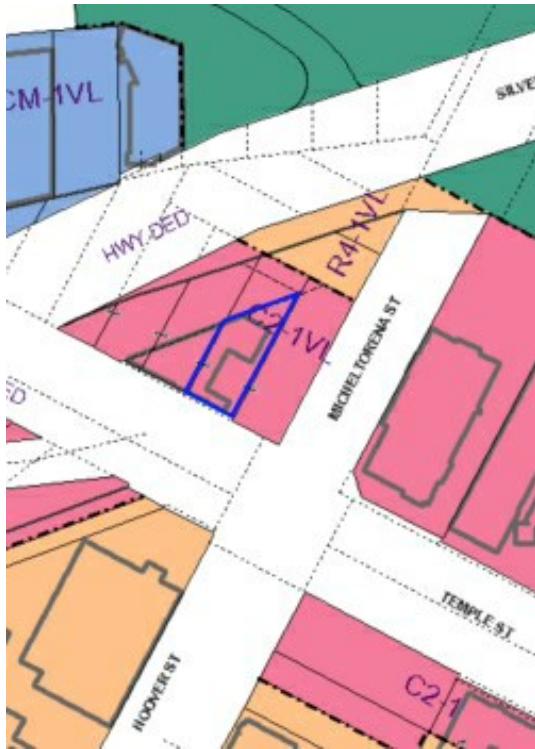
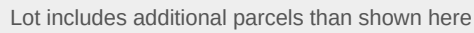




DTLA ADJACENT SPACE AVAILABLE

3409 W Temple St, Los Angeles, CA 90026

Sharon Hakimfar
THE Real Estate Agency
8746 Holloway Drive, Los Angeles, CA 90069
sharonhakimfar@gmail.com
(310) 480-1911
License: 01370644



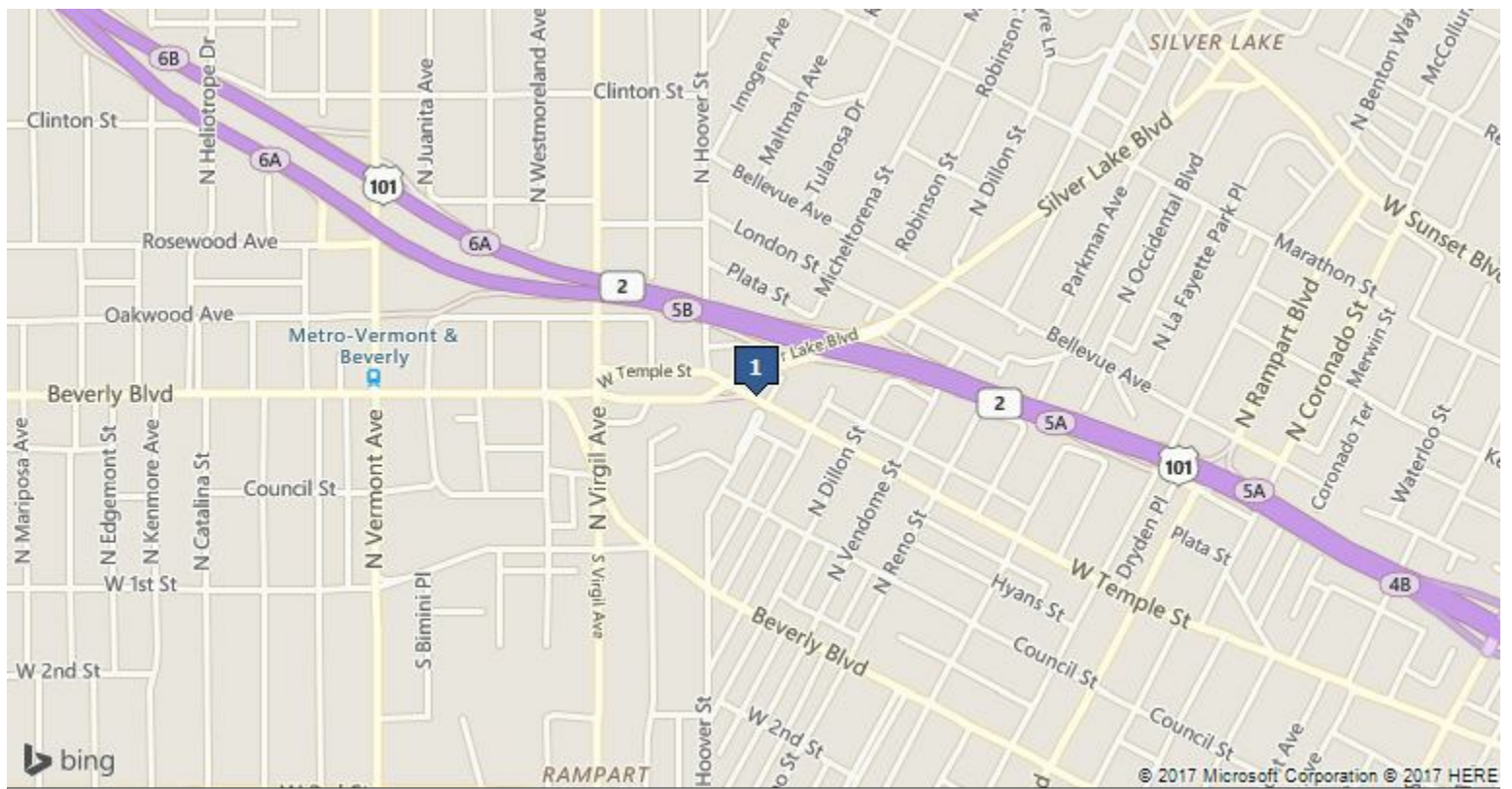
Zoned R4 or C2, this single story, free standing building with lots of parking in front of the gated property can be used for various types of businesses. Also, it's ideal as a film location.

Total Space Available:	3,286 SF
Rental Rate:	\$3.04 /SF/Month
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	3,286 SF
Lot Size:	19,506 SF

1

Space 1

Space Available	3,286 SF
Rental Rate	\$10,000 /Month
Space / Lot Type	Free Standing Bldg
Lease Type	Other
Date Available	Sep 2017

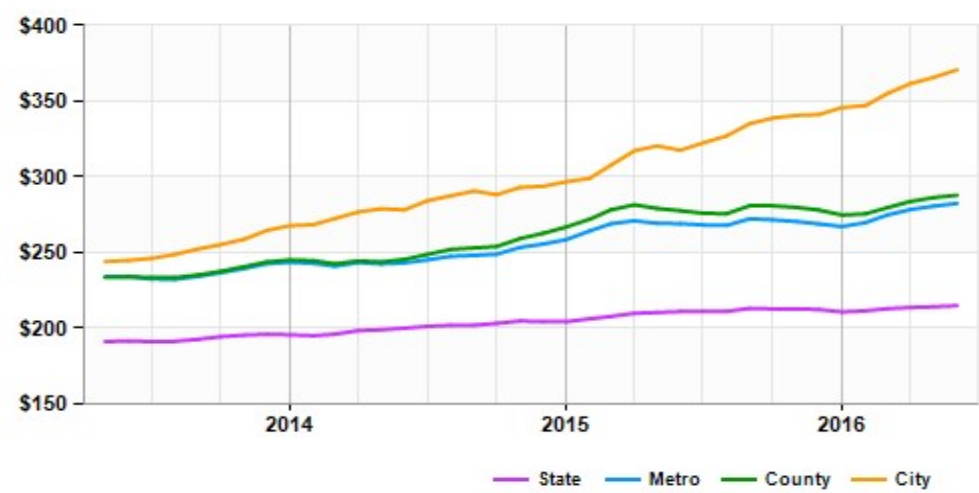


3409 W Temple St, Los Angeles, CA 90026

Prime Silver Lake location just south of the 101 freeway and minutes to downtown LA, Hollywood, and the valley.

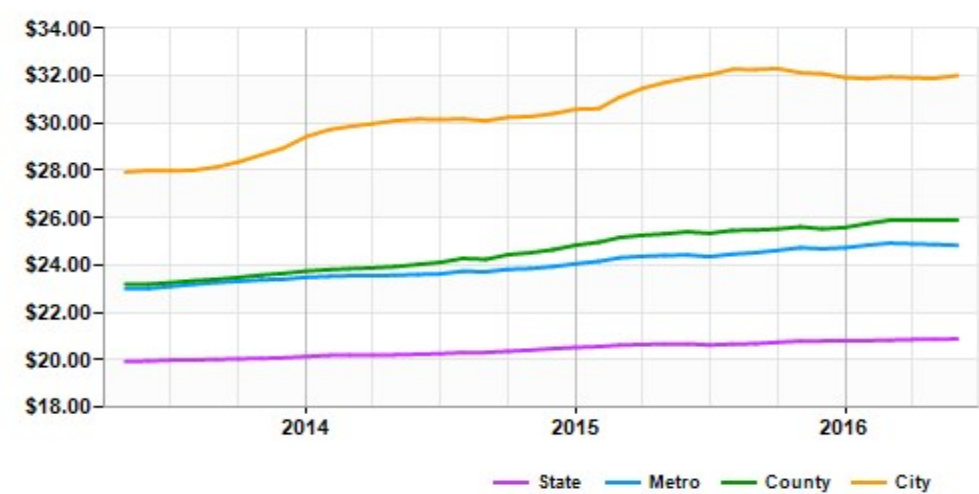
Market Trends

Asking Prices Retail for Sale Los Angeles, CA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$215	+1.0%	+1.8%
Metro	\$282	+2.8%	+5.0%
County	\$288	+2.9%	+3.7%
City	\$371	+4.4%	+16.7%

Asking Rent Retail for Lease Los Angeles, CA (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$20.88	+0.2%	+1.0%
Metro	\$24.83	-0.4%	+1.7%
County	\$25.89	+0.0%	+1.9%
City	\$32.01	+0.2%	+0.3%