

± 1,250 SF

AVAILABLE



OUR  
SITE



## PROPERTY HIGHLIGHTS

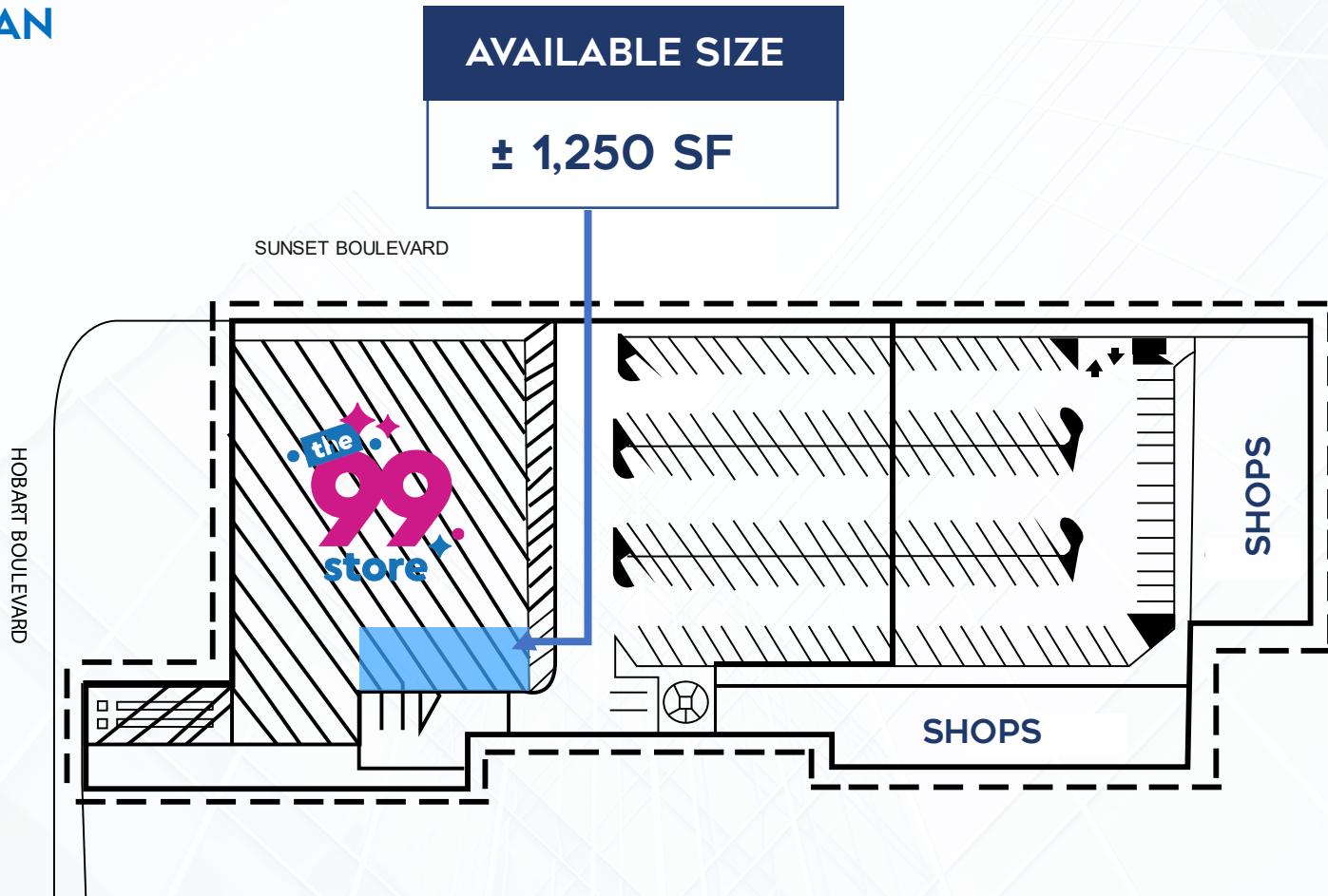
- Adjacent to a busy 99 Cents Only Stores
- Located off the 101 Freeway between Western Ave. and Normandie Ave.
- Over 40,000 CPD at Sunset Blvd. and Harvard Blvd
- Neighboring tenants include: Food 4 Less, WSS and Home Depot

## LOCATION OVERVIEW

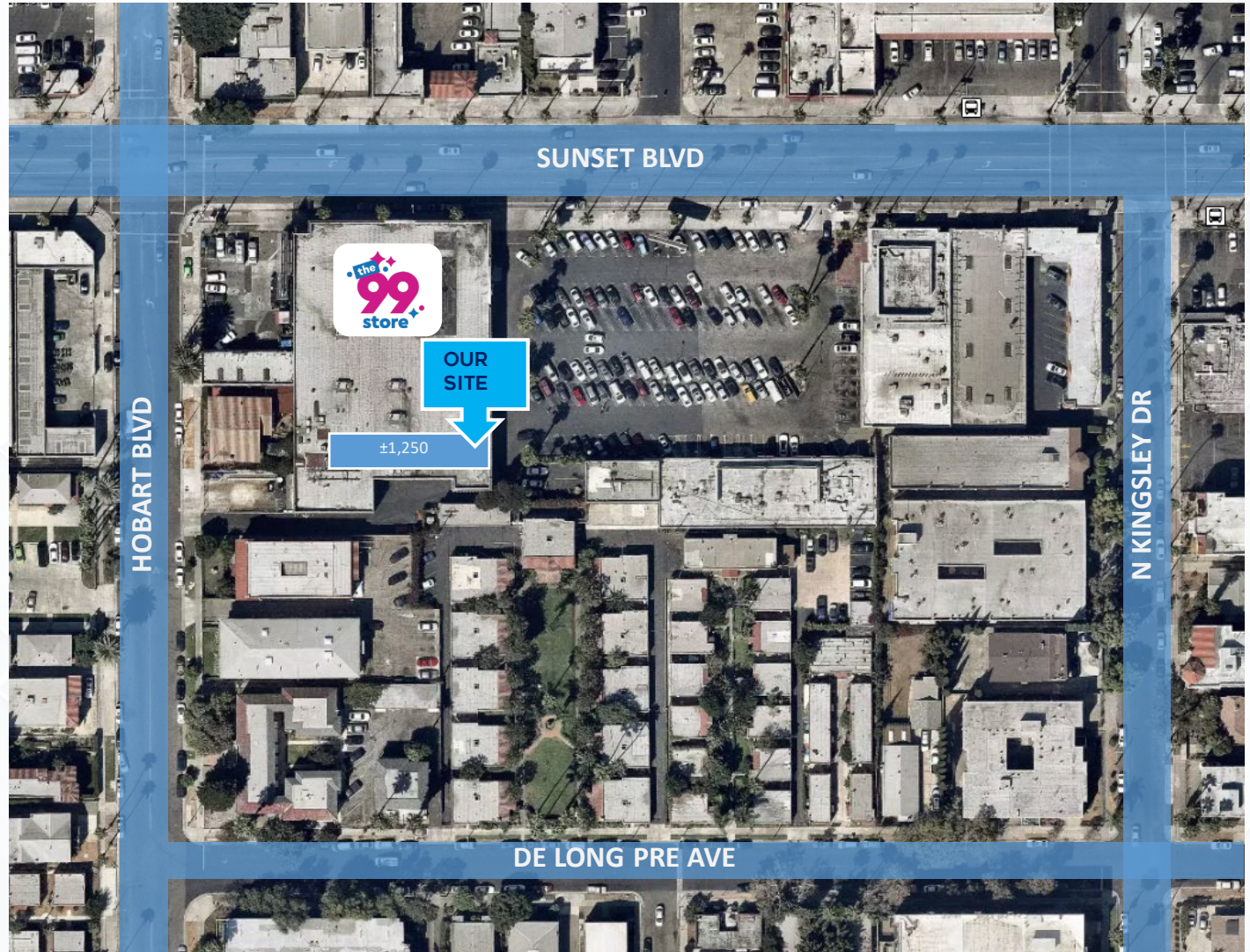
East Hollywood is a neighborhood in Los Angeles in the central region of Los Angeles County. It contains Little Armenia, Melrose Hill and Thai Town; neighboring communities are Hollywood, Hollywood Hills, Koreatown, Larchmont, Los Feliz, Silver Lake, Westlake and Windsor Square. The City has approximately ±31,095 people per square mile, among the highest densities for the City of Los Angeles and among the highest densities for the county.



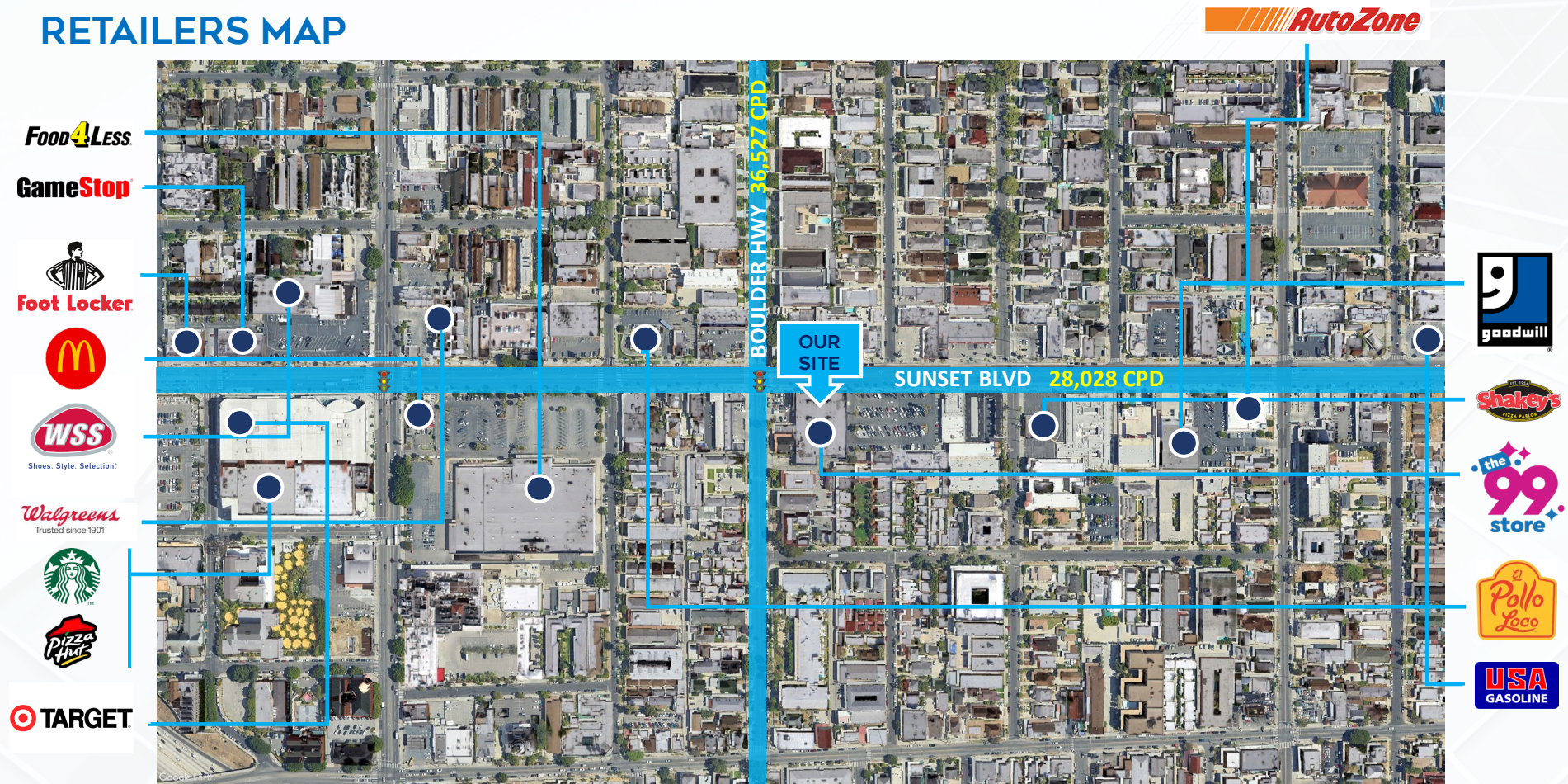
## FLOOR PLAN



## SITE MAP



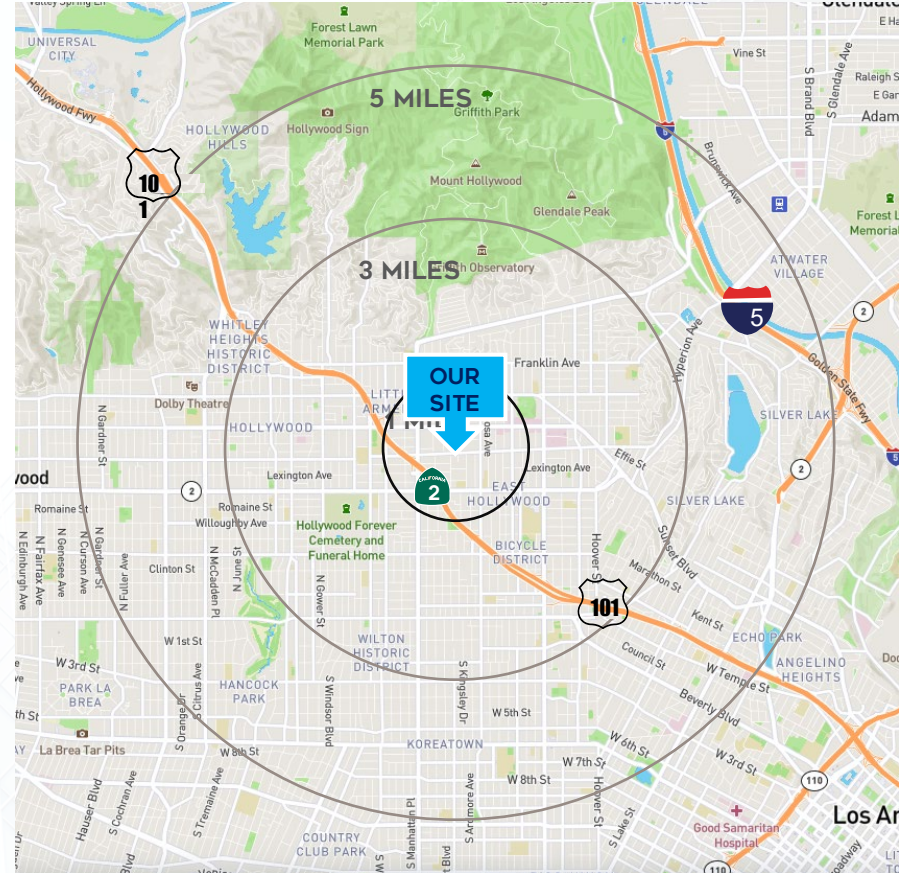
## RETAILERS MAP



## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
POPULATION (CURRENT)	68,066	200,089	401,813
POPULATION (5 YR FORECAST)	69,996	205,878	413,542
PERCENTAGE GROWTH (CURRENT)	-2.31%	-2.09%	-2.07%
PERCENTAGE FORECAST(5 YRS)	2.84%	2.91%	2.92%
POPULATION BY AGE	38	37	37
<b>INCOME CHARACTERISTICS</b>			
MEDIAN HOUSEHOLD INCOME	\$49,548	\$69,328	\$68,833
AVERAGE HOUSEHOLD INCOME	\$74,067	\$103,380	\$102,882
AVERAGE HOUSEHOLD SIZE	2.24	2.19	2.22
<b>HOUSEHOLD INCOME</b>			
\$15,000 - \$24,999	3,605	8,745	17,175
\$25,000 - \$34,999	3,003	8,451	16,815
\$35,000 - \$49,999	3,440	10,146	20,760
\$50,000 - \$74,999	4,855	13,921	29,049
\$75,000 - \$99,999	3,016	10,037	20,632

SOURCE : US CENSUS 2021



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