

**4531 W FOUNTAIN AVE
LOS ANGELES, CA 90005**

**RETAIL/OFFICE BUILDING
FOR LEASE**



Aerial Map



WELLS FARGO



VONS



4531 FOUNTAIN AVE
LOS ANGELES, CA 90029

N VERMONT AVE (± 33,090)

HOLLYWOOD BLVD (± 20,295)

SUNSET BLVD (± 35,640)

FOUNTAIN AVE (± 18,850)

N VIRGIL AVE (± 19,063)



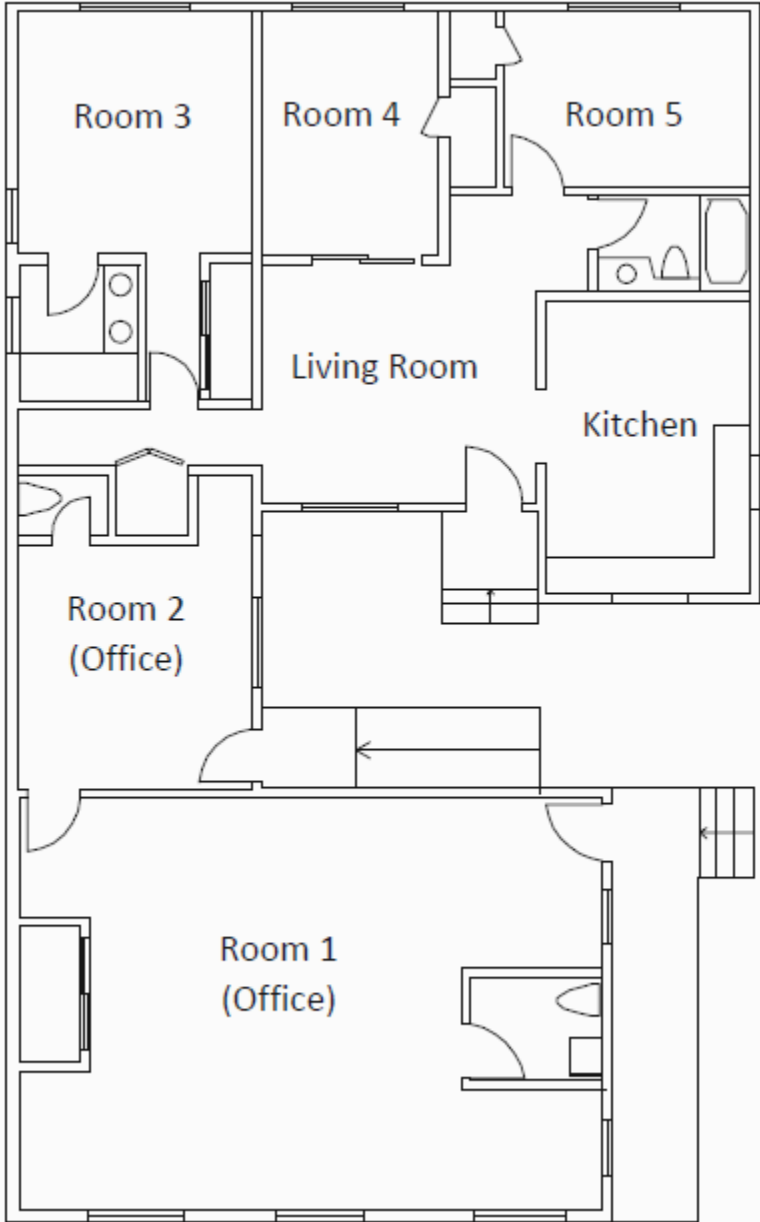
Site Summary

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)

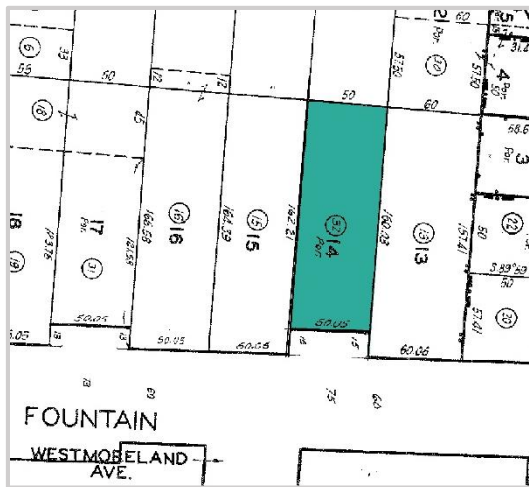




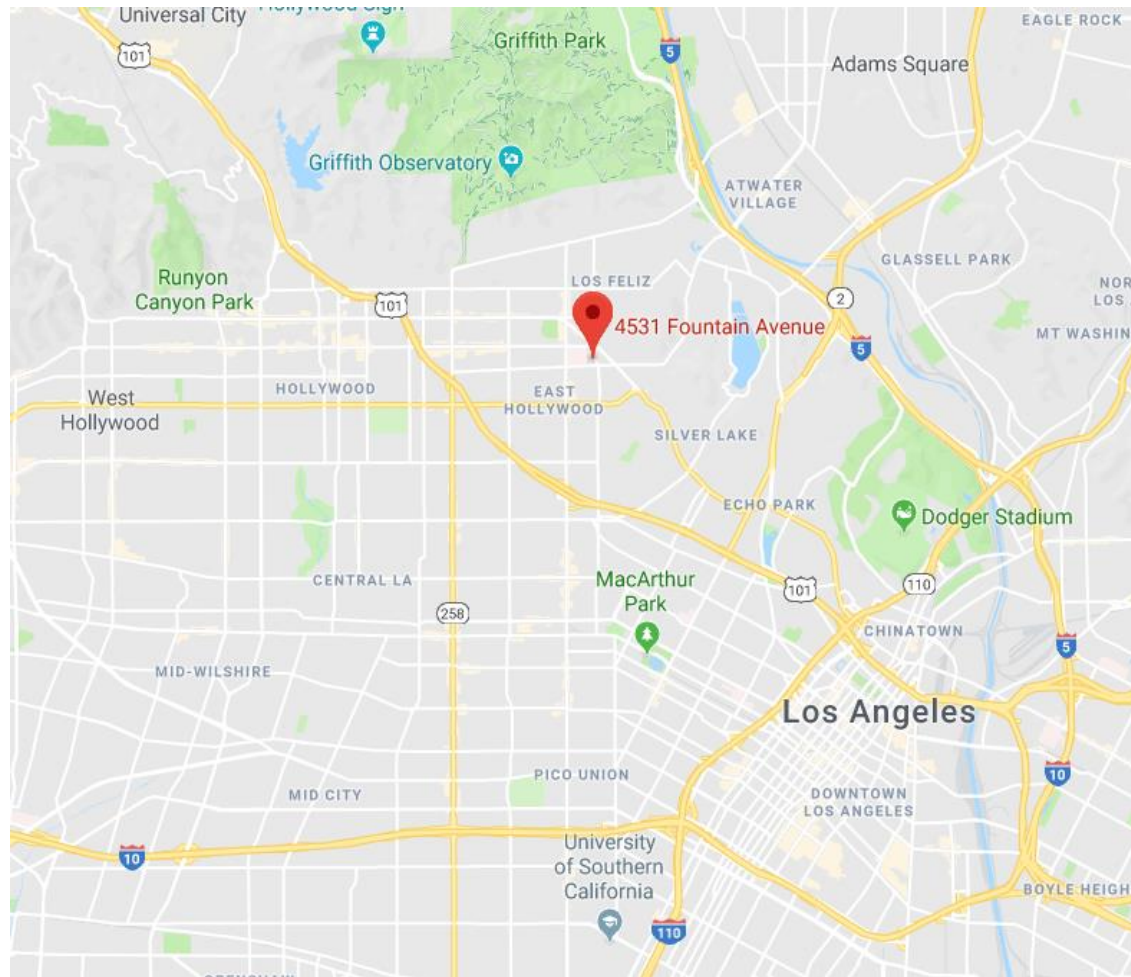
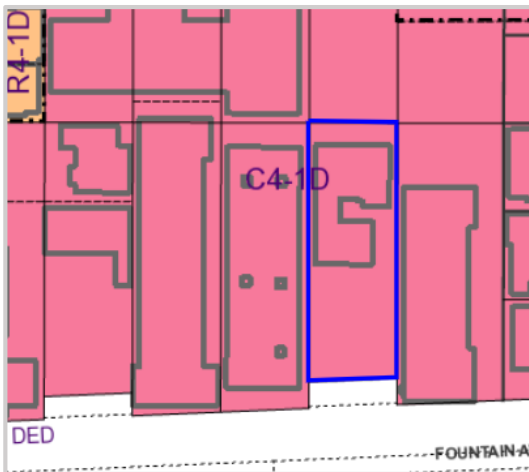




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Zoning: C4-1D



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

POPULATION GROWTH 2019 - 2024
WITHIN 3-MILE RADIUS
1.64%

HH GROWTH 2019 - 2024
WITHIN 3-MILE RADIUS
1.60%