

# Available for Lease

## Fedora Plaza

2897 W. Olympic Boulevard  
Los Angeles, CA 90006



### Available Space(s)

| Suite#              | Size (SF) | Rent (NNN)  | (\$/SF) |
|---------------------|-----------|-------------|---------|
| <b>First Floor</b>  |           |             |         |
| 103                 | 1,332     | \$5,794.20  | \$4.35  |
| 104                 | 3,336     | \$14,500.00 | \$4.35  |
| <b>Second Floor</b> |           |             |         |
| 201                 | 944       | \$1,416.00  | \$1.50  |
| 202                 | 880       | \$1,452.00  | \$1.65  |
| 204                 | 1,010     | \$1,262.50  | \$1.25  |
| 205                 | 895       | \$1,118.75  | \$1.25  |

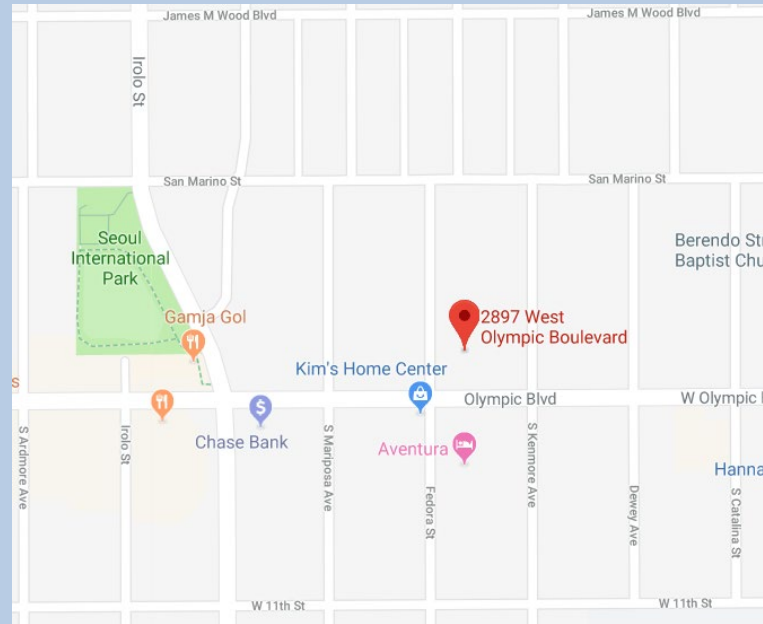
NNN Charges \$1.20/SF

| Demographics    | 2 miles  | 5 miles   | 10 miles  |
|-----------------|----------|-----------|-----------|
| 2024 Pop. Est.  | 349,996  | 1,233,779 | 3,371,195 |
| 2029 Pop. Proj. | 341,831  | 1,199,899 | 3,265,319 |
| Avg. HH Income  | \$65,962 | \$85,198  | \$97,064  |

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## Property Highlights

- Prime and Densely Populated Koreatown Location
- Located on Northeast Corner of Olympic Blvd. and Fedora Street
- Excellent Visibility & High Traffic Counts on Olympic Blvd.
- Anchored by Yoshinoya
- Close to the 110 & 10 Freeways



For more information:

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