

**RATE**

\$3.00 NNN

**YEAR BUILT**

1987

**TERM**

Negotiable

Rose & Co.
COMMERCIAL GROUP



PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP



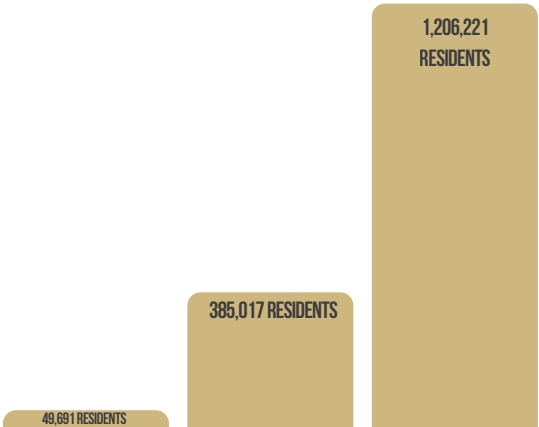
PROPERTY SHOWCASE



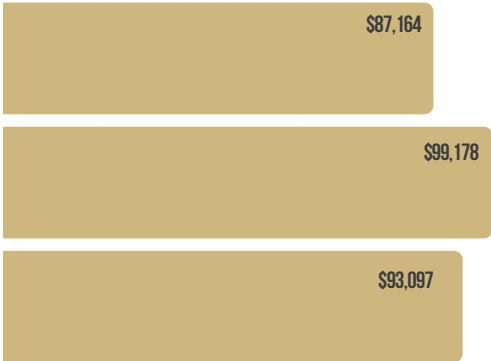
- **Prime West Adams location** on the corner of S La Brea Ave and Washington Blvd.
- **Anchored in a high traffic corridor** with excellent visibility to pedestrians and vehicles.
- **Dynamic** tenant mix
- **Just minutes away** from the 10 Freeway onramp
- **Prominent building** and pylon signage

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
W Washington Blvd	S Highland Ave	23,343 vehicles/day	.03miles
W Washington Blvd	Ia Brea Ave	21,371 vehicles/day	.05miles
W Washington Blvd	Ia Brea Ave	21,456 vehicles/day	.05miles
S Highland Dr	W 20th St	280 vehicles/day	.07miles
S Highland Dr	W 20th St	282 vehicles/day	.07miles
Ia Brea Ave	Pickford St	52,024 vehicles/day	.10 miles
S Highland Dr	Highland Dr	274 vehicles/day	.11 miles
S Highland Dr	Highland Dr	272 vehicles/day	.11 miles
S Orange Dr	W 20th St	1,459 vehicles/day	.16 miles
S Orange Dr	W 20th St	1,445 vehicles/day	.16 miles



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