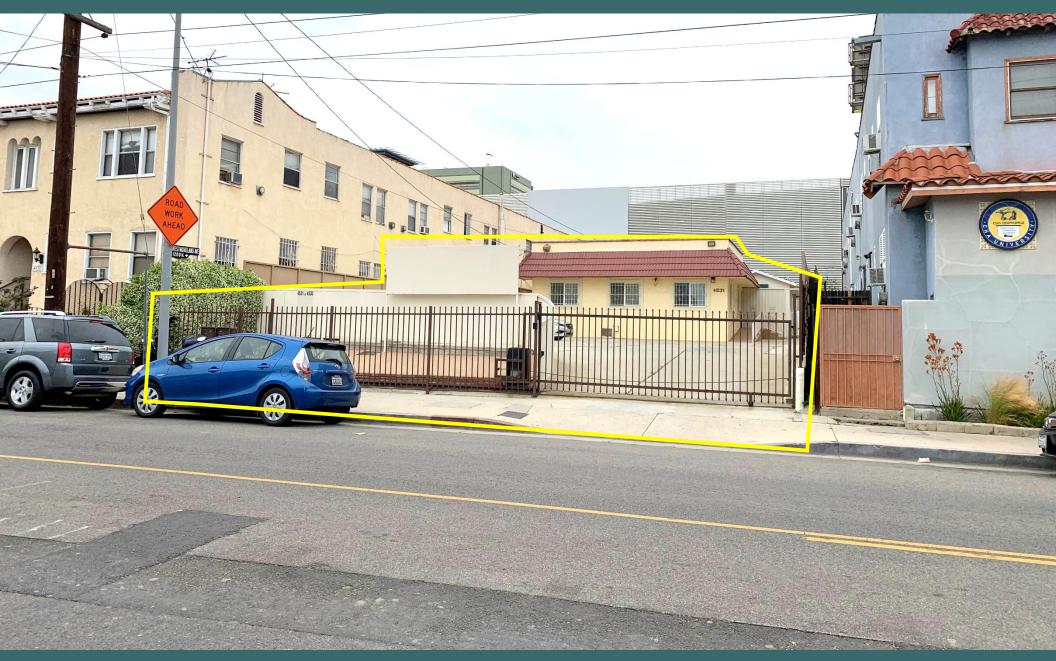
4531 W FOUNTAIN AVE LOS ANGELES, CA 90005

RETAIL/OFFICE BUILDING FOR LEASE





MARK HONG BRE #: 01867529 Office: (213) 251-9000 Mobile (213) 700-6780 markhong@korusre.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

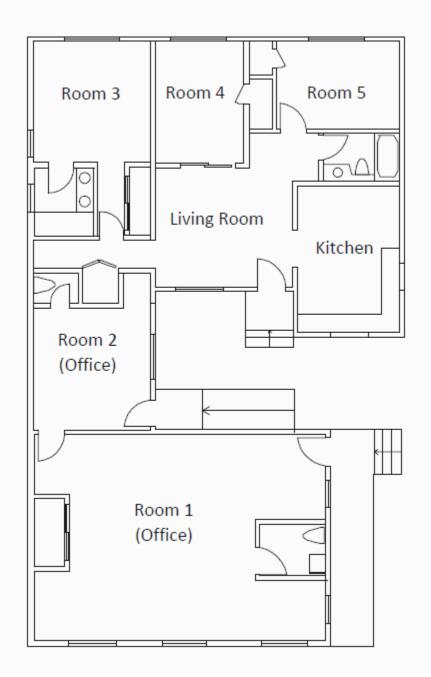
Site Summary

Address:	4531 Fountain Ave
	Los Angeles, CA 90029
APN:	5542-012-032
Lease Price:	\$6,000 + NNN
Building Size:	1,856 sq. ft.
Land Size:	7,3 sq. ft.
Built:	1950
Zoning:	C4-1D
Parking:	7 Spaces

Property Highlights

- Ideal for office or retail use.
- > Entire Property available for Lease.
- Close Proximity to Hollywood Presbyterian Medical Center and Children's Hospital.
- ➢ Walk Score: Walker's Paradise (96)
- Transit Score: Excellent Transit (71)





Property Images

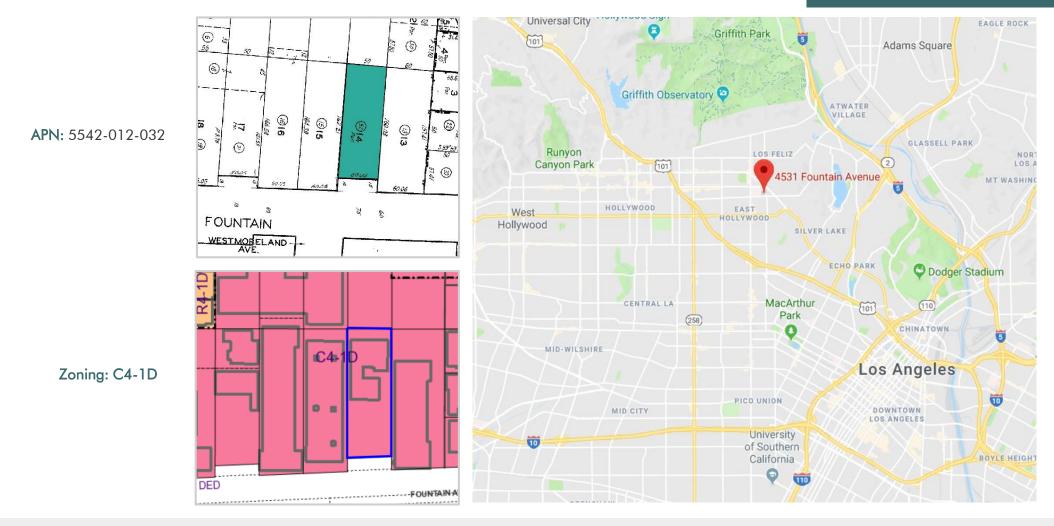


Property Images



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Market Overview



Demographics

2019 TOTAL POPULATION WITHIN 3-MILE RADIUS 477,251 2019 HOUSEHOLD INCOME WITHIN 3-MILE RADIUS \$44,139 2019 HOUSEHOLDS WITHIN 3-MILE RADIUS 190,054 POPULUATION GROWTH 2019 - 2024 WITHIN 3-MILE RADIUS 1.64% HH GROWTH 2019 – 2024 WITHIN 3-MILE RADIUS 1.60%

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