

# Available for lease!

1700-1732 South Western Avenue  
Los Angeles, California 90006



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**AVISON  
YOUNG**





**Available spaces  
are designed to  
accommodate a variety  
of uses!**

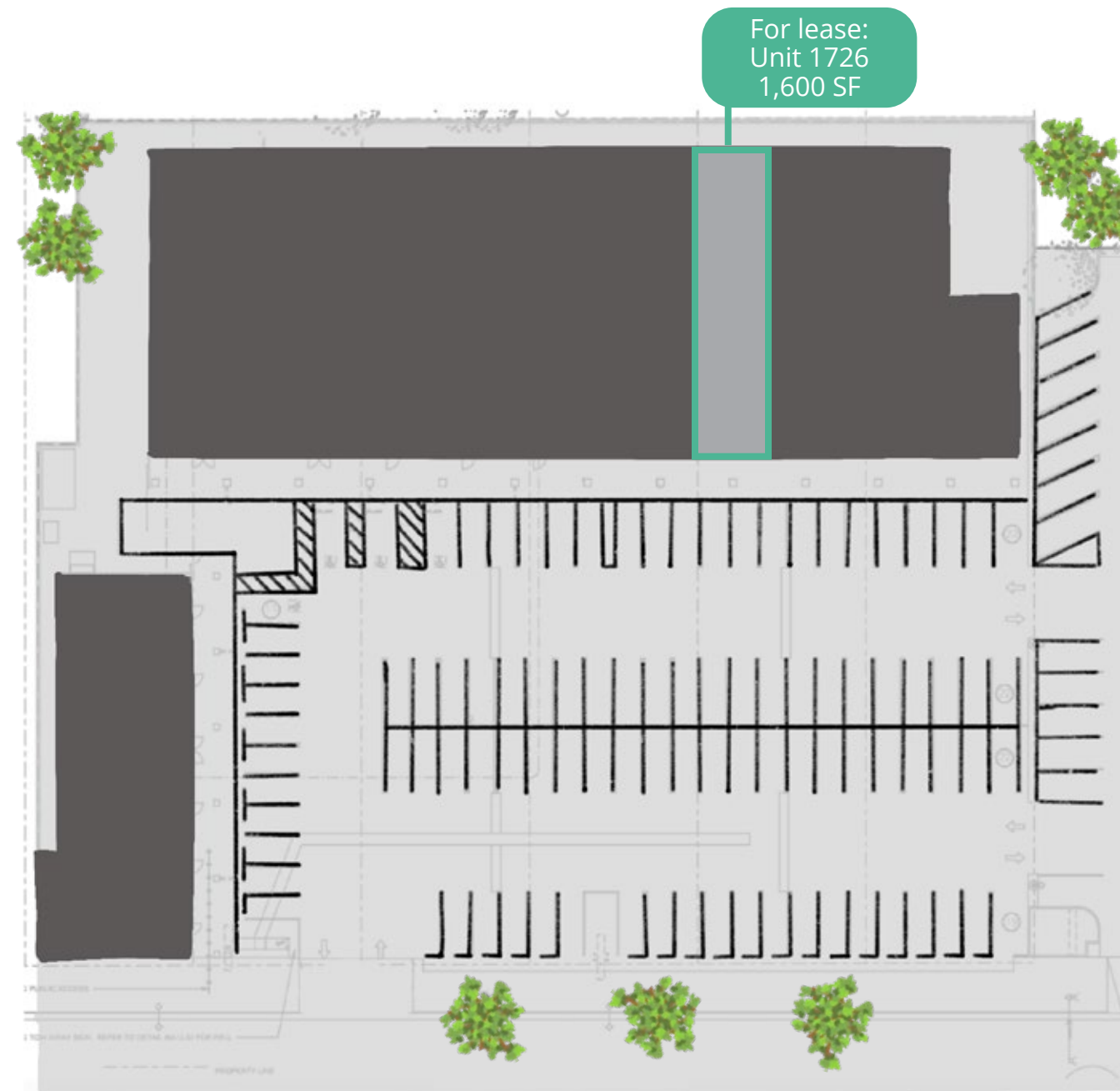
## Leasing terms

SQUARE FOOTAGE:	±1,600 SF
ASKING RENT:	\$1.75 + NNN
TERM:	Negotiable
DATE AVAILABLE:	Available

## HIGHLIGHTS

- Last remaining space!
- Unit 1726: ±1,600 SF space that was previously an animal hospital
- Great opportunity for various retail including pet services, beauty, health, and more!
- Strategically located in a bustling area of West Adams
- Ample parking (4.15/1,000 SF)
- Customizable interiors
- Situated on a busy commercial corridor of Western Avenue, two blocks north of Interstate 10

## Site plan



## Your neighbors





# Location overview

## Demographics (1 mile radius)

**66,929**

Population

**21,148**

Households

**17,641**

Employees

**\$66,361**

Average household income

**84%**

Renter occupied

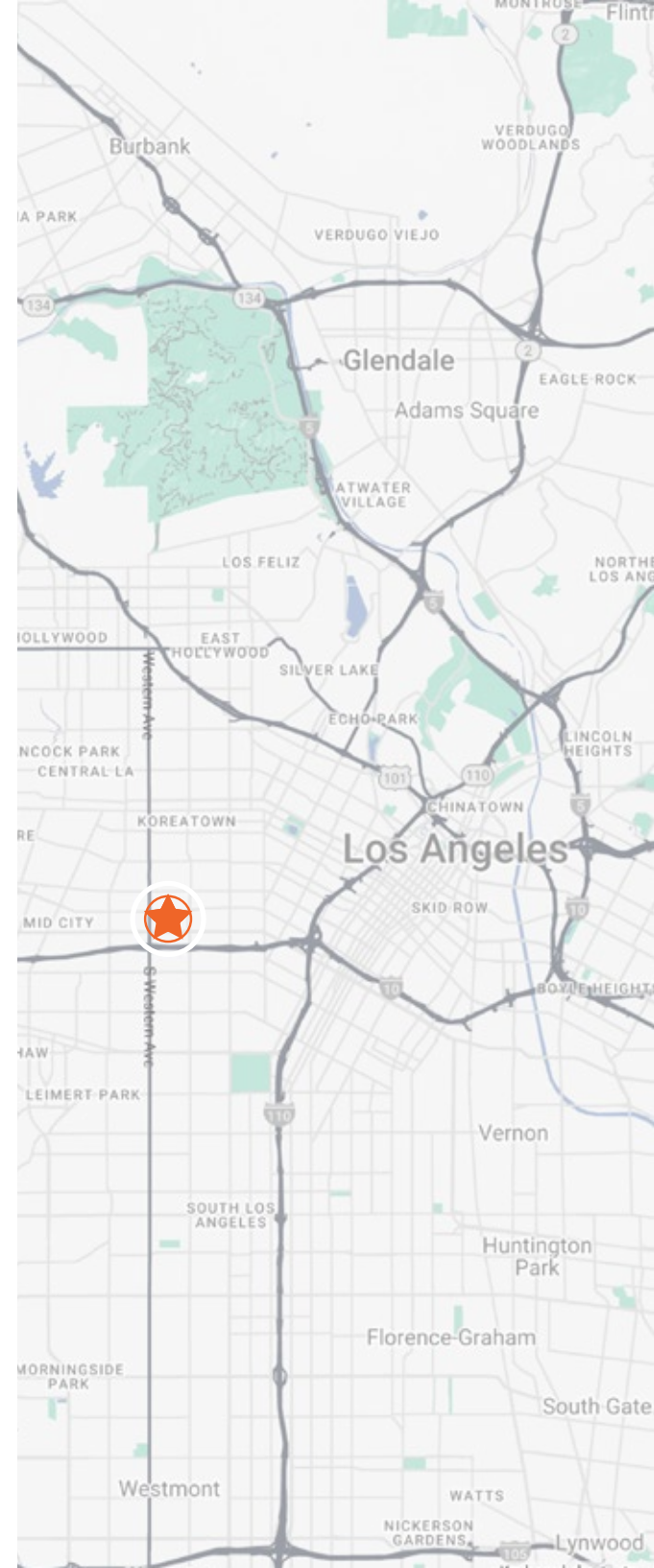
**2,384**

Businesses

## About Los Angeles, California

With roughly 3.9 million residents within the city limits as of 2020, Los Angeles is the secondmost populous city in the United States and is the commercial, financial and cultural center of the Southern California region. Los Angeles has a Mediterranean climate, an ethnically and culturally diverse population, in addition to a sprawling metropolitan area. Los Angeles has a diverse economy with a broad range of industries, best known as the home of the Hollywood film industry. It also has one of the busiest container ports in the Americas. In 2018, the Los Angeles metropolitan area had a gross metropolitan product of over \$1.0 trillion, making it the city with the third-largest GDP in the world.

The subject property is located in the West Adams Heights (historically Sugar Hill) neighborhood, best known as a Historic Preservation Overlay Zone due to its significant role in Los Angeles history. Interstate-10 is immediately south of the property granting quick access to DTLA and the west side of Los Angeles.









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