



## SECOND FLOOR SPACE FOR LEASE IN THE HEART OF HOLLYWOOD

1523 N LA BREA AVENUE, HOLLYWOOD, CA 90028

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ASSET GROUP



## LOCATED ON LA BREA AVE JUST NORTH OF SUNSET BLVD

1523 N LA BREA AVENUE, HOLLYWOOD, CA 90028

### Highlights

- High Image Two-Story Plaza on One of the Busiest Los Angeles County Retail, Office and Medical Corridors
- Outstanding Auto/Foot Traffic
- Available with Box Signage
- Great Exposure To LaBrea Avenue
- Parking Available
- Excellent Local Employee Counts
- Strong Surrounding Retailers
- 1 Mile Demographics: \$70,000 Income and a Population of 59,000
- Traffic Counts for La Brea Avenue: 55,000 CPD

### 2nd Floor Office

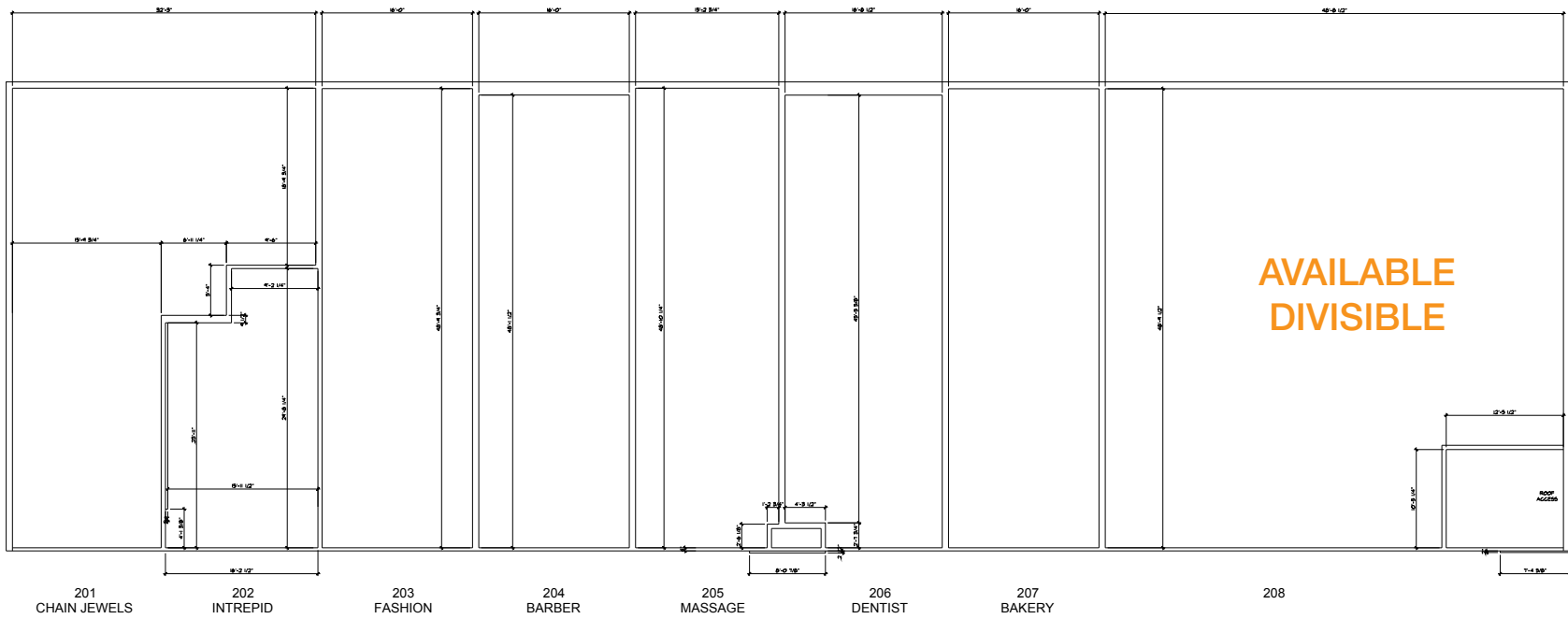
- 2,337 SF Divisible
- Building is going under major face lift: new paint and new signage

### Seeking

Hair, Nail Salon, Medical and Dental, Music Studio, General Office, Staffing Agency, Theater & Performance Studio

# SITE PLAN

1523 N LA BREA AVENUE, HOLLYWOOD, CA 90028



**2ND FLOOR PLAN**

ADDRESS: 1523 LA BREA, LOS ANGELES, CA

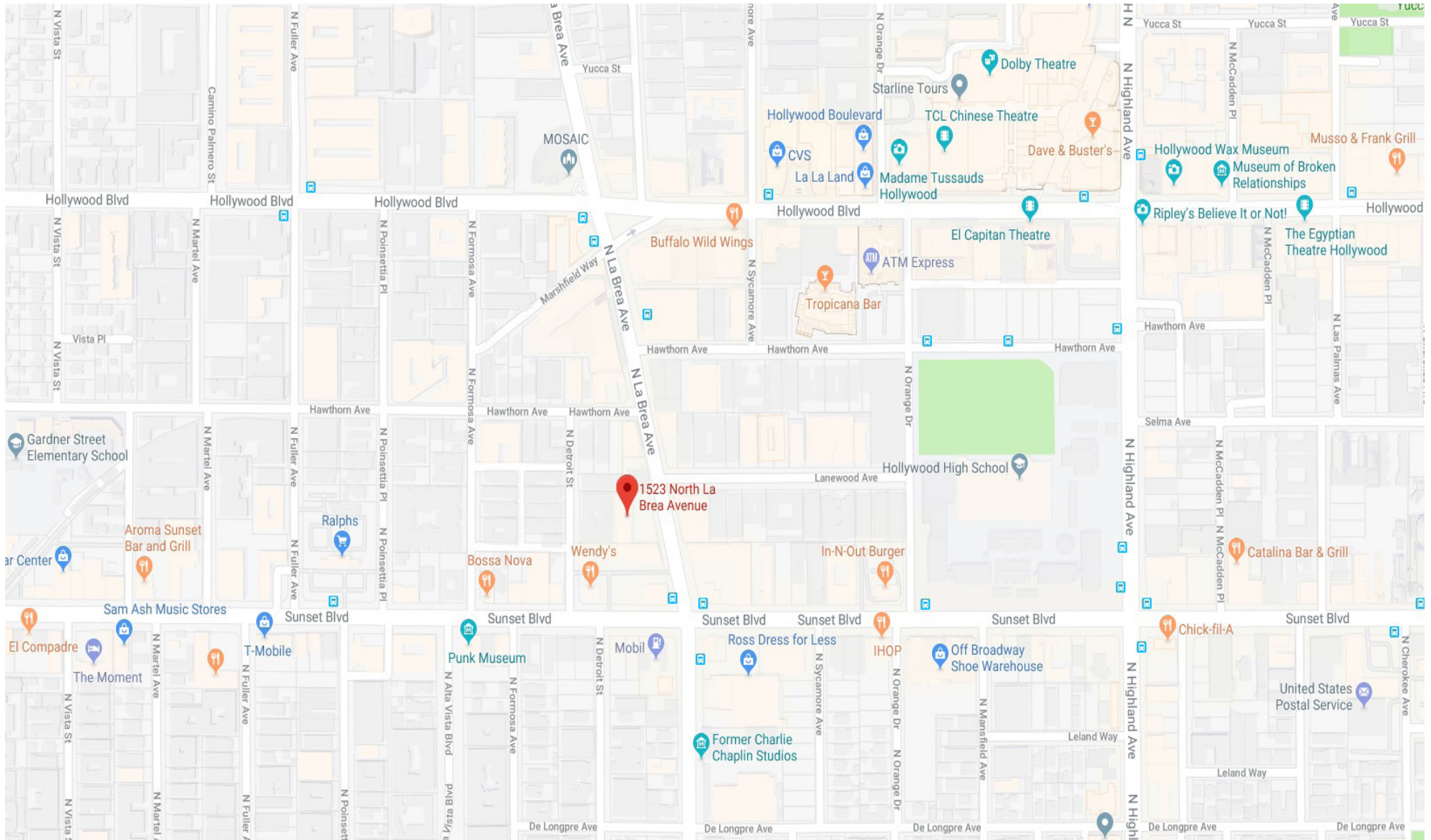
SCALE: 3/16"=1'-0"



SQUARE FOOTAGE: 8,240 RSF.

## MAP

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## AERIAL

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## DEMOGRAPHICS

1523 N LA BREA AVENUE, HOLLYWOOD, CA 90028

<b>POPULATION</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2020 Projection</b>			
Total Population	54,109	326,339	916,419
<b>2015 Estimate</b>			
Total Population	53,980	323,902	908,959
<b>2010 Census</b>			
Total Population	49,516	304,184	865,358
<b>2000 Census</b>			
Total Population	53,621	314,976	889,120
<b>Current Daytime Population</b>			
2015 Estimate	59,301	368,130	906,073
<b>HOUSEHOLDS</b>			
<b>2020 Projection</b>			
Total Households	32,433	164,263	404,926
<b>2015 Estimate</b>			
Total Households	31,935	161,501	398,301
Average (Mean) Household Size	1.67	1.96	2.25
<b>2010 Census</b>			
Total Households	28,989	149,567	373,685
<b>2000 Census</b>			
Total Households	29,514	149,498	371,464
<b>Occupied Units</b>			
2020 Projection	32,433	164,263	404,926
2015 Estimate	32,590	166,428	411,570
<b>HOUSEHOLDS BY INCOME</b>			
<b>2015 Estimate</b>			
\$150,000 or More	6.88%	10.62%	9.56%
\$100,000 - \$149,000	8.46%	10.92%	10.30%
\$75,000 - \$99,999	8.97%	9.73%	9.32%
\$50,000 - \$74,999	16.94%	15.87%	15.64%
\$35,000 - \$49,999	13.06%	12.04%	12.96%
Under \$35,000	44.00%	38.06%	39.77%
Average Household Income	\$70,376	\$89,053	\$83,267
Median Household Income	\$41,533	\$49,868	\$46,388
Per Capita Income	\$42,072	\$44,761	\$36,764

<b>HOUSEHOLDS BY EXPENDITURE</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Average Household Retail Expenditure	\$56,542	\$62,451	\$61,958
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$18,713	\$20,152	\$19,834
Shelter	\$13,106	\$13,888	\$13,576
Transportation	\$8,807	\$9,861	\$9,940
Food	\$6,157	\$6,678	\$6,711
Personal Insurance and Pensions	\$4,259	\$5,077	\$4,947
Health Care	\$2,655	\$3,074	\$3,129
Utilities	\$2,641	\$2,902	\$2,947
Entertainment	\$2,132	\$2,413	\$2,387
Apparel	\$1,528	\$1,659	\$1,698
Household Furnishings and Equipment	\$1,386	\$1,570	\$1,523
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2015 Estimate Total Population	53,980	323,902	908,959
Under 20	8.54%	14.42%	18.85%
20 to 34 Years	39.29%	30.33%	27.91%
35 to 39 Years	10.41%	9.58%	8.76%
40 to 49 Years	15.36%	16.18%	15.47%
50 to 64 Years	14.39%	17.11%	17.17%
Age 65+	12.02%	12.39%	11.86%
Median Age	35.92	37.66	36.78
<b>Population 25+ by Education Level</b>			
2015 Estimate Population Age 25+	44,339	253,735	672,268
Elementary (0-8)	2.94%	5.18%	8.81%
Some High School (9-11)	3.63%	5.42%	7.42%
High School Graduate (12)	11.88%	13.61%	16.26%
Some College (13-15)	20.37%	18.25%	17.76%
Associate Degree Only	7.51%	6.00%	5.69%
Bachelors Degree Only	38.03%	34.64%	28.81%
Graduate Degree	14.32%	15.07%	12.69%



For more information, please call.



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