

FOR LEASE

RETAIL UNIT IN PRIME ECHO PARK LOCATION



**NEIGHBORING
RETAILERS**

EIGHTFOLD

SUBLIMINAL
PROJECTS



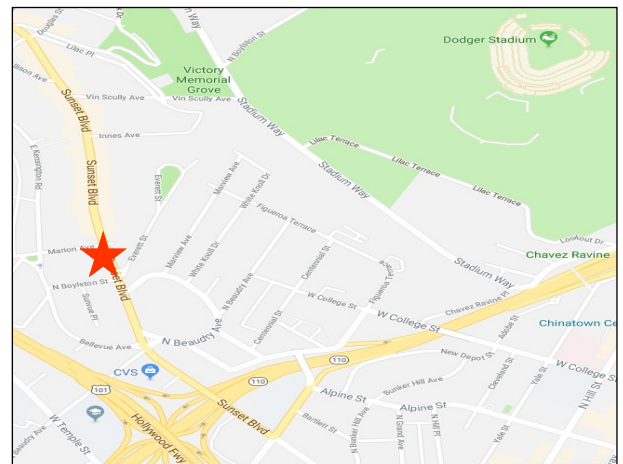
The Ampal
Creative



1234 W SUNSET | LOS ANGELES, CA 90026

FEATURES + AMENITIES

- 1,076 SF RETAIL SPACE FOR LEASE.
- POTENTIAL FOR MULTIPLE USES AND SMALL PATIO.
- NEWLY RENOVATED MIXED USE BUILDING ALONG SUNSET BLVD IN GREAT ECHO PARK NEIGHBORHOOD
- BEAUTIFUL STOREFRONT WITH GARAGE STYLE ROLL UP DOOR ALONG THE BOULEVARD.



EXCLUSIVELY REPRESENTED BY

DAVE O'CONNELL

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ZAC RYBURN

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DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	46,222	484,137	1,216,410
AVG HH INCOME	\$60,453	\$57,225	\$60,258

1517 S. SEPULVEDA BLVD.
LOS ANGELES, CA 90025

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ADDITIONAL PHOTOS

1234 W SUNSET BLVD | LOS ANGELES, CA 90026

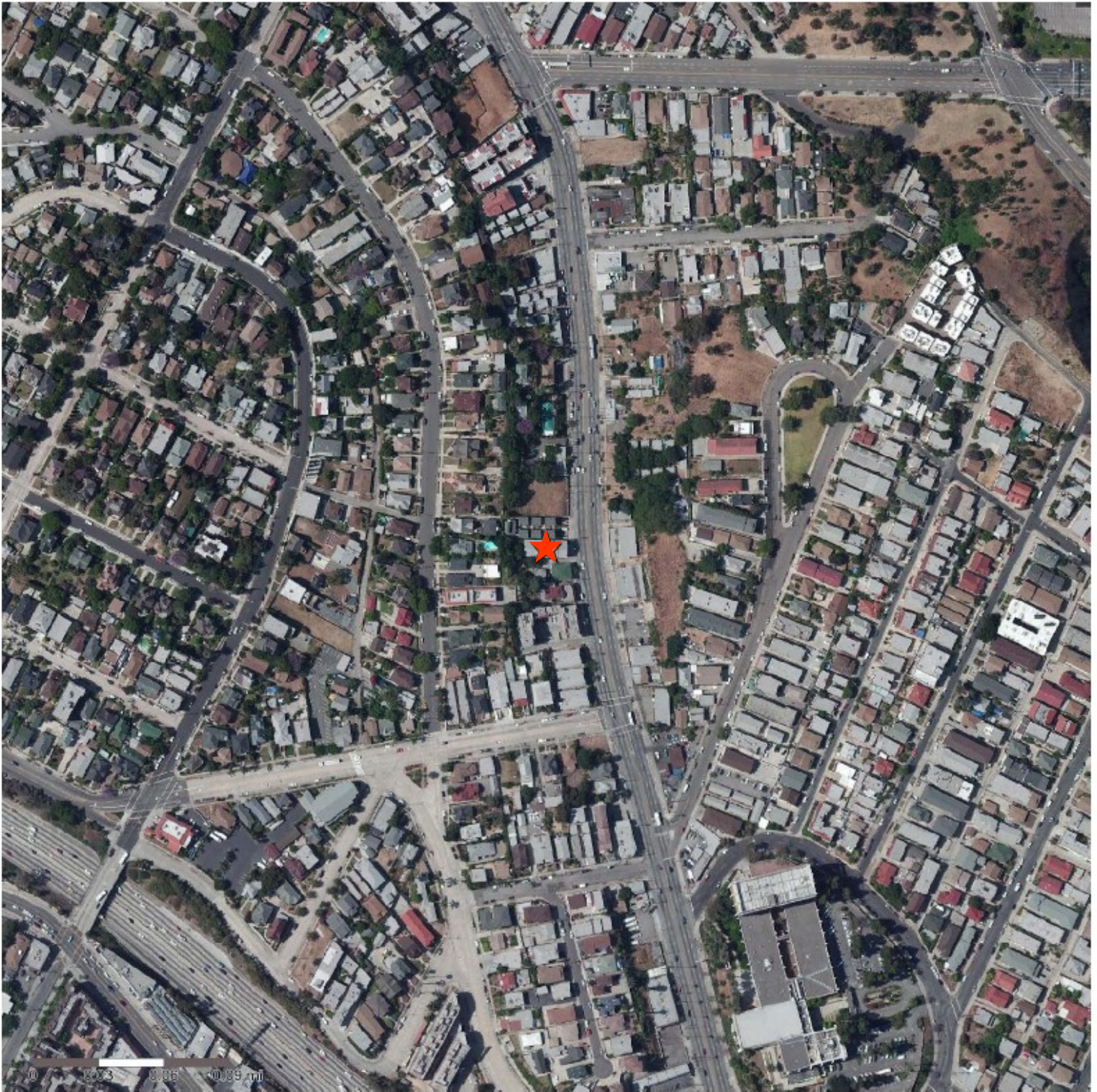


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AERIAL PHOTO

1234 W SUNSET BLVD | LOS ANGELES, CA 90026

Aerial map around My Site, 1234 W Sunset Blvd, Los Angeles, CA, 90026:



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DEMOGRAPHICS

1234 W SUNSET BLVD | LOS ANGELES, CA 90026

Demographic Snapshot Comparison Report for My Site, 1234 W Sunset Blvd, Los Angeles, CA, 90026:

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2017A			
Total Population	46,222	484,137	1,216,410
Female Population	50.25%	46.94%	48.82%
Male Population	49.75%	53.06%	51.18%
Population Density	14,711	17,120	15,485
Population Median Age	34.4	34.6	33.9
Employed Civilian Population 16+	21,609	224,224	554,558
% White Collar	48.6%	46.6%	47.8%
% Blue Collar	51.4%	53.4%	52.2%
Total Q2 2017 Employees	57,217	408,792	633,620
Total Q2 2017 Establishments*	1,824	28,210	50,027
Population Growth 2000-2010	0.59%	-0.64%	-2.01%
Population Growth 2017A-2022	2.59%	1.66%	0.05%
Income: 2017A			
Average Household Income	\$60,453	\$57,225	\$60,258
Median Household Income	\$34,968	\$33,749	\$36,596
Per Capita Income	\$23,355	\$21,598	\$20,808
Avg Income Growth 2000-2010	43.40%	40.43%	38.31%
Avg Income Growth 2017A-2022	15.61%	16.31%	15.64%
Households: 2017A			
Households	17,660	175,053	406,894
Average Household Size	2.60	2.62	2.85
Hhld Growth 2000-2010	20.46%	10.26%	4.40%
Hhld Growth 2017A-2022	6.54%	5.45%	3.13%
Housing Units: 2017A			
Occupied Units	17,660	175,053	406,894
% Occupied Units	96.47%	95.22%	96.04%
% Vacant Housing Units	3.53%	4.78%	3.96%
Owner Occ Housing Growth 2000-2010	10.02%	12.94%	4.82%
Owner Occ Housing Growth 2000-2022	13.86%	20.40%	7.62%
Owner Occ Housing Growth 2017A-2022	1.50%	3.83%	1.83%
Occ Housing Growth 2000-2010	20.46%	10.26%	4.40%
Occ Housing Growth 2010-2022	14.58%	12.49%	9.01%
Occ Housing Growth 2017A-2022	6.54%	5.45%	3.13%
Race and Ethnicity: 2017A			
% American Indian or Alaska Native Population	0.93%	1.10%	0.96%
% Asian Population	33.68%	21.89%	16.94%
% Black Population	3.57%	5.52%	6.05%
% Hawaiian or Pacific Islander Population	0.11%	0.11%	0.09%
% Multirace Population	4.50%	4.85%	4.70%
% Other Race Population	23.14%	30.23%	31.23%
% White Population	34.07%	36.31%	40.04%
% Hispanic Population	49.48%	60.30%	62.55%
% Non Hispanic Population	50.52%	39.70%	37.45%

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SITE PLAN

6219 FRANKLIN AVE | HOLLYWOOD, CA 90028

GEOFF GROSSMAN | 310.575.1517 x235 | GEOFF@CBM1.COM

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