

FOR LEASE

1570 S WESTERN AVE
LOS ANGELES, CA 90006



DAVE O'CONNELL
CALDRE #01398651
818.380.9967
DAVE@CBM1.COM

MATTHEW BRUTZKUS
CALDRE #02131501
818.665.6033
MBRUTZKUS@CBM1.COM

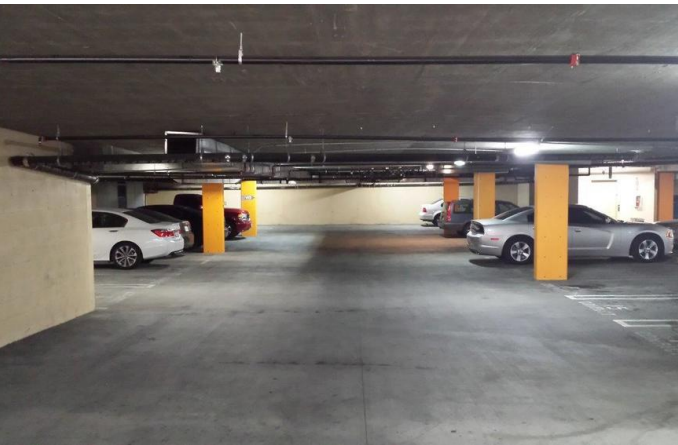
CBM1.COM

CBM1

LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

1570 S WESTERN AVE | LOS ANGELES, CA 90006



FEATURES & AMENITIES

- TWO RETAIL or OFFICE SPACES AVAILABLE +/- 800 SF
- HIGH-VOLUME VEHICLE AND PEDESTRIAN TRAFFIC
- PLENTIFUL SURFACE AND SUBTERRANEAN PARKING AVAILABLE
- SIGNALIZED INTERSECTION AT WESTERN AVE + VENICE BLVD
- FREEWAY ADJACENT WITH CONVENIENT ACCESS TO THE NEARBY 10 FREEWAY
- OUTSTANDING DEMOGRAPHICS WITH 600K PEOPLE RESIDING WITHIN A 3-MILE TRADE AREA AND AN AVERAGE ANNUAL HH INCOME OF \$65K

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	26,689	243,384	550,644
Total Population	72,294	607,719	1,313,836
Average HH Income	\$56,063	\$64,672	\$74,861

EXCLUSIVELY REPRESENTED BY

DAVE O'CONNELL

CALDRE #01398651

818.380.9967

DAVE@CBM1.COM

MATTHEW BRUTZKUS

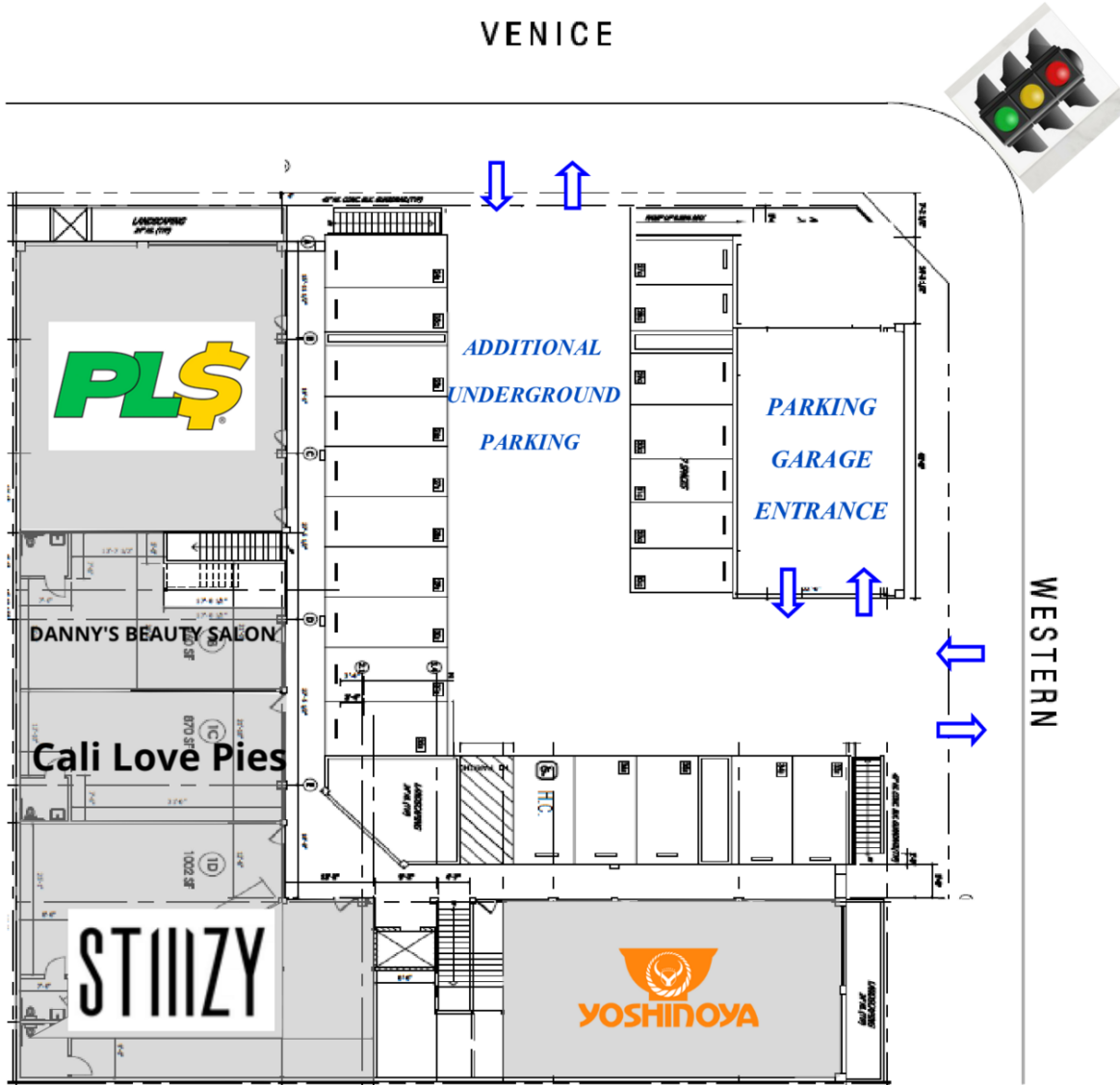
CALDRE #02131501

818.665.6033

MBRUTZKUS@CBM1.COM

SITE PLAN - FIRST FLOOR

1570 S WESTERN AVE | LOS ANGELES, CA 90006



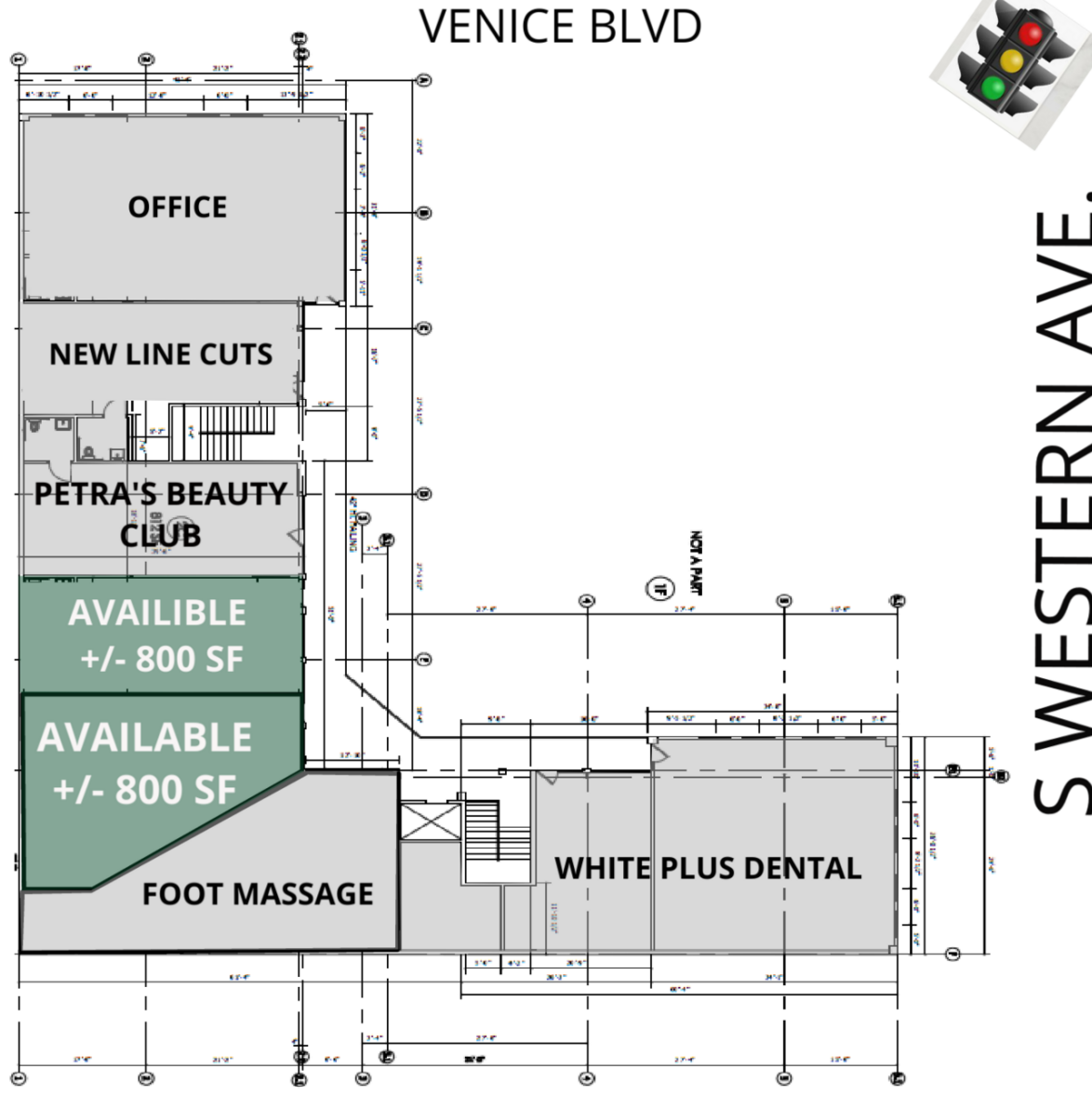
SUITE	TENANT	SIZE
Suite 100	Yoshinoya	1,500 SF
Suite 104	STIIZY	1,002 SF
Ste. 106	Cali Love Pies	900 SF
Suite 108	Danny's Beauty Salon	960 SF
Suite 110	PL\$ CHECK CASHERS	1,700 SF

DAVE O'CONNELL
CALDRE #01398651
818.380.9967
DAVE@CBM1.COM

MATTHEW BRUTZKUS
CALDRE #02131501
818.665.6033
MBRUTZKUS@CBM1.COM

SITE PLAN - 2ND FLOOR

1570 S WESTERN AVE | LOS ANGELES, CA 90006



S WESTERN AVE.

SUITE	TENANT	SIZE
Suite 201	White Plus Dental	1,500 SF
Suite 202	Foot Massage	1,104 SF
Suite 204	Available	800 SF
Suite 206	Available	787 SF
Petra's Beauty Club	-	812 SF
Suite 210	New Line Cuts	822 SF
Suite 212	Office Space	1,410 SF

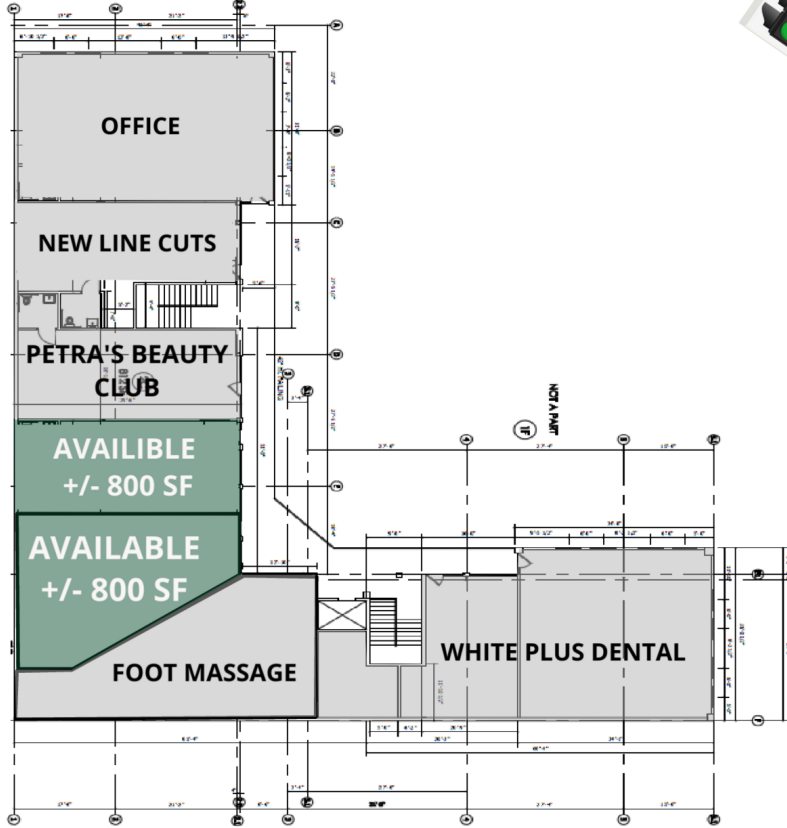
DAVE O'CONNELL
CALDRE #01398651
818.380.9967
DAVE@CBM1.COM

MATTHEW BRUTZKUS
CALDRE #02131501
818.665.6033
MBRUTZKUS@CBM1.COM

SITE PLANS

1570 S WESTERN AVE | LOS ANGELES, CA 90006

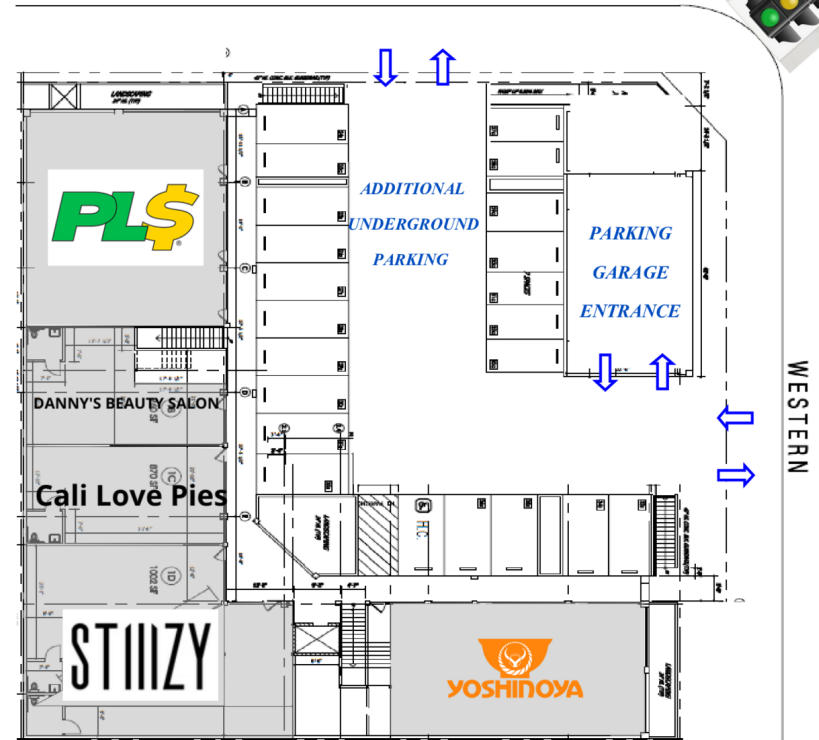
SITE PLAN - 2ND FLOOR VENICE BLVD



S WESTERN AVE.



SITE PLAN - 1ST FLOOR VENICE



WESTERN

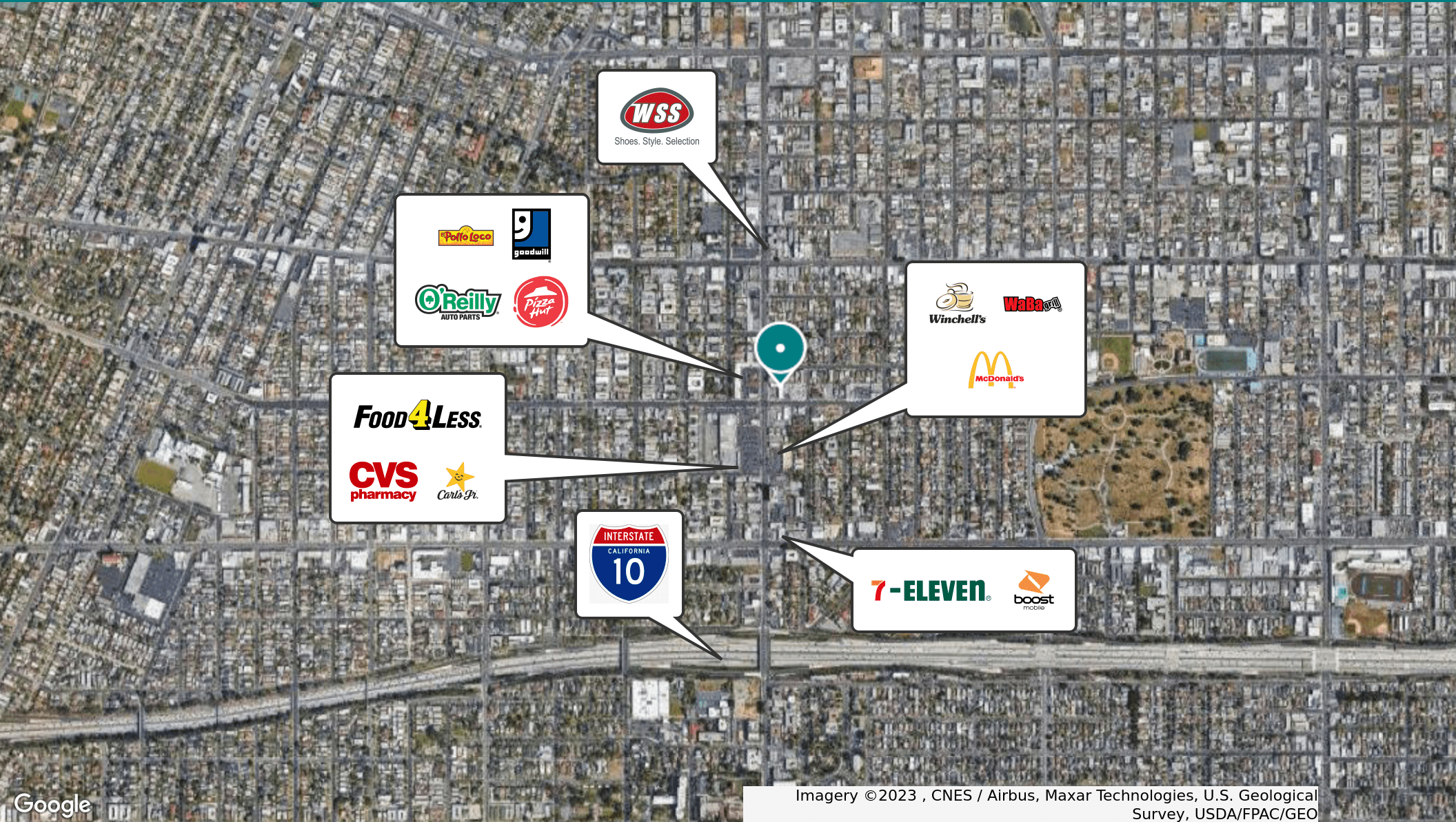


DAVE O'CONNELL
CALDRE #01398651
818.380.9967
DAVE@CBM1.COM

MATTHEW BRUTZKUS
CALDRE #02131501
818.665.6033
MBRUTZKUS@CBM1.COM

LOCATION MAP

1570 S WESTERN AVE | LOS ANGELES, CA 90006



Google

Imagery ©2023 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

DAVE O'CONNELL

CALDRE #01398651

818.380.9967

DAVE@CBM1.COM

MATTHEW BRUTZKUS

CalDRE #02131501

818.665.6033

MBRUTZKUS@CBM1.COM

DEMOGRAPHICS MAP & REPORT

1570 S WESTERN AVE | LOS ANGELES, CA 90006

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	72,294	607,719	1,313,836
Average Age	36.9	35.0	35.7
Average Age (Male)	35.3	34.1	34.9
Average Age (Female)	38.7	36.4	36.7

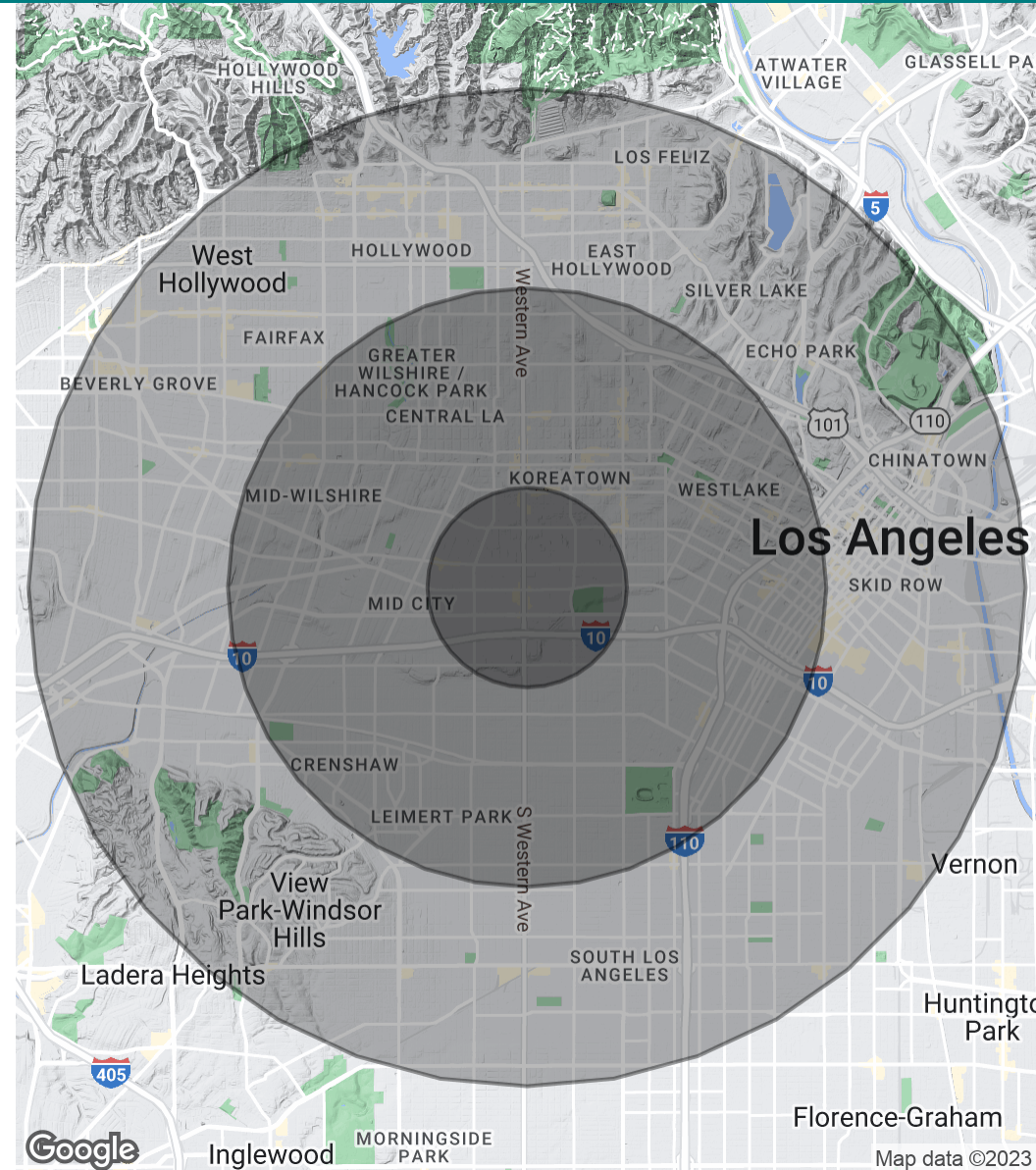
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	26,689	243,384	550,644
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$56,063	\$64,672	\$74,861
Average House Value	\$606,366	\$477,372	\$557,067

RACE	1 MILE	3 MILES	5 MILES
% White	24.6%	32.8%	39.6%
% Black	11.5%	12.9%	14.0%
% Asian	21.9%	18.5%	13.1%
% Hawaiian	0.5%	0.2%	0.2%
% American Indian	0.8%	0.8%	0.7%
% Other	35.1%	28.4%	25.9%

TRAFFIC COUNTS

Western + Venice +/- 40,000 /day

* Demographic data derived from 2020 ACS - US Census



DAVE O'CONNELL

CALDRE #01398651
818.380.9967
DAVE@CBM1.COM

MATTHEW BRUTZKUS

CalDRE #02131501
818.665.6033
MBRUTZKUS@CBM1.COM

MEET THE TEAM

1570 S WESTERN AVE | LOS ANGELES, CA 90006



DAVE O'CONNELL

Managing Principal

C: 818.917.3020

dave@cbm1.com

CalDRE #01398651



MATTHEW BRUTZKUS

Associate

C: 818.665.6033

MBrutzkus@cbm1.com

CalDRE #02131501

DAVE O'CONNELL

CALDRE #01398651

818.380.9967

DAVE@CBM1.COM

MATTHEW BRUTZKUS

CalDRE #02131501

818.665.6033

MBRUTZKUS@CBM1.COM