

# BOUTIQUE SMALL OFFICE SPACE ON LARCHMONT BLVD

ONE OF LOS ANGELES' MOST WALKABLE STREETS

**PRICE  
REDUCED**

201 N LARCHMONT BLVD (2ND FLOOR)  
HANCOCK PARK, CA 90004



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## LEASE RATE

### UNIT 201

\$2,500 MONTHLY GROSS

## SPACE SIZE

### UNIT 201 (2ND FLOOR)

±600 RSF

## AVAILABLE

IMMEDIATELY

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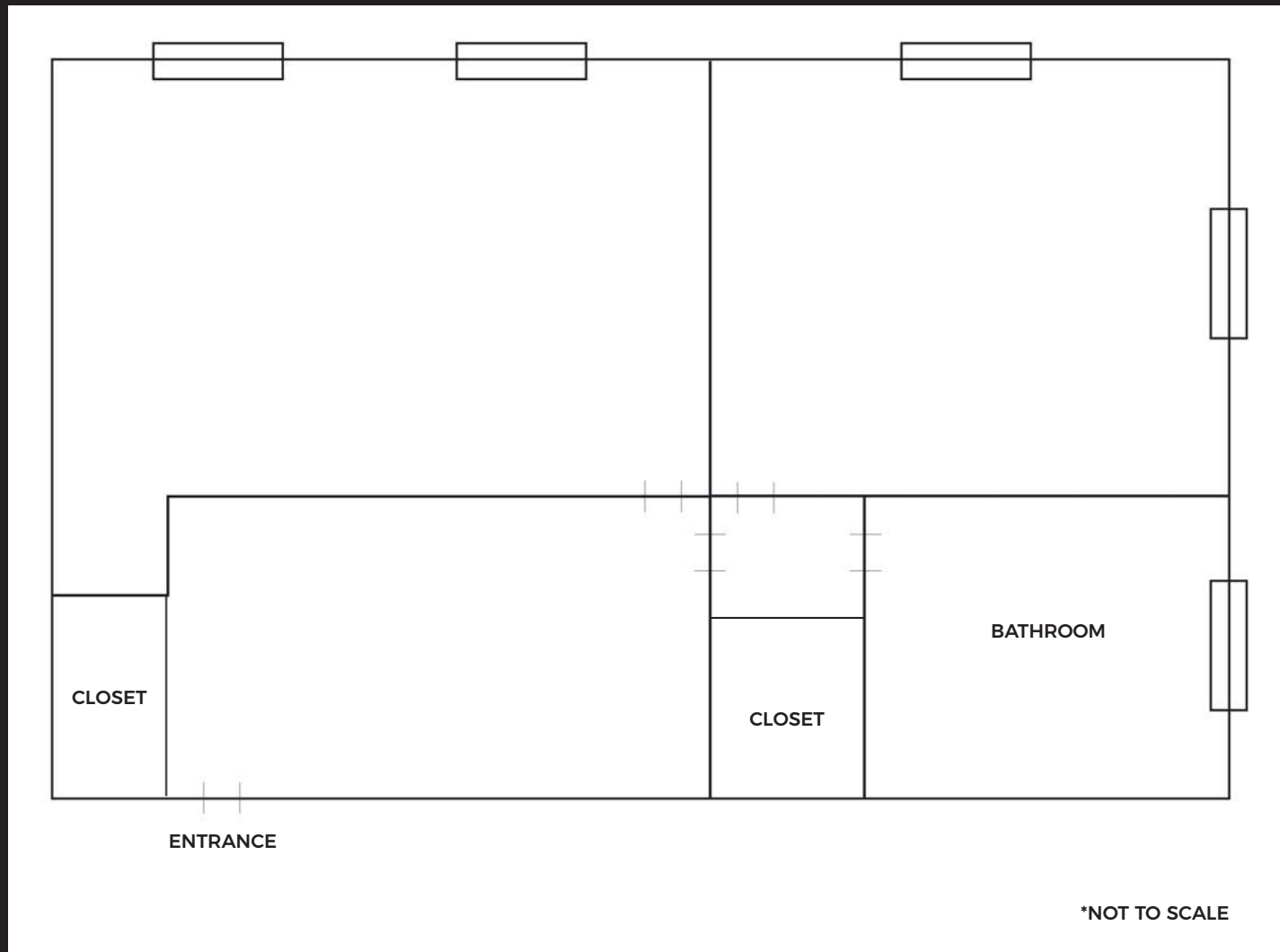
CLICK HERE FOR  
**201 PROPERTY VIDEO**

- LANDLORD WILL PAINT TO TENANT'S SPEC & CHANGE CARPET
- ONE OF A FEW SMALL OFFICE SPACES ON LARCHMONT BLVD
- SUITE 201 IS COMPLETELY REMODELED UNIT - 2 OFFICES, WAITING ROOM & BATHROOM WITH SHOWER - FORMER THERAPIST OFFICE
- LARCHMONT IS ONE OF LOS ANGELES' BEST PEDESTRIAN STREET WITH TONS OF WALKING TRAFFIC, RESTAURANTS, CAFÉ'S, RETAIL AND FITNESS USES
- HANCOCK PARK IS SURROUNDED BY MULTI-MILLION DOLLAR HOMES, HIGH PRICED APARTMENTS, AND NUMEROUS ENTERTAINMENT STUDIOS, ALL OF WHICH PROVIDE A VERY STRONG CUSTOMER BASE FOR THE BLVD
- LOCATED DIRECTLY NEXT DOOR TO SURFACE PUBLIC LOT & ACROSS THE STREET FROM LARGE MULTI-LEVEL PUBLIC LOT





PHOTOS - SUITE 201



**FLOOR PLAN - SUITE 201**





# THE BOULEVARD

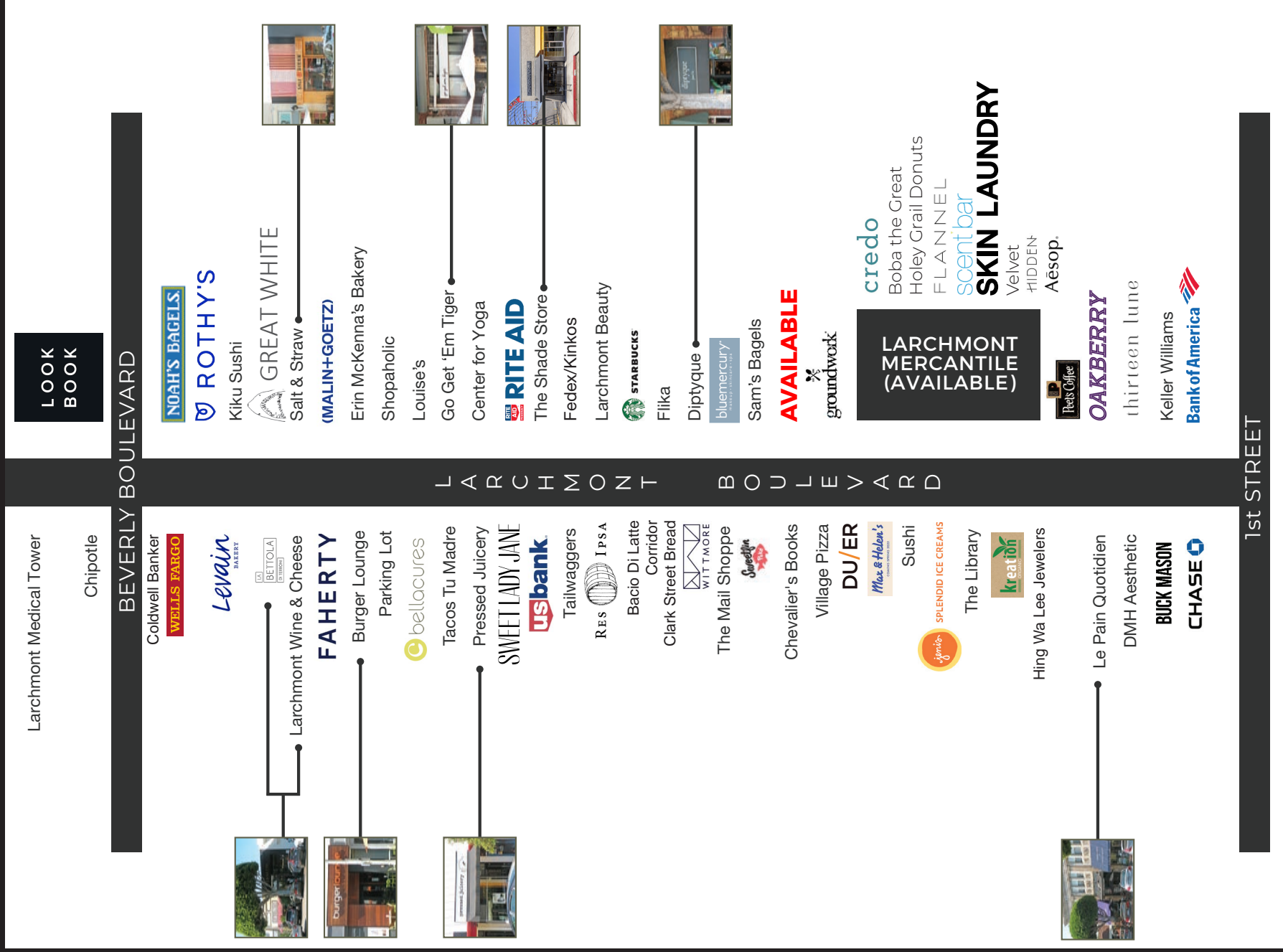


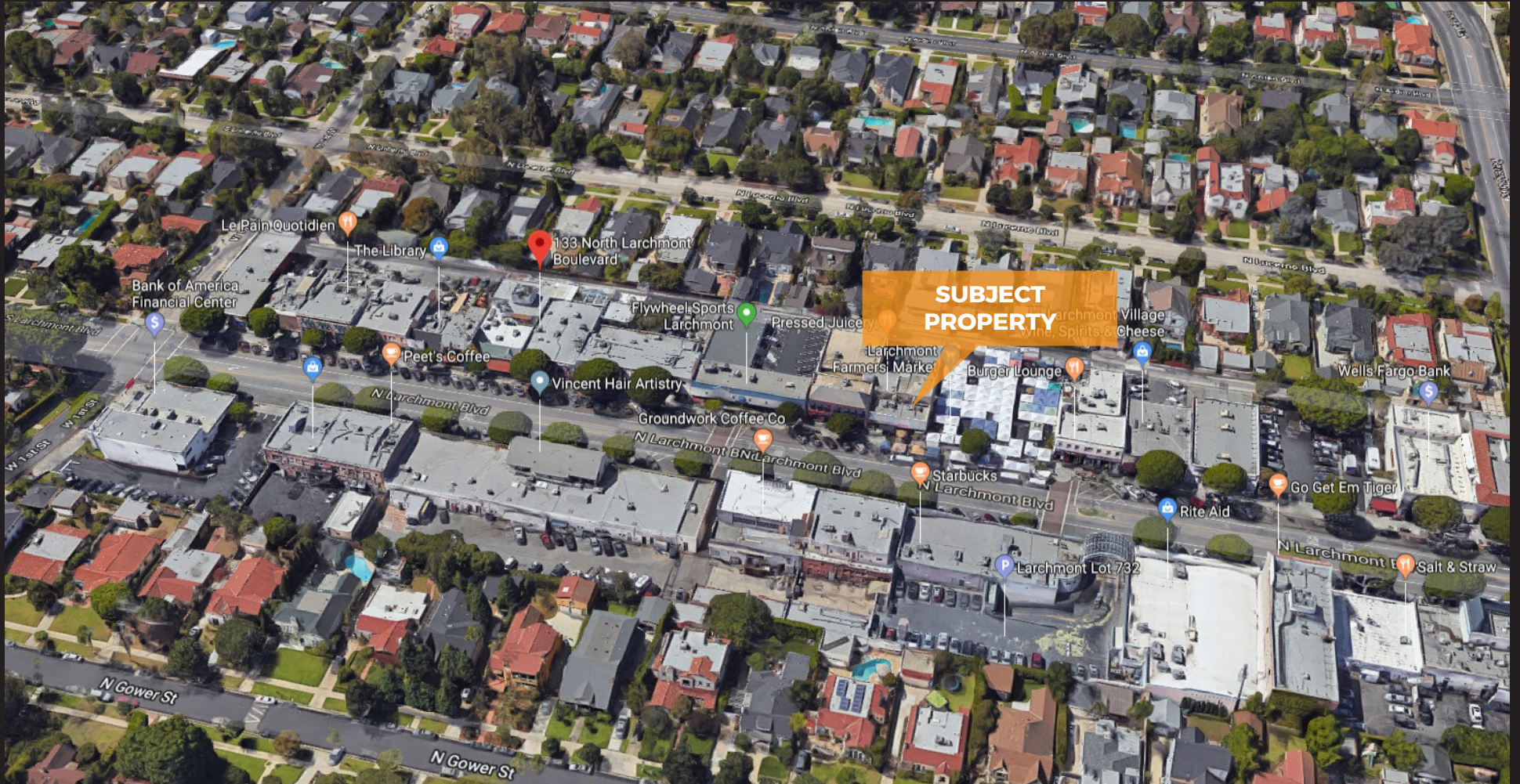


# THE NEIGHBORS



# STREET MAP





AERIAL





# DEMOGRAPHICS

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## TOTAL POPULATION

1 MILE: 39,753

2 MILE: 276,091

3 MILE: 595,960

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## MEDIAN HOUSEHOLD INCOME

1 MILE: \$106,867

2 MILE: \$82,371

3 MILE: \$82,678

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## MEDIAN AGE

1 MILE: 40

2 MILE: 38

3 MILE: 38

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## WALK SCORE

70





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