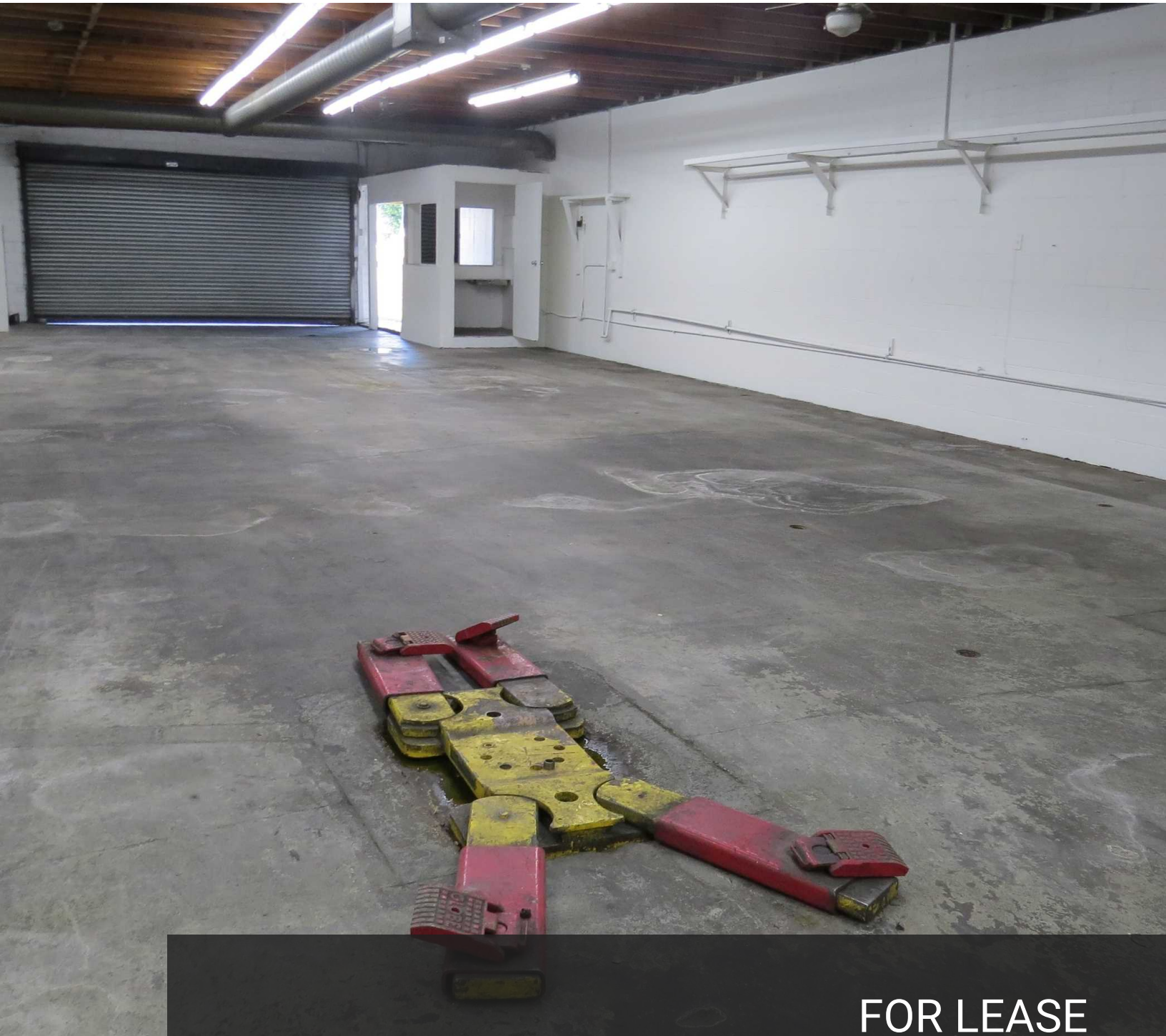


RETAIL FOR LEASE

ALEXANDRIA AUTO BAY FOR LEASE

709 ALEXANDRIA AVENUE, LOS ANGELES, CA 90029



FOR LEASE

KW COMMERCIAL

111 N First St
Burbank, CA 91502



Each Office Independently Owned and Operated

PRESENTED BY:

DAVID MOSKOWITZ

Regional Ambassador/CA Central Southern

C: (323) 493-3659

dmoskowitzkw@gmail.com

DRE: 01372552, CA

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Disclaimer

709 ALEXANDRIA AVENUE



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LEASE SUMMARY

709 ALEXANDRIA AVENUE



OFFERING SUMMARY

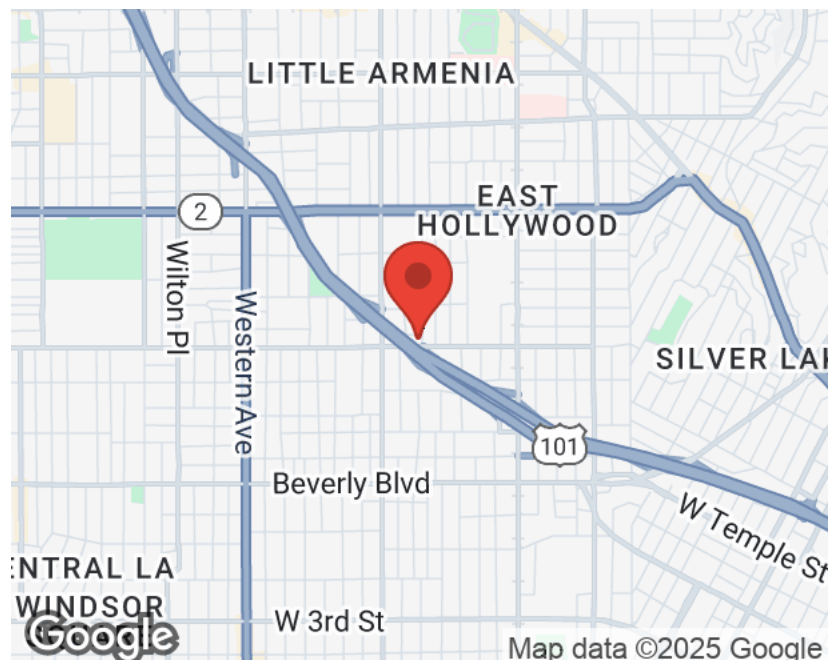
LEASE RATE:	\$1.90/PSF NNN
LEASE TERM:	3-5 Years
BUILDING SF:	4,560 SF
RENTABLE SF:	2,280 SF
AVAILABLE SF:	2,280 SF
YEAR BUILT:	1971
BUILDING CLASS:	C
FLOORS:	1
HVAC:	NO
PARKING:	3-4 Spaces in Front
ZONING:	Light Industrial

PROPERTY OVERVIEW

Centrally located auto repair bay for lease. Close to the 101 freeway in Eastern Hollywood right off Melrose, the property is a two tenant auto use with one side vacant and ready for lease immediately. Auto Repair or related would work, but owner does not wish for an auto-body repair as that would conflict with the existing tenant.

Available for immediate occupancy. The property is offered " for a 3-5 year initial lease term. NNN charges are approximately \$1,327/per month.

Call Listing agent for more details or to set up a tour. Easy to show.



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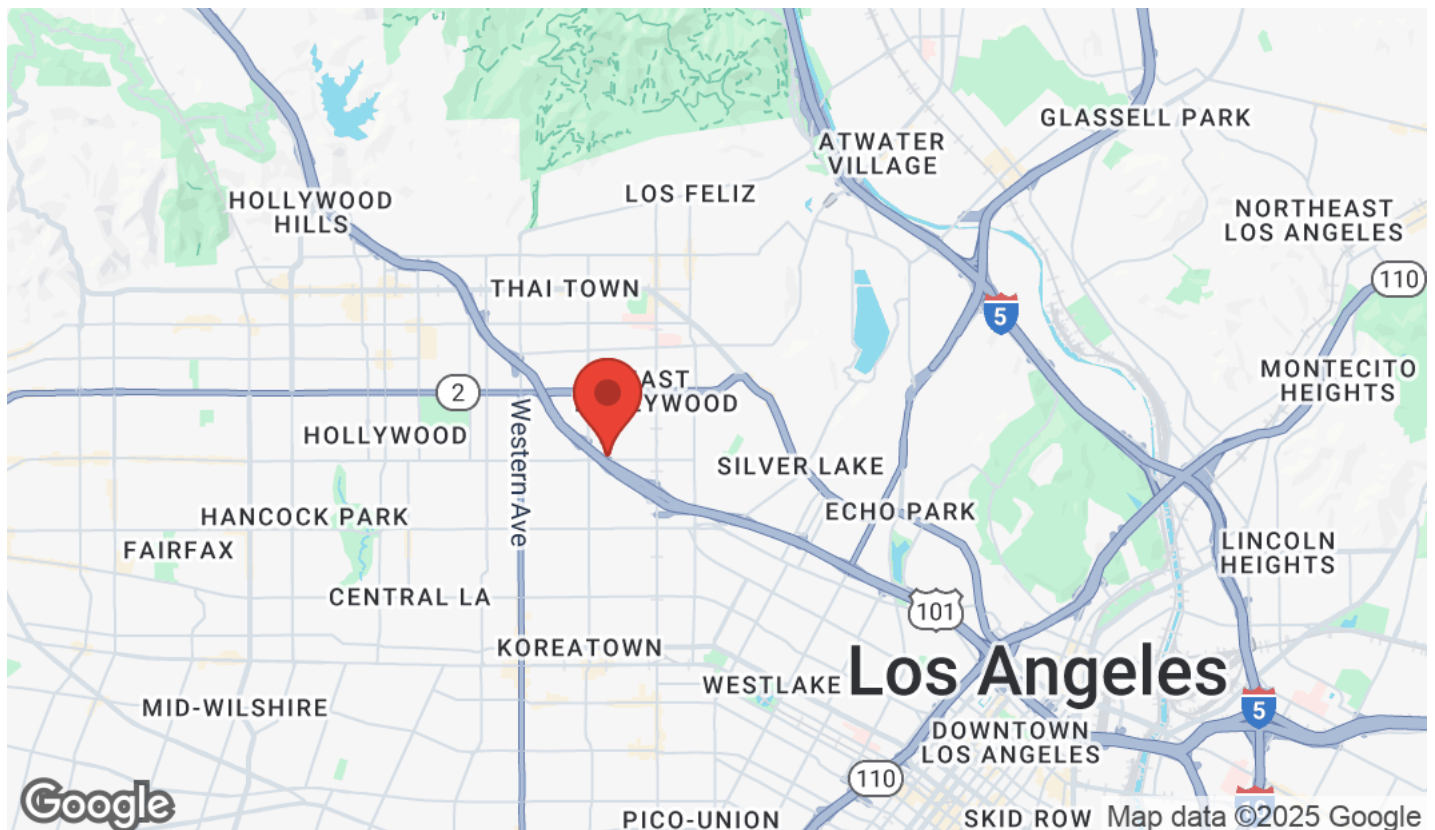
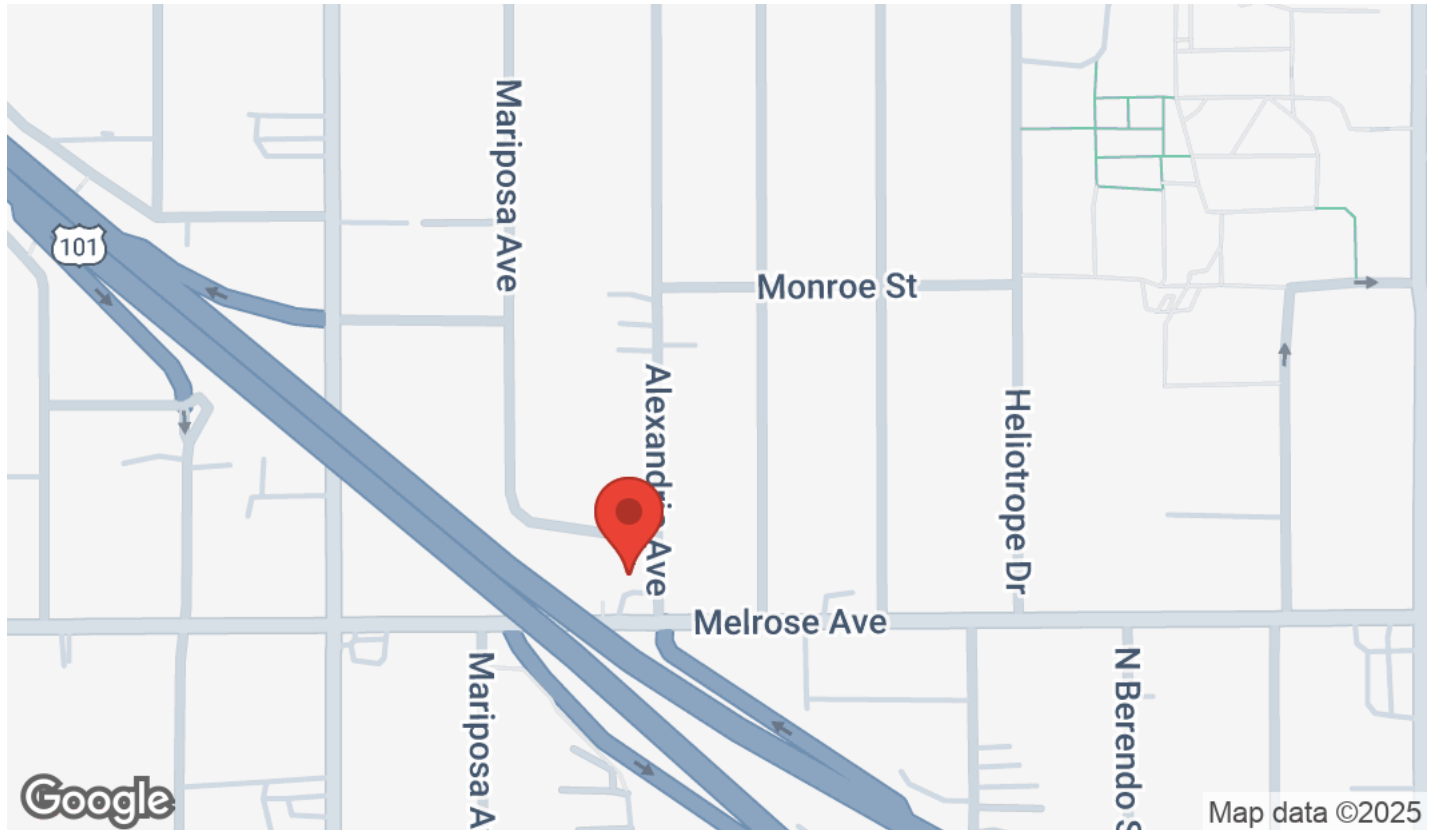


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LOCATION MAPS

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AERIAL MAP

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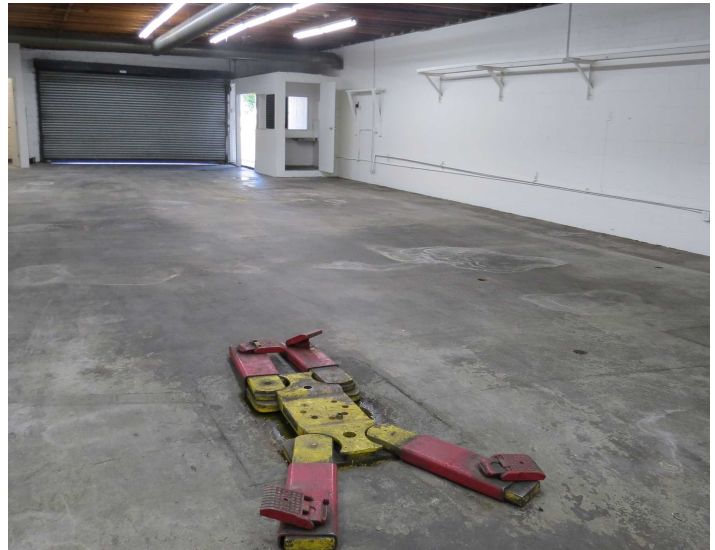


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PROPERTY PHOTOS

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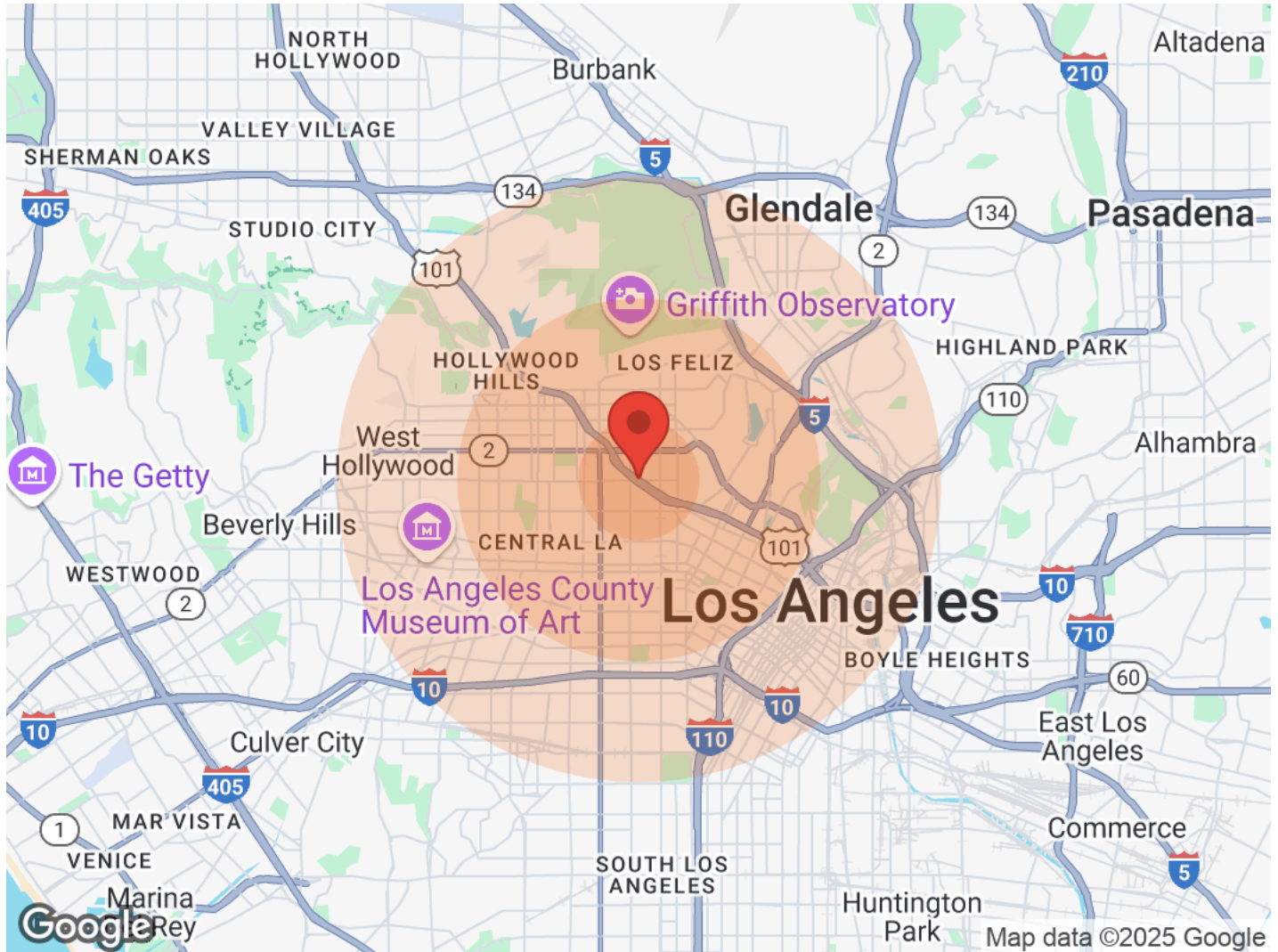


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	51,494	293,065	551,254
Female	48,817	273,659	527,278
Total Population	100,311	566,724	1,078,532

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	17,390	92,402	172,071
Ages 15-24	11,498	59,181	111,093
Ages 25-54	47,317	272,864	512,922
Ages 55-64	11,853	68,695	132,133
Ages 65+	12,253	73,582	150,313

Race	1 Mile	3 Miles	5 Miles
White	37,234	237,682	477,416
Black	2,223	18,978	82,541
Am In/AK Nat	326	2,079	3,097
Hawaiian	4	78	123
Hispanic	67,488	317,088	547,976
Multi-Racial	82,404	391,202	678,530

Income	1 Mile	3 Miles	5 Miles
Median	\$35,158	\$38,737	\$40,263
< \$15,000	6,378	43,217	85,479
\$15,000-\$24,999	6,306	35,132	60,168
\$25,000-\$34,999	5,593	29,729	50,522
\$35,000-\$49,999	5,562	33,064	58,105
\$50,000-\$74,999	5,202	34,248	65,031
\$75,000-\$99,999	2,876	17,672	35,703
\$100,000-\$149,999	1,940	16,199	35,681
\$150,000-\$199,999	411	6,208	14,072
> \$200,000	322	7,461	16,568

Housing	1 Mile	3 Miles	5 Miles
Total Units	38,045	249,542	473,451
Occupied	35,570	230,203	436,150
Owner Occupied	3,354	34,212	85,405
Renter Occupied	32,216	195,991	350,745
Vacant	2,475	19,339	37,301

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DAVID MOSKOWITZ

Regional Ambassador/CA Central Southern



Regional Ambassador for KW Commercial (California Central/Southern) and affiliated with KW Commercial-Burbank. Former Member of the KW Commercial National Leadership Council and National Co-Chair of the Education Committee.

Former Head of the Commercial Division for KW Commercial Hollywood Hills, Los Angeles and KW Commercial Brentwood.

With almost 35 years of business experience behind him, David has found the Keller Williams spirit of entrepreneurship and innovation a driving force in his business. Having started the Commercial Division at Keller Williams Hollywood Hills, he has seen the growth of KW Commercial from its inception.

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