

201-205 N LARCHMONT BLVD (2ND FLOOR)  
HANCOCK PARK, CA 90004



COMMERCIAL  
ASSET GROUP



BOUTIQUE SMALL OFFICE SPACE  
ON LARCHMONT BLVD  
ONE OF LOS ANGELES' MOST WALKABLE STREETS

## **LEASE RATE**

### **UNIT 201**

\$3,200 MONTHLY GROSS

### **UNIT 205**

\$3,750 MONTHLY GROSS

## **SPACE SIZE**

### **UNIT 201 (2ND FLOOR)**

±600 RSF

### **UNIT 205**

±700 RSF

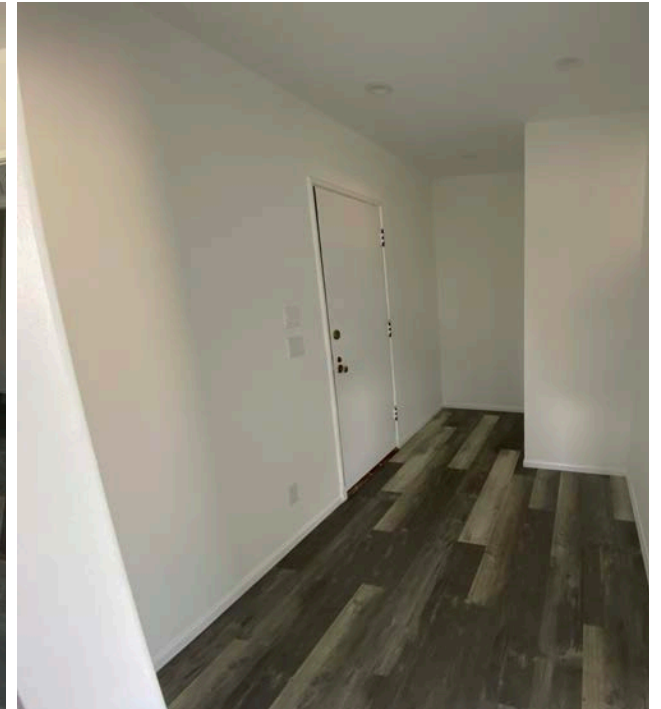
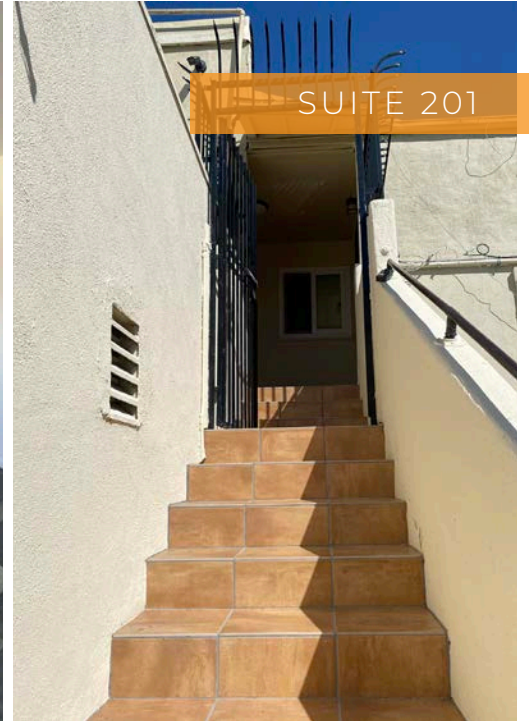
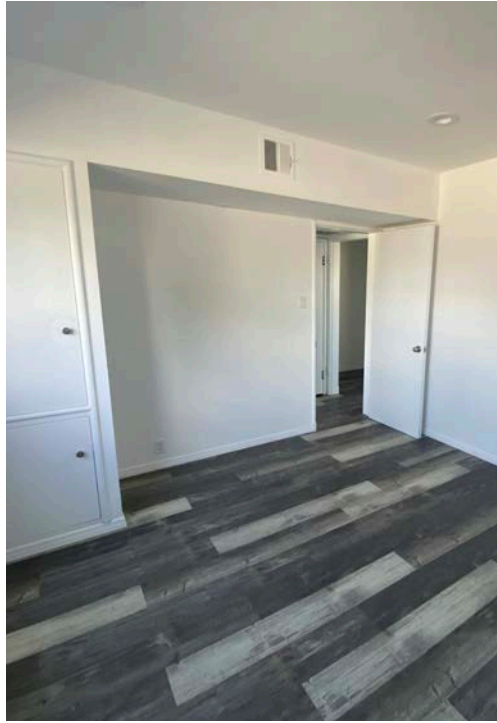
## **AVAILABLE**

IMMEDIATELY

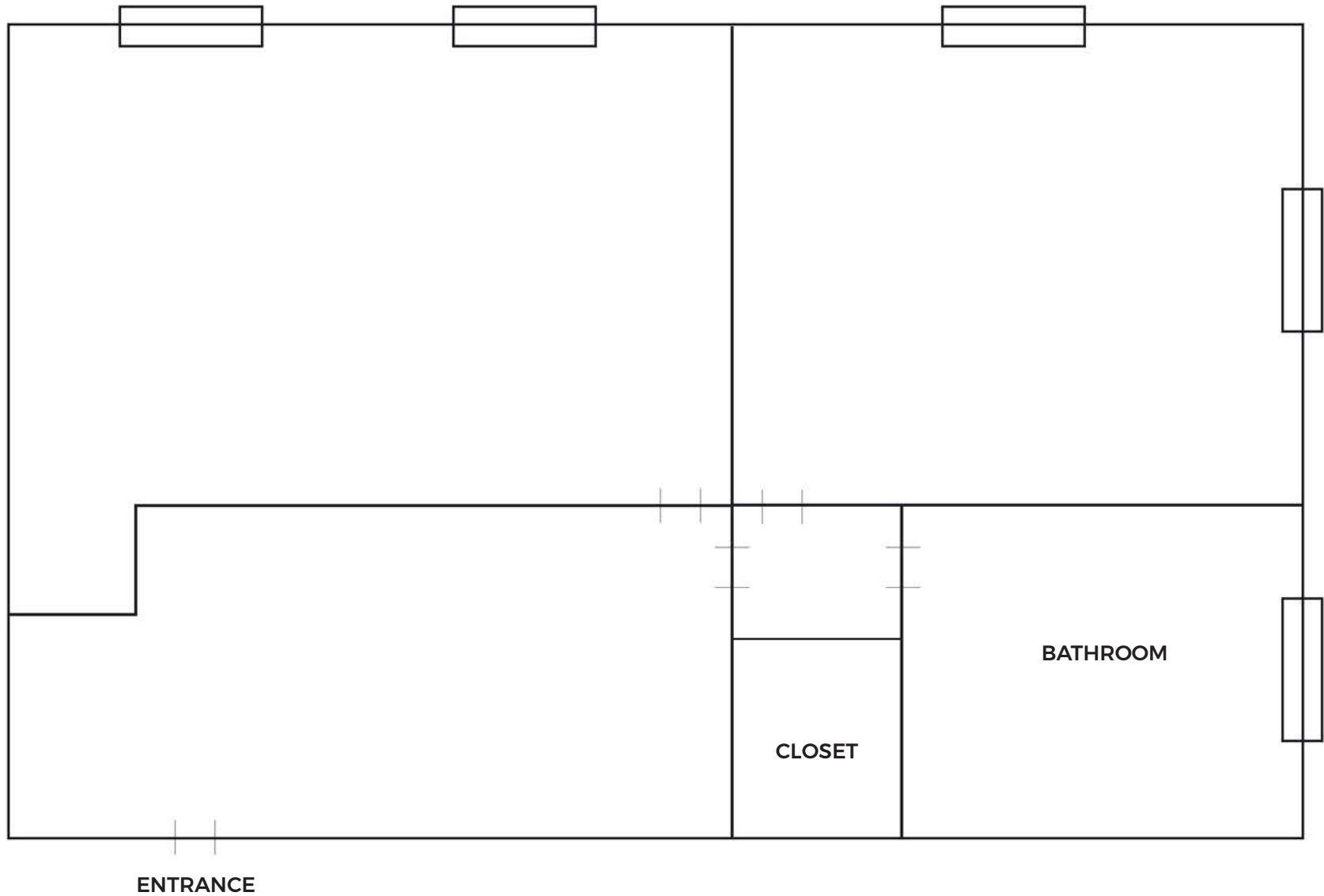
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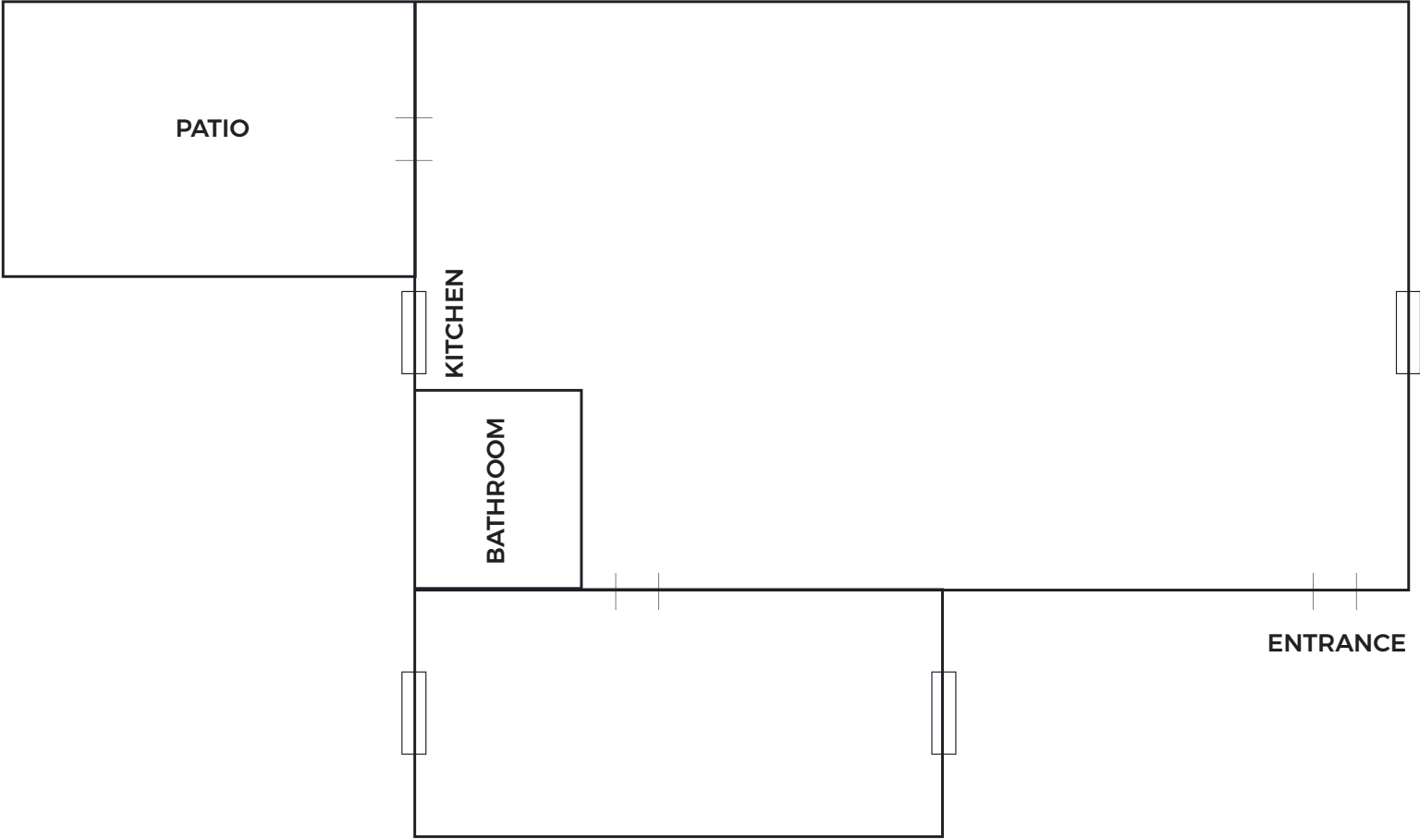
- ONE OF A FEW SMALL OFFICE SPACES ON LARCHMONT BLVD
- SUITE 201 IS COMPLETELY REMODELED UNIT - 2 OFFICES, WAITING ROOM & BATHROOM WITH SHOWER - FORMER THERAPIST OFFICE
- SUITE 205 HAS A RARE PATIO OVERLOOKING LARCHMONT BLVD & OPEN FLOOR PLAN WITH KITCHENETTE & 1 PRIVATE OFFICE
- LARCHMONT IS ONE OF LOS ANGELES' BEST PEDESTRIAN STREET WITH TONS OF WALKING TRAFFIC, RESTAURANTS, CAFÉ'S, RETAIL AND FITNESS USES
- HANCOCK PARK IS SURROUNDED BY MULTI-MILLION DOLLAR HOMES, HIGH PRICED APARTMENTS, AND NUMEROUS ENTERTAINMENT STUDIOS, ALL OF WHICH PROVIDE A VERY STRONG CUSTOMER BASE FOR THE BLVD
- LOCATED DIRECTLY NEXT DOOR TO SURFACE PUBLIC LOT & ACROSS THE STREET FROM LARGE MULTI-LEVEL PUBLIC LOT







\*NOT TO SCALE



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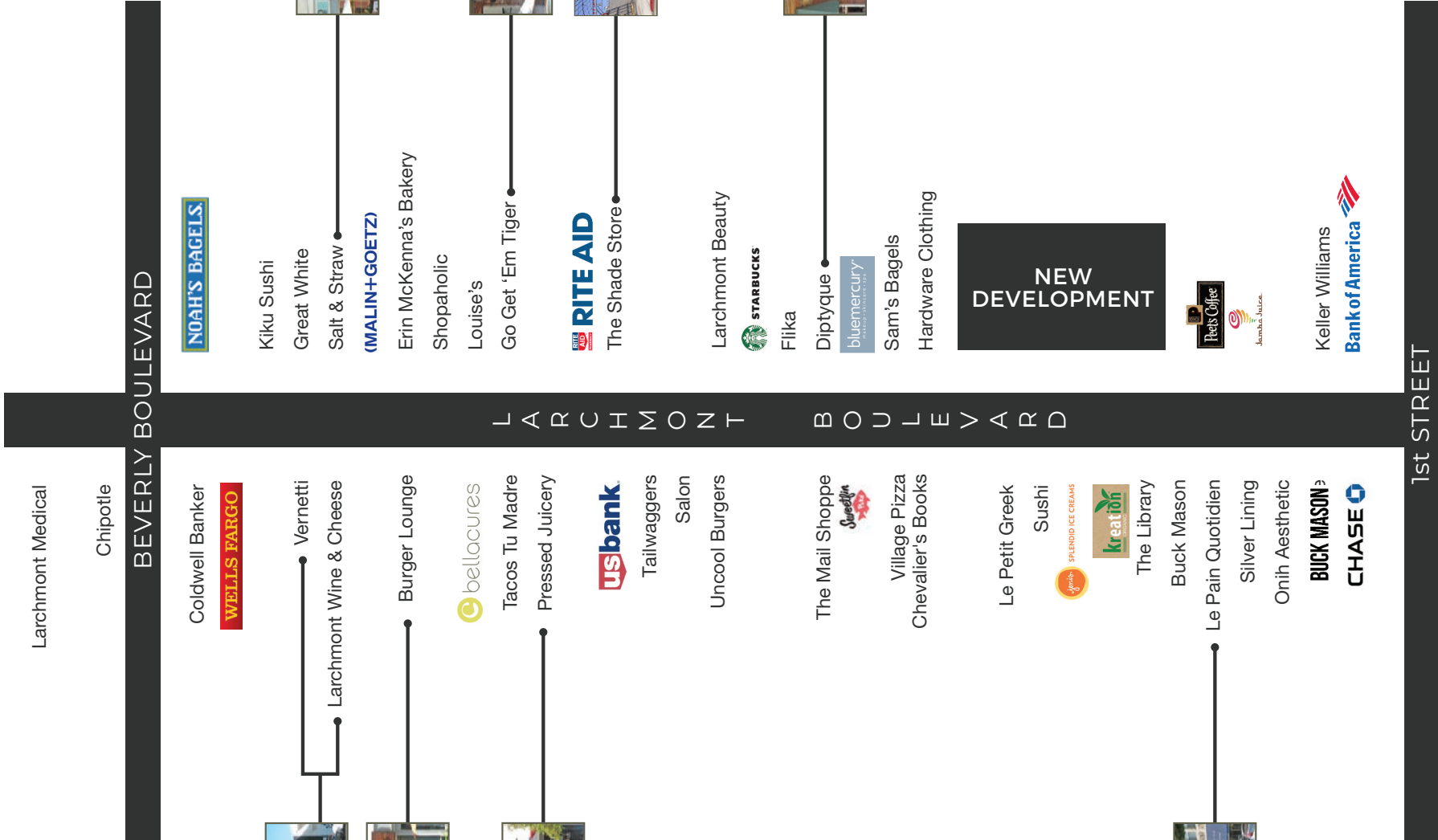
THE BOULEVARD



THE NEIGHBORS







Larchmont Medical

Chipotle

BEVERLY BOULEVARD

Coldwell Banker



Vernetti

Larchmont Wine & Cheese



Burger Lounge



Tacos Tu Madre

Pressed Juicery



Tailwaggers

Salon

Uncool Burgers

The Mail Shoppe



Village Pizza

Chevalier's Books

Le Petit Greek

Sushi



The Library

Buck Mason

Le Pain Quotidien



Silver Lining

Onih Aesthetic

BUCK MASON



Kiku Sushi

Great White

Salt & Straw



Erin McKenna's Bakery

Shopaholic

Louise's

Go Get 'Em Tiger



The Shade Store



Larchmont Beauty



Flika

Diptyque



Sam's Bagels

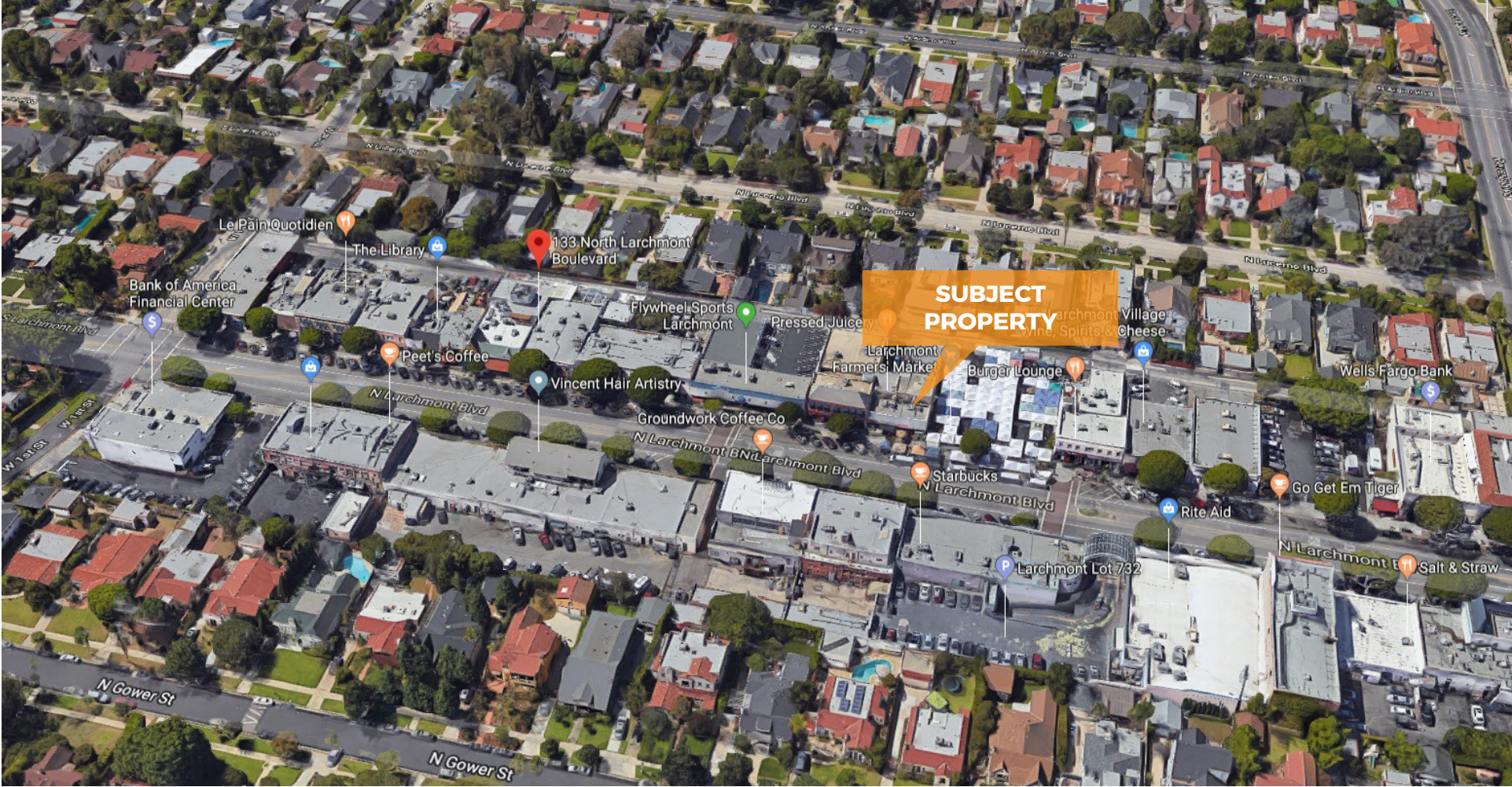
Hardware Clothing



Keller Williams



1st STREET



Le Pain Quotidien  
The Library  
Bank of America  
Financial Center

133 North Larchmont  
Boulevard

**SUBJECT  
PROPERTY**

Flywheel Sports  
Larchmont  
Peet's Coffee  
Vincent Hair Artistry

Pressed Juice  
Larchmont  
Farmers Market  
Burger Lounge

Larchmont Village  
The Splits & Cheese  
Wells Fargo Bank

Groundwork Coffee Co

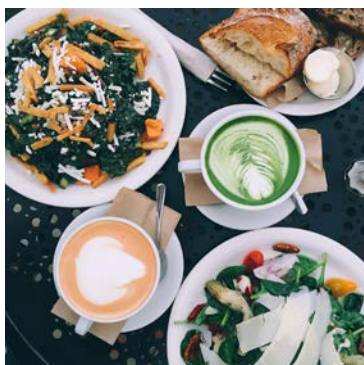
Starbucks

Rite Aid

Go Get Em Tiger

Larchmont Lot 732

Salt & Straw



# DEMOGRAPHICS

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## TOTAL POPULATION

1 MILE: 39,753

2 MILE: 276,091

3 MILE: 595,960

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## MEDIAN HOUSEHOLD INCOME

1 MILE: \$106,867

2 MILE: \$82,371

3 MILE: \$82,678

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## MEDIAN AGE

1 MILE: 40

2 MILE: 38

3 MILE: 38

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## WALK SCORE

70



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